

Nettleton Tribe designs Brisbane build-to-rent tower



JULY 2021 : A 30-storey build-to-rent tower would be build atop a prominent ridgeline in Brisbane's Bowen Hills, under a [development application](#) lodged with planning authorities.

Designed by Nettleton Tribe for the Queensland CFMEU, acting as a developer, the tower would be bound by Campbell, Hazelmount and Edgar streets.

Nettleton Tribe notes in its design statement that the site sits on a direct line connecting the Bowen Hills Rail and the route to the Brisbane Exhibition showgrounds development area. The proposal seeks to emphasize this route by providing a landscaped internal laneway through the site.



The laneway edges would be filled with active resident spaces, and retail spaces that would continue through to the street frontages.

“The podium edges are designed to act as additional layers of site contours which meander around the street edge moving in and out to create vertical space for street tree canopies to fill as they grow,” Nettleton Tribe states.

The tower form itself is designed in a H shape configuration, with indents to the south and north allowing the lift lobby spaces access to light, cross ventilation and planted zones.

“The built form of the tower represents and responds to its surrounding context by providing a unique and modern residential tower form with landscape elements and planted edges,” reads the design statement. “Horizontal slab projections articulate the facade and adjustable screening provides a secondary layer of detail and climatic response.”

Concrete, glass, and bronze on the ground level create a visually strong base, while further up the tower the use of timber and greenery connect the podium to the rooftop terrace. AS Design is the project’s landscape architect.