

Belrose Village Square

28 Lockwood Ave, Belrose

URBAN DESIGN REPORT



PREPARED FOR: PLATINUM PROPERTY ADVISORS
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introduction

RobertsDay (RD) has been engaged by Platinum Property Advisors Pty Ltd to provide expert urban design and place-making advice in evolving the concept plan for 28 Lockwood Avenue, Belrose (the Project) – the Belrose Village Square.

Specifically, our advice has helped the project team respond to matters identified by Council's Pre-DA Meeting Advice. The DA concept design comprehensively addresses these matters and we recommend Council approve the DA for the key place design reasons outlined below:

- The proposed place-led vision to create a public realm network activated by a diversity of places, street-orientated retail experiences and new residential diversity needed by locals exceeds Council's objectives for the B2 Local Centre Zone.
 - The heart of the proposal – a central square – directly contributes to the 'village atmosphere' desired by Council. When combined with the proposal's other public places including landscape paths, arcade and retail alcoves, 27% of the site is dedicated to public benefit.
 - Acknowledging there is no FSR control, the density resulting from this proposal aligns with best practice urban design models for "density done well". Also, it is justifiable at the project's neighbourhood, local centre and site specific scales. The proposed retail density helps the Belrose Local Centre economy to be more resilient and stronger, whilst the proposed increase in residential density is minor in the context of the centre itself.
 - The majority of the proposal complies with Council's height control of 8.5m when perceived from adjoining streets and neighbouring properties. Where minor non-compliances do happen (less than 9%), it is the result of a considered design response to the site's significant change in level, integration of a significant public realm network with built form response, and respect of neighbouring character. Any non-compliance visible from adjoining public areas is perceived as a recessive 3rd storey element, whilst a 4th storey element is only visible from the project's 'inner-world' and addresses the square with its village atmosphere.
 - An innovative perimeter courtyard building respects neighbours with varied setbacks and building mass to integrate the project into its local character context. The Lockwood Avenue frontage presents as single storey retail shopfronts providing an elegant transient from the residential street. Upper levels are setback to largely align with the houses beyond the adjoining reserve. Conversely, the Glenrose Place frontage presents as a human scale, three storey built form that positively contributes to the street compared to the adjoining surface car parks. Generous landscaping softens the built form and reinforces the landscape values of the centre.
 - The proposal complies with the Apartment Design Guide (refer DKO Architects).
- The balance of this report outlines the urban design merit of the proposal, particularly relevant matters identified in Council's Pre-DA Advice.
- For succinctness, the site description and its context is included in the Statement of Environment Effects.



the vision

The Belrose Village Square Precinct is the amended design concept to address Council's Pre-lodgement Advice, whilst improving public benefit and enhancing the local character envisaged by Council for a local centre.

The concept proposes at its heart a generous, central square (679sqm) providing a social gathering place for locals activated by a diversity of retail shops, public art, landscape and place-making activities. Within a local centre devoid of such spaces, it will be particularly attractive for locals offering a sense of safety, comfort and interest. Aligned with the street level of Glenrose Place, excellent connectivity between the square and broader activities of the local centre encourages walking and reduces vehicle dependence. Encouraging walking is the first step in fostering a healthy lifestyle.

The total public realm network constitutes 27% of the site area – a significant benefit.

In improving the concept's built form, a rigorous place-led process has also been applied to successfully resolve the site's significant level change, respond to local character and respect neighbours.

A contextually responsive perimeter courtyard provides varied setbacks, varied perceived building heights and building mass in response to the local character of Lockwood Avenue and Glenrose Place streetscapes, whilst creating an 'inner world'

identifiable by the square. Within this inner world, the built form shapes the spatial experience of the square into a pleasant 'outdoor room' for people to enjoy.

Celebrating the site's topography, the layering of uses activates Lockwood Avenue and Glenrose Place, as well as this new spatial system for locals. A diversity of retail tenancies will contribute to a sense of community and complement other uses within the centre today. Rather an engineering-led approach to earthworks with unsightly retaining walls and batters, the building itself and proposed places elegantly accommodates the changes in level.





urban design overview

The proposed urban design and place-making qualities of the project align with best practice for a place-based approach. This approach is reflected in the fact 27% of the site area is dedicated to a high quality, public realm framework for the benefit of all people.

Beyond Council's LEP and DCP, the proposal is consistent with the Greater Sydney Commission's place-based approach for renewing local centres and NSW Government Architect's Better Placed policy. Specifically, the proposal delivers the seven key principles of Better Placed.



How does Belrose Village Square respond to the 'Better Placed'?

**Better fit:
Contextual,
local and of its
place**

Contextual, Local and Of Its Place: An innovative perimeter courtyard building typology complemented by lush landscaping shapes the site's adjoining streets and a new village square into human-scale, greener places delivering the experiences envisaged for the local centre and providing a respectful transition to neighbours.

**Better
performance:
sustainable,
adaptable, durable**

Sustainable, Adaptable, Durable: The proposal will increase the walkability of the local centre, the first step towards a sustainable world. Within mixed-use centres, a diversity of retail tenancies fronting streets, public spaces and within basements are proven to be the most adaptable and durable over time.

**Better for
community:
inclusive,
connected and
diverse**

Inclusive, Connected and Diverse: By focusing on walkability, the proposal is inclusive and immediately caters to the 50% of the population that do not drive (i.e. young and elderly). It provides a thru-site connection for locals and promotes diversity in terms of retail and housing mix.

**Better for
people: safe,
comfortable
and livable**

Safe, Comfortable and Liveable: Activated ground floors with casual surveillance above creates a safe, comfortable and liveable environment for people.

**Better working:
functional,
efficient and fit
for purpose**

Functional, Efficient and Fit for Purpose: The proposed built form and public realm framework functionally and efficiently resolves complex changes in level without unsightly retaining or battering. The proposal's centrepiece – a village square – is fit for purpose given Council's vision to create a local centre for people.

**Better value:
creating and
adding value**

Creating and Adding Value: The proposal dedicates 27% of the site to the public realm framework benefiting locals. This framework supports place capital and adds value by improving the attractiveness for locals to revisit and reinvest in the long term success of the local centre.

**Better look and
feel: engaging,
inviting and
attractive**

Engaging, Inviting and Attractive: The shaping of streets into places, new places including a village square, landscaping, diversity of shopfronts and place-activation all contribute to creating an engaging, inviting and attractive place.

public realm

- Rather than perpetuating the pattern of surface carparks and freestanding buildings that do not create positive people places, the essence of the proposal is to create a public realm network of different types of places that fosters local identity, is inclusive and brings people together to enjoy public life. The proposed public realm equals to 27% of the total site area.
- The foundation of the proposed public realm network is recognising the intrinsic value of the informal path locals use to traverse the site today. It is imminently logical in connecting people from Lockwood Ave to Glenrose Place. Instead of walking around a long block and past the petrol station where vehicles present a risk to people walking to the centre, this informal path provides a short cut allowing people to experience nature and the site's interesting topography.

Rather than erase this path from existence, the proposal formalises it into a publicly accessible thru-site link of generous proportions and qualities. The upper portion is a terraced landscape of mature trees and wide steps with views into the central square. The lower portion is an arcade that accentuates the arrival experience between the centre itself and square. The arcade itself is a type of hybrid space, softening the relationship between public life inside the square and outside. By permitting the public to walk-thru the building itself the spatial experience of "light to shade" and "openness to closeness" creates positive emotions in people. Within the arcade opportunities for public art, up-lighting and permanent weather protection for certain activities adds further value to the overall public realm network.

- Located at the centre of the site and link, the proposed square is the centrepiece of the project and creates significant public benefit for the entire local centre. With dimensions of approximately 30m x 30m and height-to-width ratio of 1:2, the square's spatial qualities align with people's social field of vision to create a pleasant outdoor room with good sky exposure.

Enclosed by the perimeter courtyard building, the square benefits from its own micro-climate receiving good solar amenity whilst

being protected from harsh wind. Also, the asymmetrical layout of the square and its connecting paths will draw fresh air through the space to make it more habitable. These qualities drastically improve the quality of the square, allowing more everyday life to happen outdoors.

Within the square, the proposed layering of organic pavers, trees, potted plants, green climbers, public art, water feature, seating (informal and formal), lighting and co-ordinated programming (e.g. outdoor board games) contributes to the village atmosphere envisaged by Council and desired by locals.

- Fronting Glenrose Place, the outdoor alcoves adjoining shopfronts create a series of more intimate and personable places for people to experience. Slightly raised or sunken from the footpath grade, the alcoves provide an elegant response to the site's changing topography along this frontage and gives people a sense of shelter from the car dominated street.
- The final, but critical part of the public realm network, is the proposal shapes the Lockwood Avenue and Glenrose Place footpaths into positive places for people. The vertical rhythm of shopfronts, awnings and street trees creates a human-scale encouraging people to walk, rather than driving. Creating attractive pedestrian environments where people are more likely to walk, rather than drive, is a key objective of Council.
- The public realm network is embellished by a landscape plan that helps shape Belrose Local Centre into a greener place for people. It provides street trees, significant canopy trees in deep soil, terraced gardens, green trellises, landscaped courtyards and potted plants to support a large amount of greenery. Beyond the psychological benefits to people that are well documented, this green layer provides habitats for insects and birds and supports the local ecosystem to increase biodiversity.



Total Public Realm:	1437sqm
● Central Square:	679sqm
● Arcade:	141sqm
● Landscaped Pedestrian Connections:	105sqm
● Landscaped Deep Soil Area:	333sqm
● Retail Alcoves fronting Glenrose Pl:	179sqm

density done well

- Council's Pre-DA advice seeks clarity on whether the 'density' resulting from the proposal is justifiable, particularly its compatibility with the characteristics and uses of the site and surroundings.

In our opinion, the proposal is an exemplar model for "density done well" and is justifiable for a range of reasons.

- In the first instance, Council's LEP does not include an FSR control for the local centre. Despite FSR being the key control under the NSW planning system to frame density discussions, Council has not used this control for the Belrose Local Centre. With world's best practice urban design no longer relying on FSR as a key density control to achieve place-based outcomes, we commend Council on its progressive approach.

FSR is not a useful indicator of success for mixed-use places as it only measures size of quantity, rather than the performance of successful places.

- Notwithstanding the above and for the purpose of comparison only, if an FSR was applied to the proposal it compares favourably with award-winning projects that have improved local centres across Sydney - an FSR of approximately 2:1. This FSR, coupled with the significant public benefit offered by the public realm network, is appropriate.
- Of potential greater significance, is understanding if the FSR provides a balanced mix of commercial and residential floor space to achieve Council's objectives of a 'mixed-use' centre. Compared against contemporary planning today delivering on average a commercial and residential split of 30:70, the proposed split approximates 50:50 – a significant step towards creating genuine mixed-use places.
- Beyond FSR, the density resulting from the proposal is justifiable at the site, centre and neighbourhood scales.
- At the site scale the proposal delivers an employment density of approximately 200 jobs for locals – an exceptional outcome.

In considering residential density at the site scale, the proposed 51 dwellings on a significant site area (0.5ha) equates to 102dw/ha that is at the lower end per hectare of residential density for key sites in local centres.

- At the local centre scale, the density resulting from the proposal is also justifiable for a range of reasons:

1. The proposed increase in finer-grain retail of 4,257sqm complements the larger-format retail of approx. 4,500sqm to create a stronger, more resilient local economy. Urban design / economics best practice targets for local centres is achieving a total retail GFA of 10,000 – 12,000sqm for sustained economic success. Further, rather than expansive surface car-parks that do not align with Council's objective of creating interesting pedestrian environments the proposal puts required parking into basement at significant cost to the proponent.

2. Despite Council's objectives, today no residential dwellings exist within the local centre zone boundary of approx.15ha. At this scale, the proposal will result in a residential density of approx. 3.4 dwellings per hectare. Given the minimum required residential density for a centre to shift from car-centric to people-centric is at least 28dw/ha, the proposal's increase in residential density at this scale is very positive. This fact is heightened by the reality there are limited opportunities to introduce residential on other sites within the local centre for a range of reasons, including landownership.

- At the neighbourhood scale, the increase in residential density is simply not perceivable. For example, the adjoining residential neighbourhood (60ha) has a density of approximately 5dw/ha. With the proposal's site area and yield included, it would increase the neighbourhood's residential density to only 5.1dw/ha.
- Also, in the absence of other policy another indicator the project's density is appropriate is it delivers the NSW Premier's Priority for Greener Places to increase the proportion of homes within a 10 minute walk of parks. The proposal is less than a 5 minute walk to Lionel Watts Park.



density done well

- Based on the above analysis, and given the proposal overall satisfies Council’s objectives for height and majority of the proposal complies with the numeric control, the proposed density is highly desirable for a local centre.

Indeed given an FSR does not apply to the land and is not a useful indicator of place success, projects such as Belrose Village Square need a more complex and complete way to consider density.

One leading methodology is internationally renowned David Sim’s “Soft City” approach of a lower-rise, higher density model for creating human-scaled places people love. Places where the fusion of density and diversity equals proximity. Sim’s credits proximity with creating mutual benefit, improved accessibility, reducing infrastructure costs, shared identity and potential for unexpected opportunities. Undoubtedly, the proposal aligns with this methodology, creates proximity and its many benefits.

Specifically, Sim’s identifies nine criteria to assess the quality of proposals through a ‘density lens including.

1. Diversity of Built Form;
2. Diversity of Outdoor Spaces;
3. Flexibility;
4. Human Scale;
5. Walkability;
6. A Sense of Control and Identity;
7. A Pleasant Microclimate;
8. Smaller Carbon Footprint;
9. Greater Biodiversity.

For the reasons articulated throughout this Report, the proposal clearly delivers the nine criteria and should be embraced by Council and community as a model for “density done well.”



built form - merit assessment of setbacks

EASTERN SIDE BOUNDARY SETBACK

The eastern side boundary has a unique interface as it adjoins the Belrose Library Reserve. The Reserve provides a landscape buffer (including canopy trees) between site and neighbouring houses. The Reserve, combined with the proposed 6m building setback from this boundary, provides significant separation (8m to 19m) between the proposal and neighbouring houses exceeding ADG criteria and ensuring adequate solar amenity to neighbours. Along this boundary the proposed built form interface does comply with the 8.5m height plane and appears as a series of 2 and 2.5 storey volumes layered with landscaped terraces stepping with the topography - a suburban scale respectful of suburban neighbours. Finally, a significant deep soil zone for approximately 50% of the setback zone with 8 new canopy trees contribute to the greening of Belrose, its landscape character and will provide visual screening.



WESTERN SIDE BOUNDARY SETBACK

The western side boundary has been used as an informal pedestrian path for people walking from Lockwood Avenue to Glenrose Place over time. The proposal's place-based approach formalises this pedestrian path through the site to maintain its public benefit forever. The upper level of the western boundary provides half of the path within a generous 9.5m setback incorporating public steps, landscaped terraces and deep soil zone with significant canopy trees. With the path then leading into the central plaza and a more logical northern connection onto Glenrose Place, the lower level of the western boundary is addressed by the blank party wall of a retail shopfront on the ground floor with the upper level residential levels setback 6m from the boundary. The ADG identifies the use of blank party walls as appropriate within a centre context.

Given the neighbour is a petrol station the proposed western boundary setbacks respect the existing business, but also facilitates the renewal of this site for a mixed-use project. The project's upper part could seamlessly connect into the landscaped path, whilst the project's lower part could also have a retail shopfront with a blank party wall joining our proposal. Continuous retail shopfronts with attractive displays and awnings is critical to delivering the Local Centre objective to provide "an environment for pedestrians that is safe, comfortable and interesting."



built form - merit assessment of setbacks

LOCKWOOD AVENUE FRONT BOUNDARY SETBACK

The duality of the Lockwood Avenue front boundary is the transition into a 'local centre' where retail shopfronts must be built closer to the front boundary to create safe, comfortable and interesting experiences for pedestrians, whilst also being a good neighbour by respecting the suburban character (or openness) of the street where 1 and 2 storey pitched-roof houses are setback from the front boundary with landscape front lawns.

The proposed Lockwood Avenue frontage provides an elegant design response to this duality. Only the ground floor retail shopfronts (i.e. 1 storey) are built to the boundary, with the upper 2 residential levels setback to a similar alignment as the houses along the Avenue. This design response maintains a sense of openness to the street as the upper levels are largely concealed by the layered landscape of the Avenue and exist on the same, recessive visual

plane as the houses. The Belrose Library Reserve itself functions as physical break between the residential houses and proposal itself, and assists with the transition in character. The use of pitched roof elements further integrates the proposal into its broader streetscape context. At the same time, people walking past the shopfronts will immediately understand they are arriving at their local centre, have an improved sense of casual surveillance given the active shopfronts, and will benefit from green public spaces with the proposal's commitment to planting new street trees on the Avenue. The vertical rhythm of new shopfronts, awnings, and street trees creates a human scale experience to the streetscape that co-exists with the balance of the Avenue. The softening of the footpath edge with possible tables and chairs, potted plants and display boards with personalise the streetscape for locals and encourage people to linger.



GLENROSE PLACE FRONT BOUNDARY SETBACK

Compared with the adjoining surface car parks and blank walls dominating the user experience, the proposal provides a positive front boundary treatment to Glenrose Place and will deliver street-based retail; encourage walking; create safe, comfortable and interesting places for pedestrians; and, an urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring uses and natural environment – all objectives of the B2 Local Centre Zone.

In response to the site's topography and curvature of Glenrose Place, three 'fanned' retail shopfronts with outdoor alcoves against the footpath create a series of intimate places for people to enjoy outdoor dining and socialising. The ground floor frontage also includes the centrally located 'artist' arcade connecting people into the central plaza, a clearly identifiable building lobby and car park that is not visible from key street views. This ground

floor layering of different size retail tenancies, outdoor alcoves engaging with the footpath at varied levels and arcade entry creates a rich spatial experience for people walking along this frontage.

With the Belrose Place front boundary adjoining Woolworths on the opposite side of the street, there is also no need to setback the upper 2 residential levels. Instead, it is highly desirable within a mixed-use local centre to have a human scale 3 storey built form addressing the public realm. This proposed scale helps shape the street into an outdoor room, is similar to the street wall height of other buildings in the local centre (e.g. Glen St Theatre) and offset the negative impact of large expanses of surface car parks across the street. Also, the scale is similar to other buildings in the local centre, such as the street wall height of the Glen St Theatre.



building bulk

- The concept design provides for innovative architecture that will improve the urban environment and minimise the visual impact of the development from streets and neighbouring properties, thereby satisfying DCP's D9 Building Bulk Objectives.
- The first innovation is a perimeter courtyard building built towards the footpath edge of Lockwood Ave and Glenrose Place. Compared with freestanding car-centric boxes set behind surface parking lots, the proposed human-centric building type within a local centre is far superior in achieving Council's objectives as it shapes the public realm into a positive place for pedestrians offering safety, comfort and interest. Consistent with the DCP, the perimeter block building mass easily accommodates a range of setbacks in response to neighbours and streetscape character. For example, the Lockwood Avenue building mass presents as single storey retail shopfronts with the upper levels significantly setback to align with the residential houses and provide an appropriate transition. Conversely, the Glenrose Place building mass presents as human scale three storey form that integrates successfully into the local centre streetscape. Setback details are discussed further in Building Setbacks.
- The second innovation is the perimeter courtyard building is used to resolve a significant change in level to create a publicly accessible, enclosed central plaza that is 'not visible' from adjoining properties / streets that is therefore liberated from the DCP objective of minimising visual impact.

Within the interior of the perimeter not visible from elsewhere, a generous space of approximately 30m in width is enclosed by building perceived between 3 and 4 stories in height. More important than stories, the height-to-width ratio of the plaza at 2:1 creates the experience of an 'outdoor room' for people shopping, alfresco dining and socialising. Although in a different context, Surry Hill's St. Margaret Square and Hobart's Salamanca Place illustrate the potential of the perimeter courtyard building to create a highly desirable 'inner world' offering locals new experiences whilst respecting neighbouring character.

- The third innovation is the courtyard building layers different functions – both vertically and horizontally – to create a complex system of spaces indoors and outdoors benefiting the local centre and its users. A system that has given careful consideration to access arrangements, degree of exposure (public and private access), level of natural light and ventilation, dimensions, volumes and room shapes.

With the layered proposal a local resident can walk pass local shops on Lockwood Avenue flush with the footpath, before taking the landscape pedestrian path (or lift) down to the central plaza at the same level as Glenrose Place. With the plaza activated by different types and sizes of retail tenancies curated to create the atmosphere of a 'village square', a generous arcade then connects people directly onto Glenrose Place where finer-grain retail shopfronts and outdoor alcoves activate the street.

Above the retail a layering of different types of residential dwellings cater for families, single, key workers and downsizers (i.e. aging in place), creating a further dynamism to the public realm and its activation.

Below the plaza level, there is the additional layering of larger basement retail tenancies (e.g. future gyms / car wash) with a symbiotic relationship to the required parking that all have a vital role in successful centres but do not require a street presence. Basement businesses have always been a part of successful centres and contribute to a centre's flexibility to evolve over time. A gym today could be tomorrow's jazz club.

The layered building shows a thoughtful design that contains many different uses highly desirable in a local centre.

In achieving this outcome, the necessary cut-n-fill and retaining is deliberately integrated into a place-led response to the site's topography to avoid unsightly walls, battering etc.

- The fourth innovation is the perimeter block brings a greater proportion of active ground floor(s) across the site than business as usual. A greater proportion of active ground floor(s) is a key ingredient of successful pedestrian environments. The proposed active ground floors will help foster a sense of community and security, with more windows onto the street than surface carparks and blank walls, and direct access resulting in more frequent

comings and goings. Also, the ground floors support active mobility by making walking more interesting and making multi-tasking possible, as more services and goods are available within an interesting pedestrian environment. Integrated across the active ground floor(s) is a range of awning types integrated with the shopfront design. The awnings provide pedestrians with shelter from the elements and encourage human scale signage.



conclusion

- The proposed concept is a good neighbour. More than anything, it positively contributes to fostering relationships between people and people; relationships between people and place; and, relationships between people and place.
- Beyond the detailed justification in this Report, the rationale to approve the project is clear. It fuses density and diversity to deliver proximity. Proximity equals shared identity, strengthening of social relationships and celebrating public life.

With proximity comes everyday awareness and with regular encounters come relevance. Changing mindsets leads to ultimately changing behaviours.

Belrose Local Centre can be people focused, rather than car-centric. Retail can activate public life, rather than concealing it behind a sea of parking and box. Walking can be a delight, a driving a choice rather than necessity.

The proposal can be the model to effect this positive mindset.

- The proposal has also genuinely responded to Council's Pre-DA Advice. Council's suggestion to raise the central square to align with the footpath level of Glenrose Place has undoubtedly improved the design with flow on benefits across the site. Other improvements including improved setbacks and increased landscaping are also evident.
- Whilst there are some minor non-compliances with the numeric height control, the proposal absolutely satisfies Council's objectives for being a good neighbour. Further, the non-compliance cannot be considered in isolation but rather part of a holistic design to create a public realm framework where the centrepiece is a new village square for all locals to enjoy.
- Based on this analysis, we recommend Council approve the DA with favourable conditions and we look forward to delivering a transformational project for Belrose Local Centre.





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