



BCC DS

RECEIVED

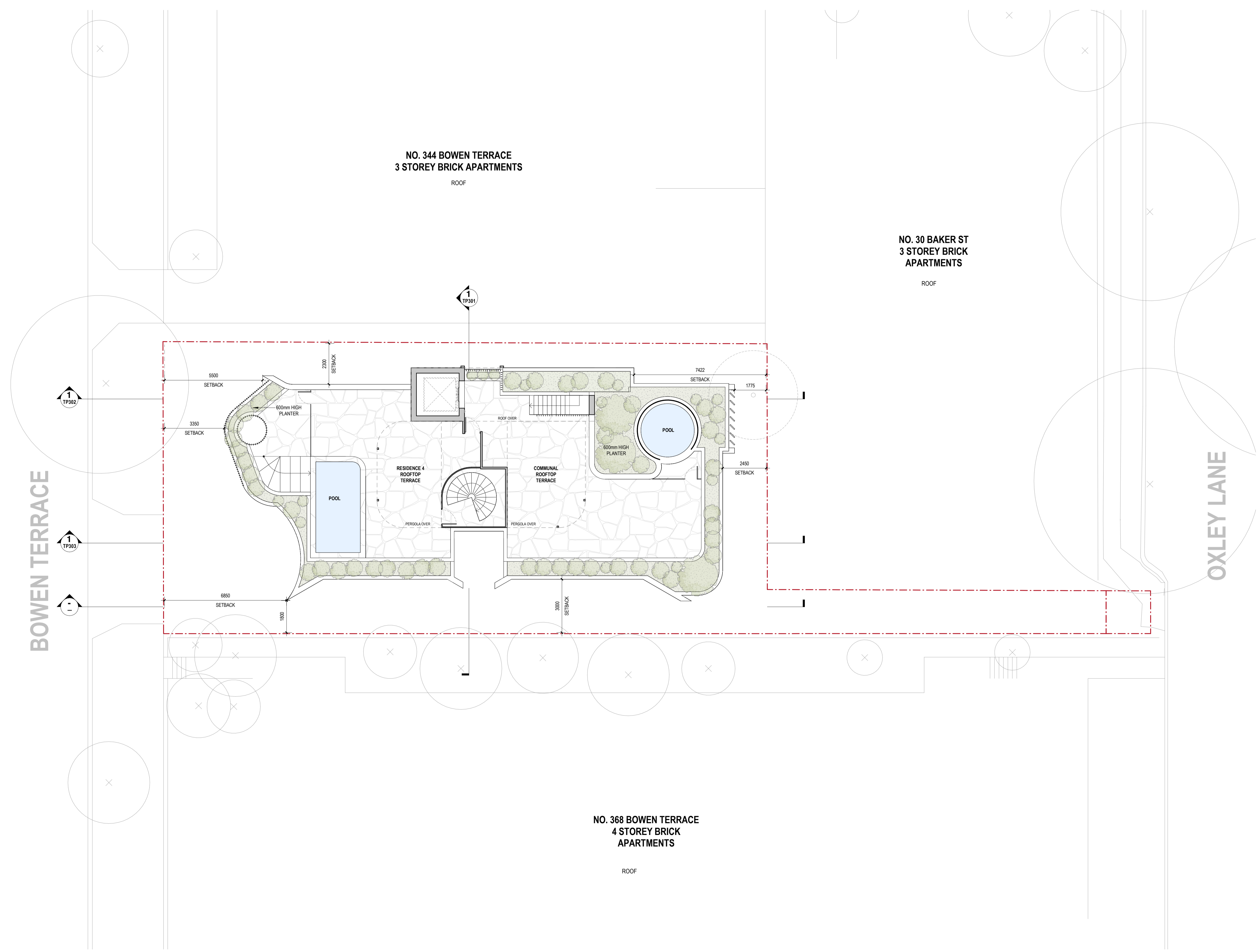
27/05/2026

APPLICATION REF

A006993249

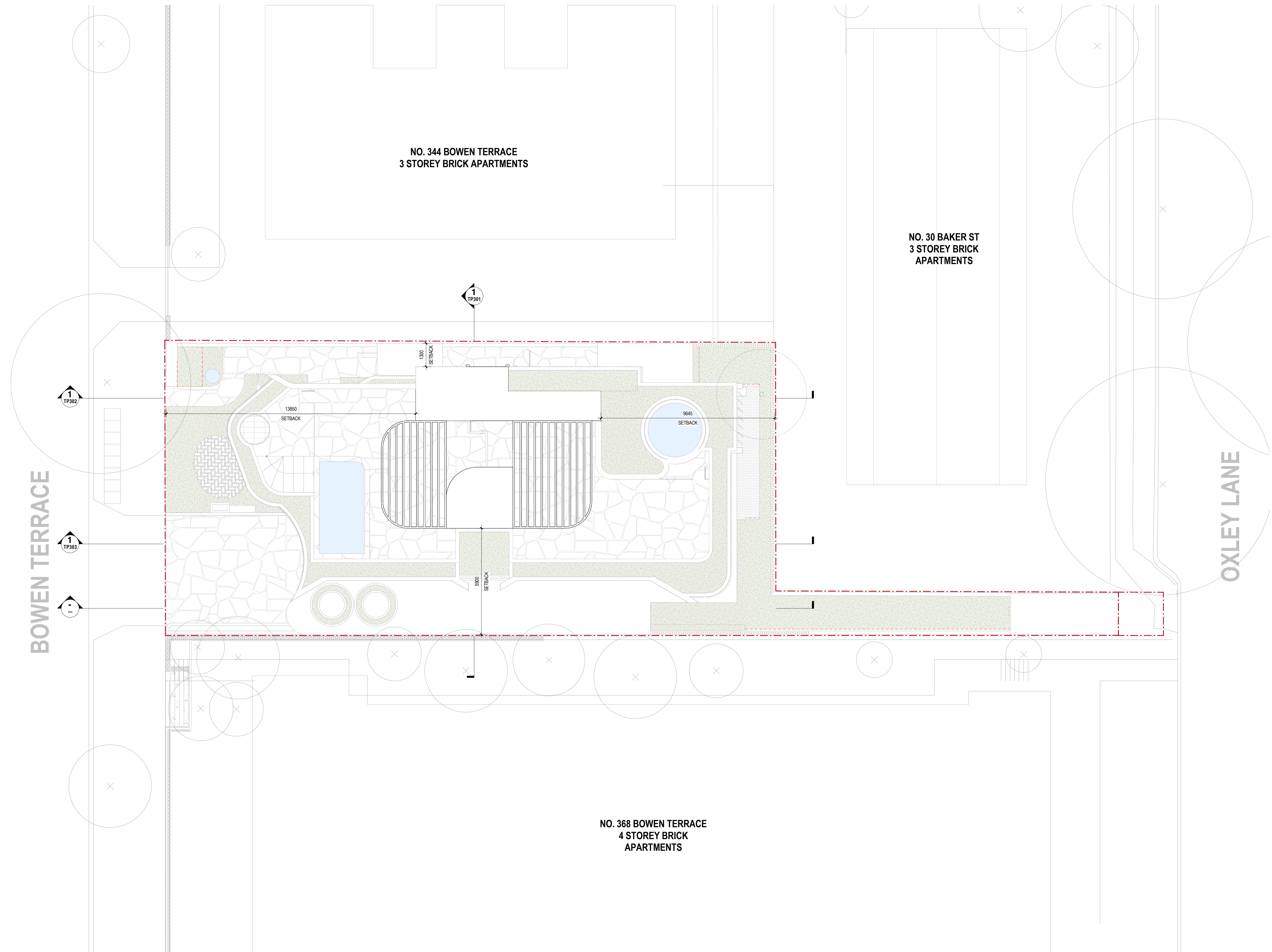
Attachment 1: Updated Roof Plans

BCC DS
RECEIVED
 27/05/2026
APPLICATION REF
 A006993249



<p>GENERAL NOTES</p> <p>01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</p> <p><small>COPYRIGHT © 2021 BAYLEYWARD</small></p>	<p>REVISION</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY ISSUE</td> <td>27.02.2026</td> </tr> <tr> <td>B</td> <td>PRELIMINARY ISSUE</td> <td>06.03.2026</td> </tr> <tr> <td>C</td> <td>TOWN PLANNING ISSUE</td> <td>25.03.2026</td> </tr> <tr> <td>D</td> <td>TOWN PLANNING</td> <td>26.05.2026</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	A	PRELIMINARY ISSUE	27.02.2026	B	PRELIMINARY ISSUE	06.03.2026	C	TOWN PLANNING ISSUE	25.03.2026	D	TOWN PLANNING	26.05.2026	<p>PROJECT STATUS</p> <p>TOWN PLANNING</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	<p>CLIENT</p>	<p>PROJECT NO</p> <p>1800</p> <p>PROJECT NAME</p> <p>BOWEN TERRACE</p> <p>356 Bowen Terrace, New Farm, QLD, 4005</p>	<p>BayleyWard Architecture & Interiors 21-23 Chessell Street Southbank VIC 3006 T: 03 9695 0222 E: info@bayleyward.com</p> <p>BAYLEY WARD</p>	<p>DRAWING NAME</p> <p>GA PLAN - LEVEL 04</p> <p>SCALE 1:100 @ A1 / 50% @ A3 DRAWN BY MS CHECKED BY AC</p>	<p>DRAWING NUMBER</p> <p>TP106</p> <p>REVISION D</p>
REV	DESCRIPTION	DATE																				
A	PRELIMINARY ISSUE	27.02.2026																				
B	PRELIMINARY ISSUE	06.03.2026																				
C	TOWN PLANNING ISSUE	25.03.2026																				
D	TOWN PLANNING	26.05.2026																				

BCC DS
RECEIVED
 27/05/2026
APPLICATION REF
 A006993249



GENERAL NOTES

- 01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- 03. ALL DIMENSIONS, ABSCISSAS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

COPYRIGHT © 2021 BAYLEYWARD

REVISION

REV	DESCRIPTION	DATE
A	PRELIMINARY ISSUE	27.02.2026
B	PRELIMINARY ISSUE	06.03.2026
C	TOWN PLANNING ISSUE	25.03.2026
D	TOWN PLANNING	26.05.2026

PROJECT STATUS

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION

CLIENT

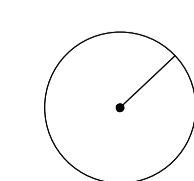
PROJECT NO

1800

PROJECT NAME

BOWEN TERRACE
 356 Bowen Terrace, New Farm, QLD, 4005

BayleyWard
 Architecture & Interiors
 21-23 Chessell Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

GA PLAN - ROOF

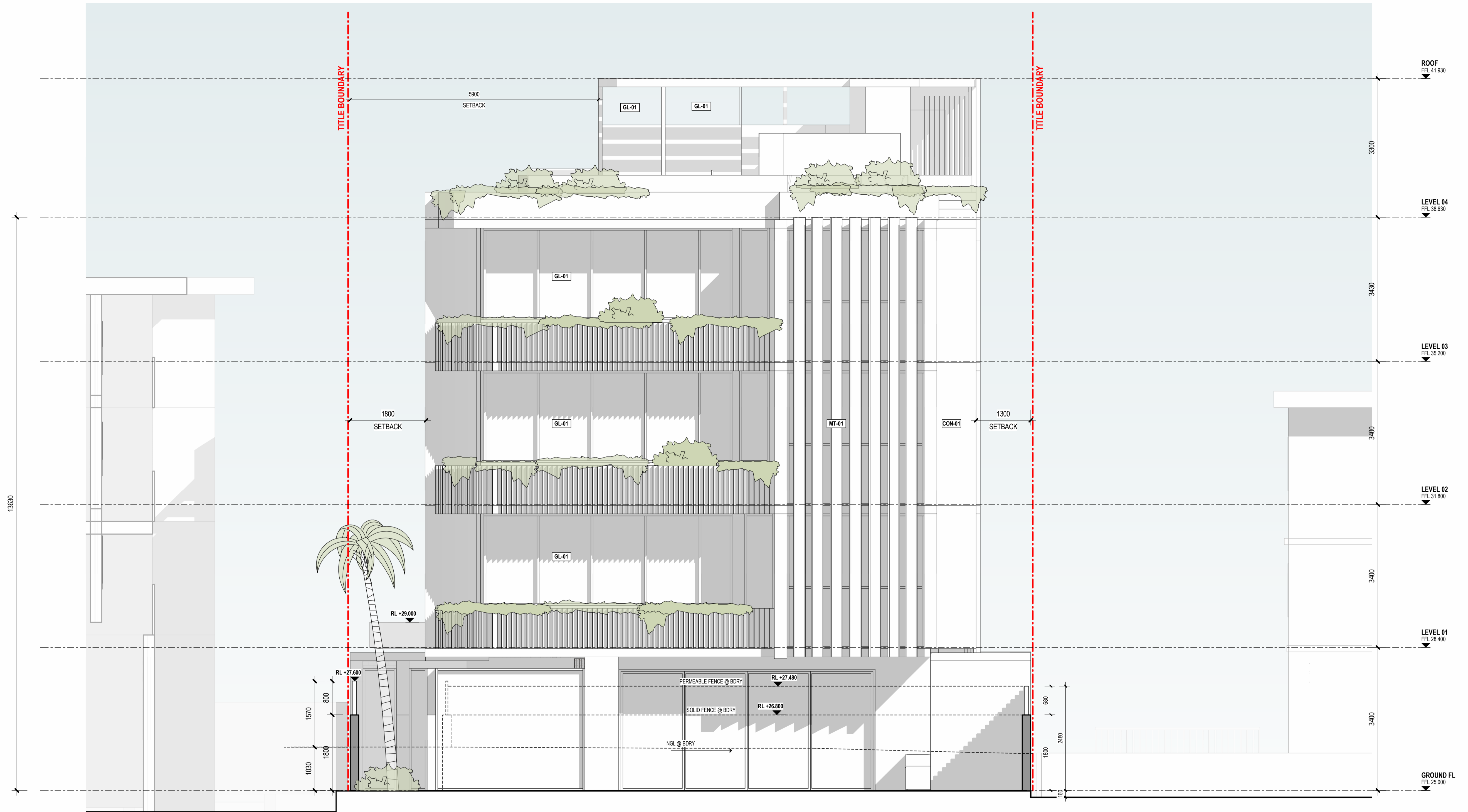
SCALE 1:100 @ A1 / 50% @ A3 DRAWN BY **Author** CHECKED BY **Checker**

DRAWING NUMBER

TP107

REVISION **D**

BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249



BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249



BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249

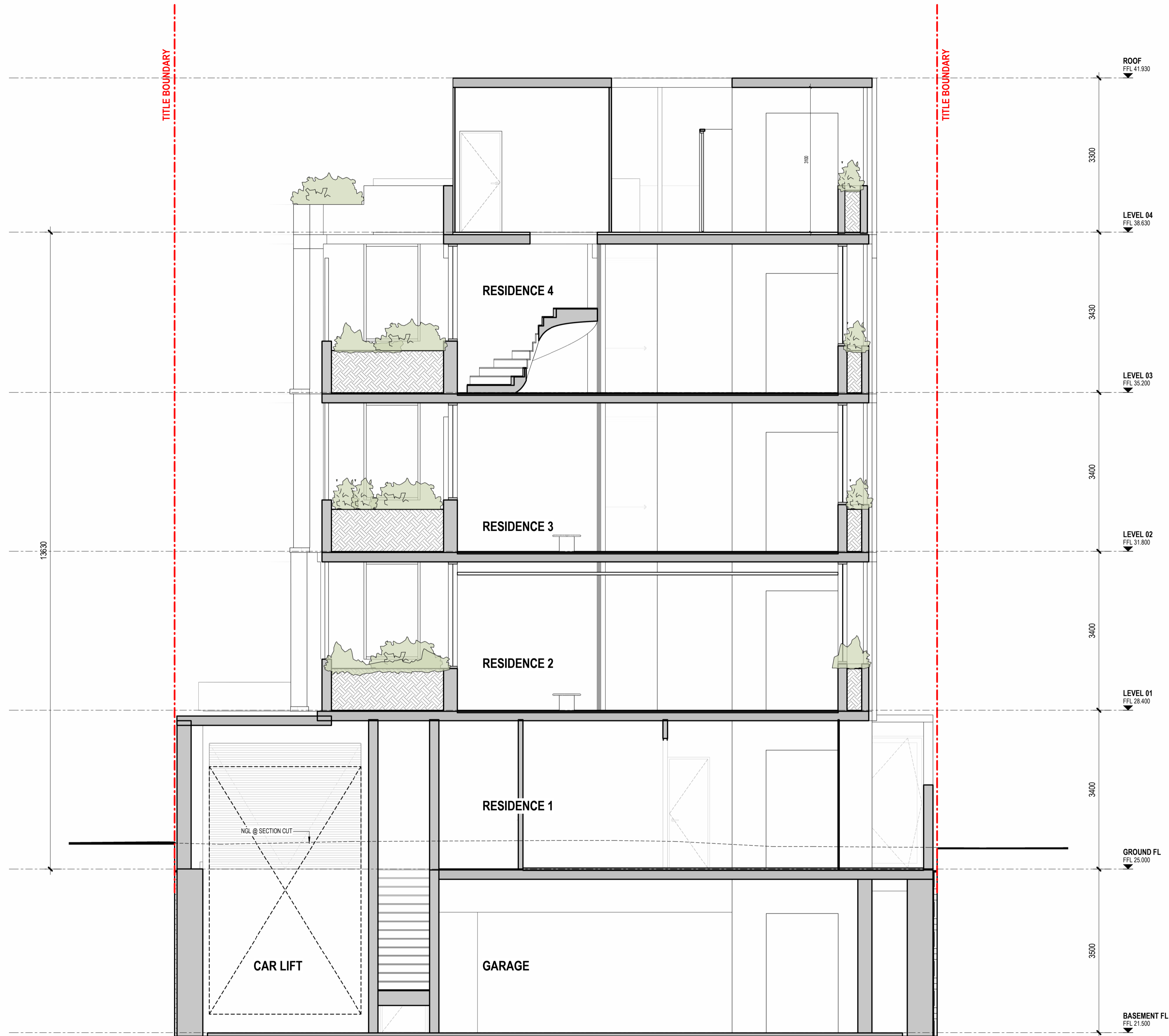


BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249



<p>GENERAL NOTES</p> <p>01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. 02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. 03. ALL DIMENSIONS, ABREVIATIONS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</p> <p>COPYRIGHT © 2021 BAYLEYWARD</p>	<p>REVISION</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY ISSUE</td> <td>27.02.2026</td> </tr> <tr> <td>B</td> <td>PRELIMINARY ISSUE</td> <td>06.03.2026</td> </tr> <tr> <td>C</td> <td>TOWN PLANNING ISSUE</td> <td>25.03.2026</td> </tr> <tr> <td>D</td> <td>TOWN PLANNING</td> <td>26.05.2026</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	A	PRELIMINARY ISSUE	27.02.2026	B	PRELIMINARY ISSUE	06.03.2026	C	TOWN PLANNING ISSUE	25.03.2026	D	TOWN PLANNING	26.05.2026	<p>PROJECT STATUS</p> <p>TOWN PLANNING</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	<p>CLIENT</p>	<p>PROJECT NO</p> <p>1800</p>	<p>PROJECT NAME</p> <p>BOWEN TERRACE</p> <p>356 Bowen Terrace, New Farm, QLD, 4005</p>	<p>BayleyWard Architecture & Interiors 21-23 Chessel Street Southbank VIC 3006 T: 03 9695 0222 E: info@bayleyward.com</p> <p>BAYLEY WARD</p>	<p>DRAWING NAME</p> <p>EAST ELEVATION</p> <p>SCALE 1:50 @ A1 / 50% @ A3 DRAWN BY Author CHECKED BY Checker</p>	<p>DRAWING NUMBER</p> <p>TP204</p> <p>REVISION D</p>
REV	DESCRIPTION	DATE																					
A	PRELIMINARY ISSUE	27.02.2026																					
B	PRELIMINARY ISSUE	06.03.2026																					
C	TOWN PLANNING ISSUE	25.03.2026																					
D	TOWN PLANNING	26.05.2026																					

BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249



TITLE BOUNDARY

TITLE BOUNDARY

13630

ROOF
FFL 41.930

LEVEL 04
FFL 38.630

LEVEL 03
FFL 35.200

LEVEL 02
FFL 31.800

LEVEL 01
FFL 28.400

GROUND FL
FFL 25.000

BASEMENT FL
FFL 21.500

3300

3430

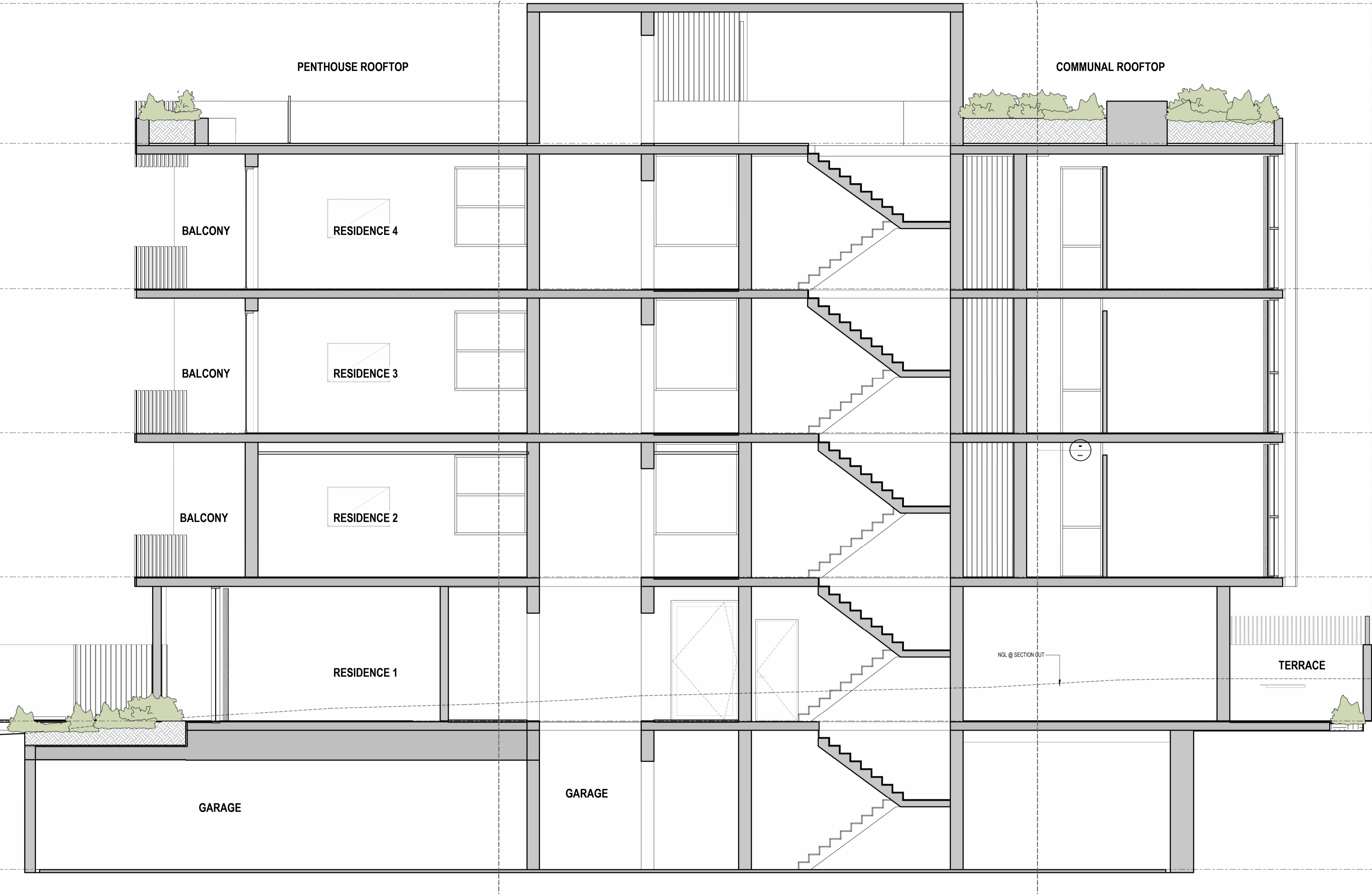
3400

3400

3400

3400

3500



BCC DS
RECEIVED
 27/05/2026
APPLICATION REF
 A006993249

<p>GENERAL NOTES</p> <p>01. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.</p> <p>02. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.</p> <p>03. ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.</p> <p>COPYRIGHT © 2021 BAYLEYWARD</p>	<p>REVISION</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>TOWN PLANNING ISSUE</td> <td>25.03.2026</td> </tr> <tr> <td>B</td> <td>TOWN PLANNING</td> <td>26.05.2026</td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	A	TOWN PLANNING ISSUE	25.03.2026	B	TOWN PLANNING	26.05.2026	<p>PROJECT STATUS</p> <p>TOWN PLANNING</p> <p>NOT TO BE USED FOR CONSTRUCTION</p>	<p>CLIENT</p>	<p>PROJECT NO</p> <p>1800</p>	<p>PROJECT NAME</p> <p>BOWEN TERRACE</p> <p>356 Bowen Terrace, New Farm, QLD, 4005</p>	<p>BayleyWard Architecture & Interiors 21-23 Chessel Street Southbank VIC 3006 T: 03 9695 0222 E: info@bayleyward.com</p> <p>BAYLEY WARD</p>	<p>DRAWING NAME</p> <p>BUILDING SECTION B-B</p> <p>SCALE 1:50 @ A1 / 50% @ A3 DRAWN BY MS CHECKED BY AC</p>	<p>DRAWING NUMBER</p> <p>TP302</p> <p>REVISION B</p>
REV	DESCRIPTION	DATE															
A	TOWN PLANNING ISSUE	25.03.2026															
B	TOWN PLANNING	26.05.2026															

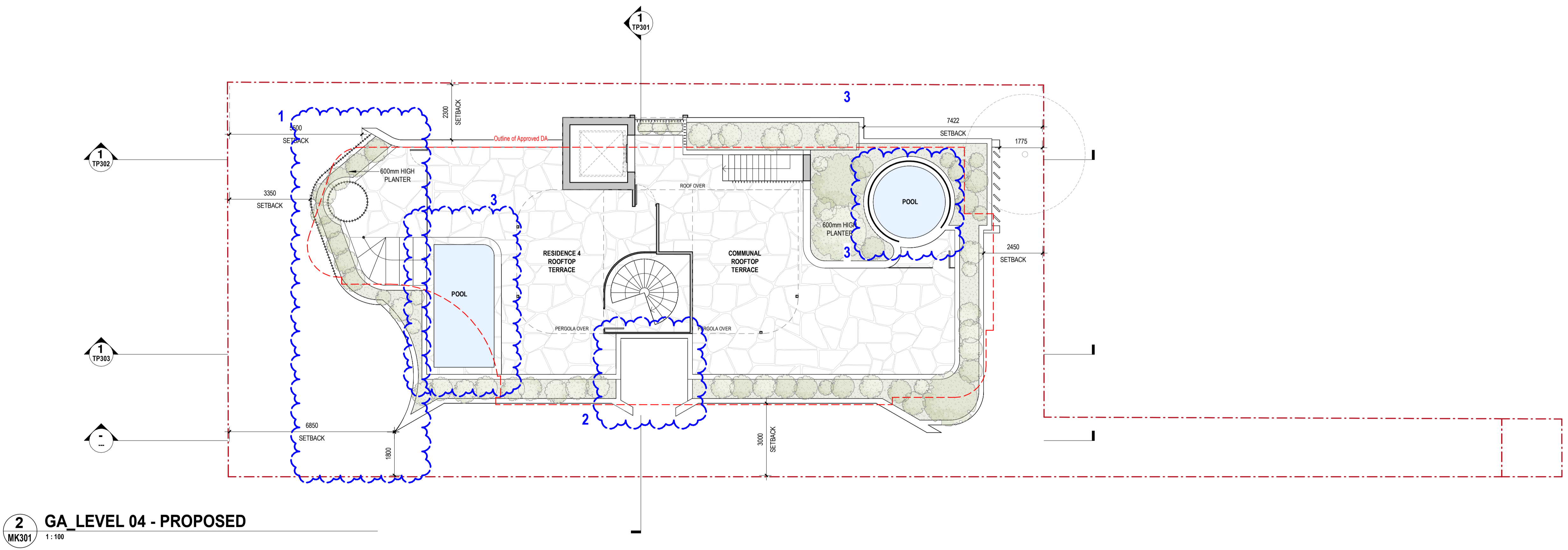
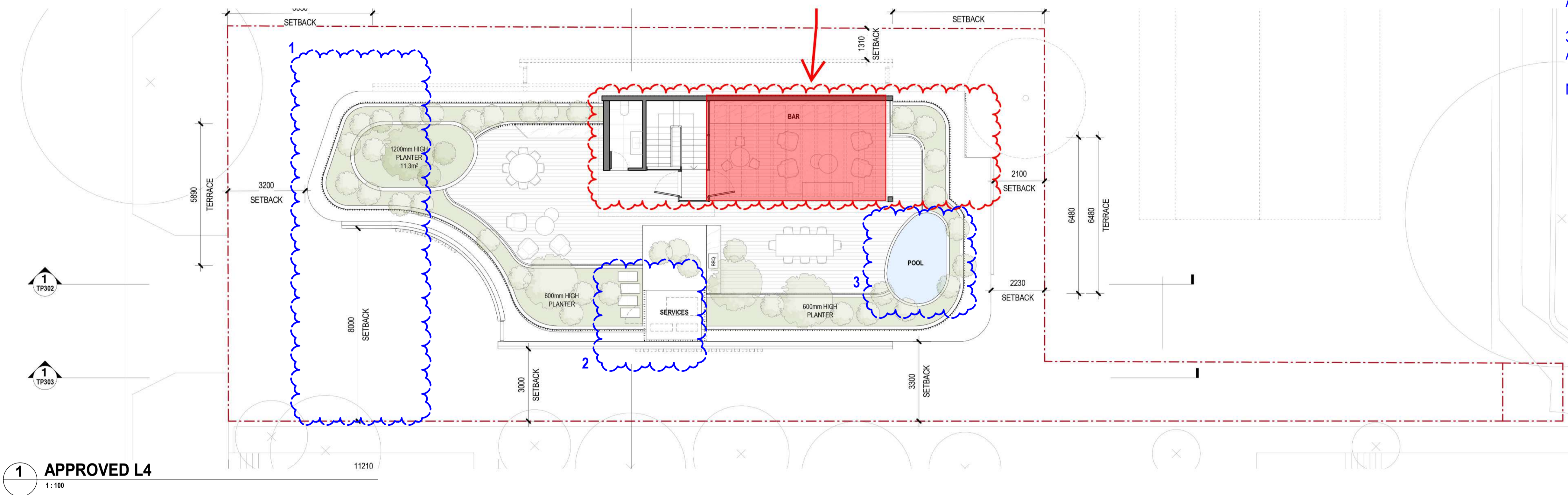
BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249

REVISION NOTES:

- FRONT OF BUILDING AMENDED: BALCONY SHAPE CHANGED, PLANTER ADDED TO SOUTH PART OF FRONTAGE
- VOID INTRODUCED TO IMPROVE BUILDING ARTICULATION.
- PLUNGE POOL RELOCATED AND LARGER POOL ADDED TO PENTHOUSE ROOFTOP

NOTE: ROOFTOP RECONFIGURED TO PROVIDE SEPARATE PENTHOUSE AND COMMUNAL ROOF AREAS; SPIRAL STAIR AND GLAZED ENCLOSURE ADDED TO PENTHOUSE ROOFTOP.

BOWEN TERRACE

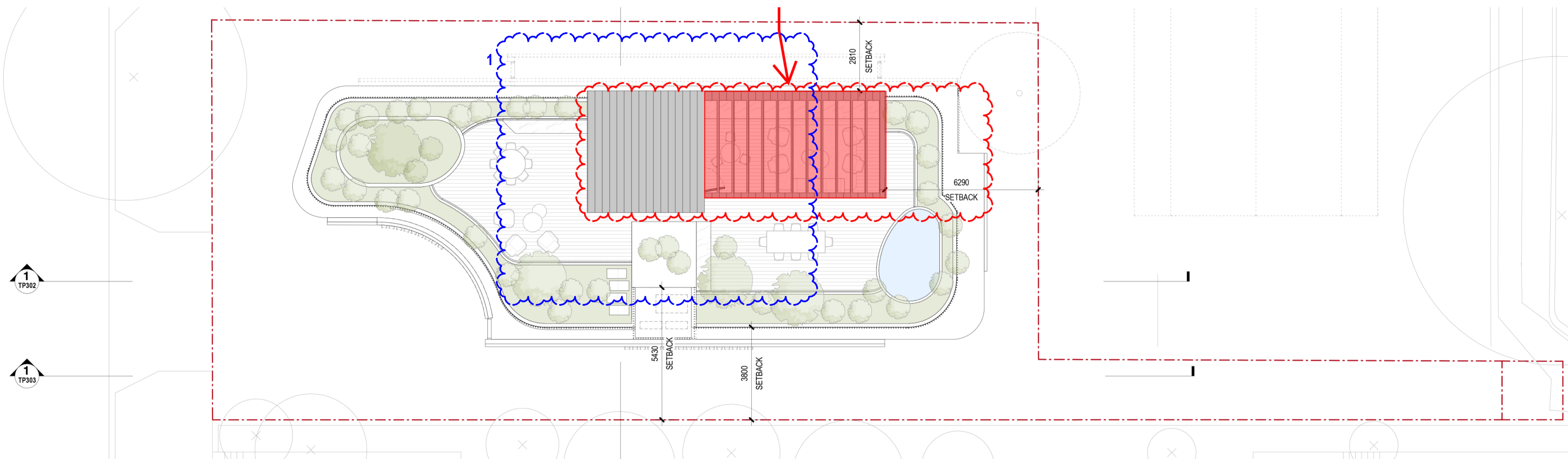


BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249

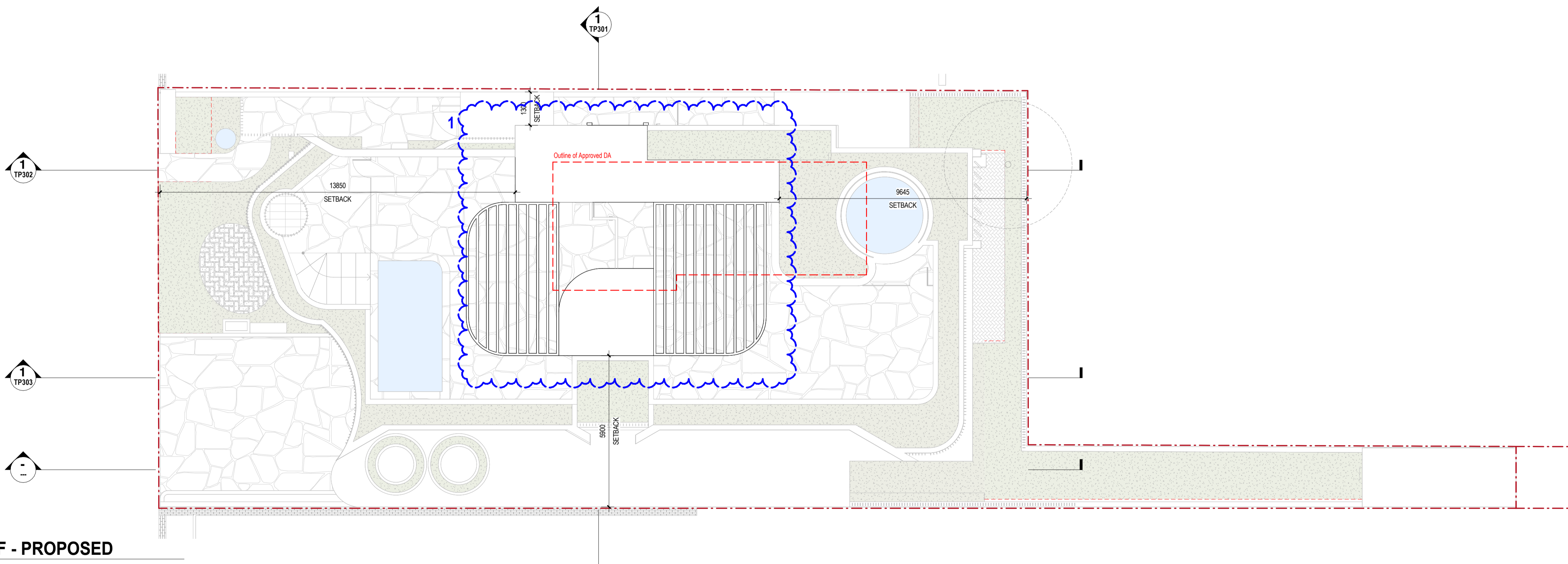
REVISION NOTES:

- SCULPTURAL ROOF ELEMENT INTRODUCED OVER INTERNAL STAIR AND PRIVATE OPEN SPACE.

BOWEN TERRACE



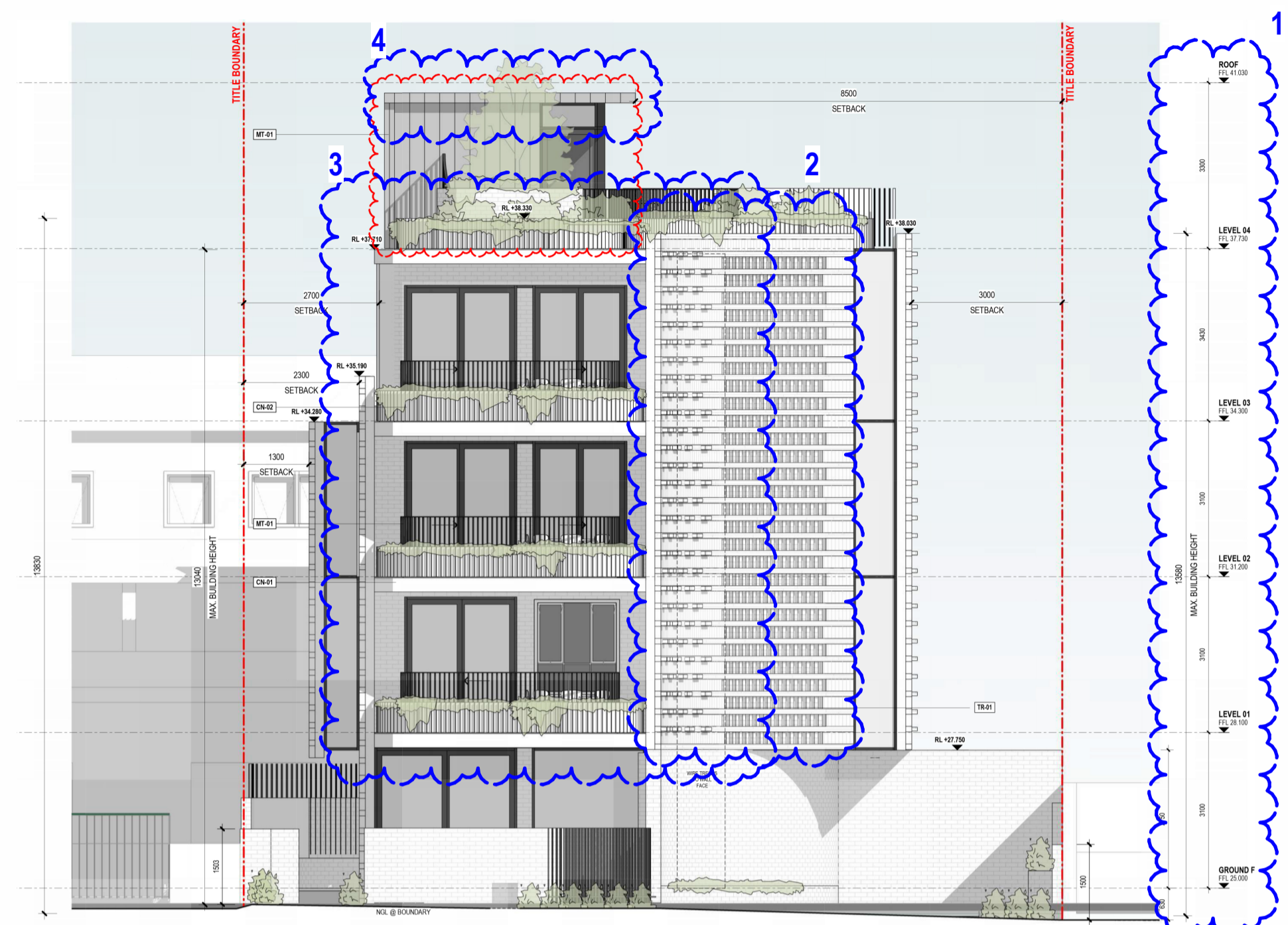
1 APPROVED ROOF PLAN
 1:100



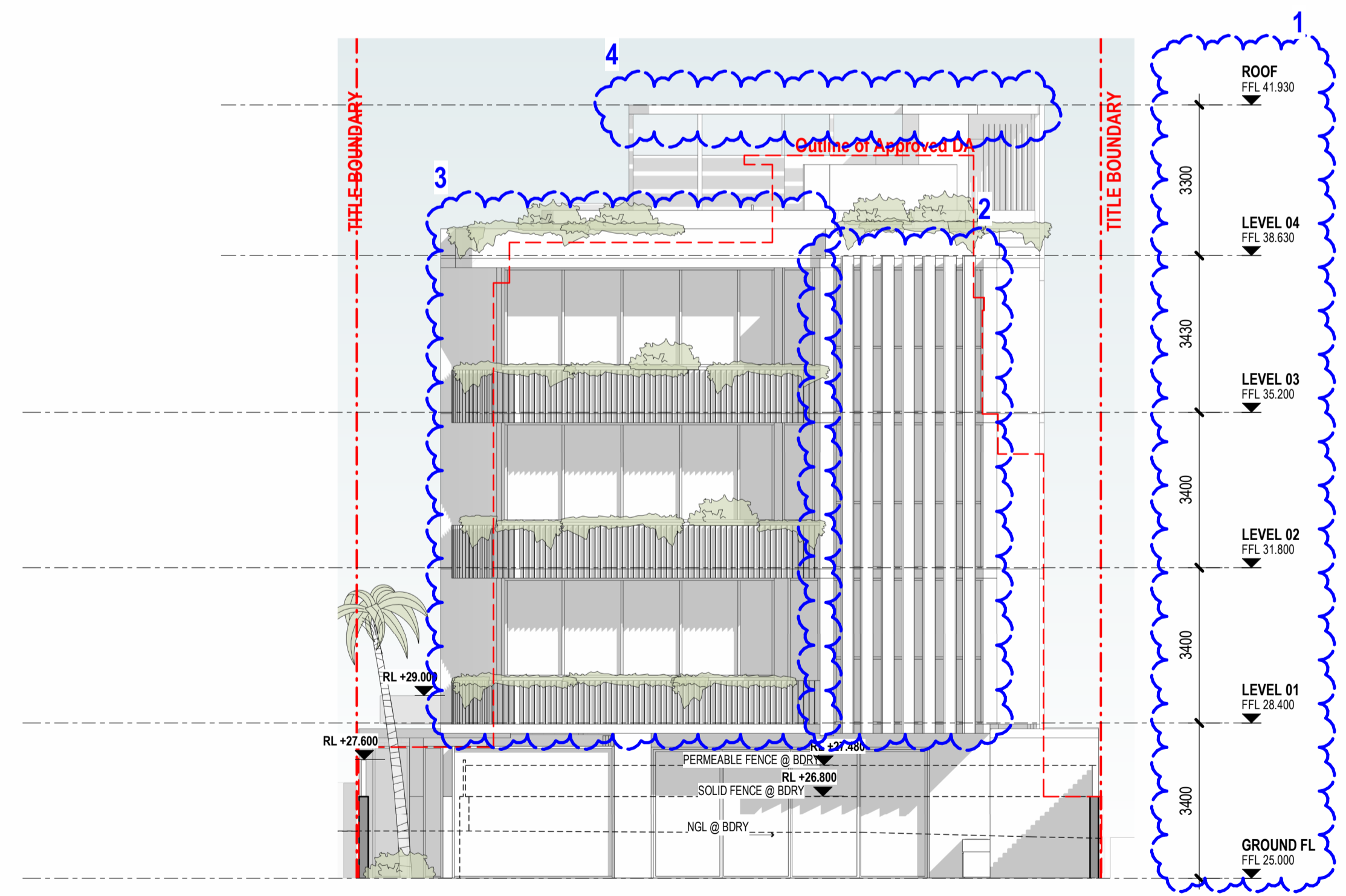
2 GA ROOF - PROPOSED
 MK301 1:100

BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249

- REVISION NOTES:**
- FLOOR-TO-FLOOR HEIGHT INCREASED TO ACCOMMODATE SPRINKLERS AND MAINTAIN SUFFICIENT CEILING HEIGHTS.
 - SOLID BRICK WALL REPLACED WITH GLAZING AND VERTICAL BLADE SCREEN.
 - EXTENT OF PLANTERS INCREASED; NORTH-WEST PLANTER IMPROVES PRIVACY TO MASTER BEDROOM.
 - SCULPTURAL ROOF ELEMENT INTRODUCED OVER INTERNAL STAIR AND PRIVATE OPEN SPACE.
- NOTE: WINDOW LOCATIONS AMENDED.



1 APPROVED NORTH ELEVATION
 1:100



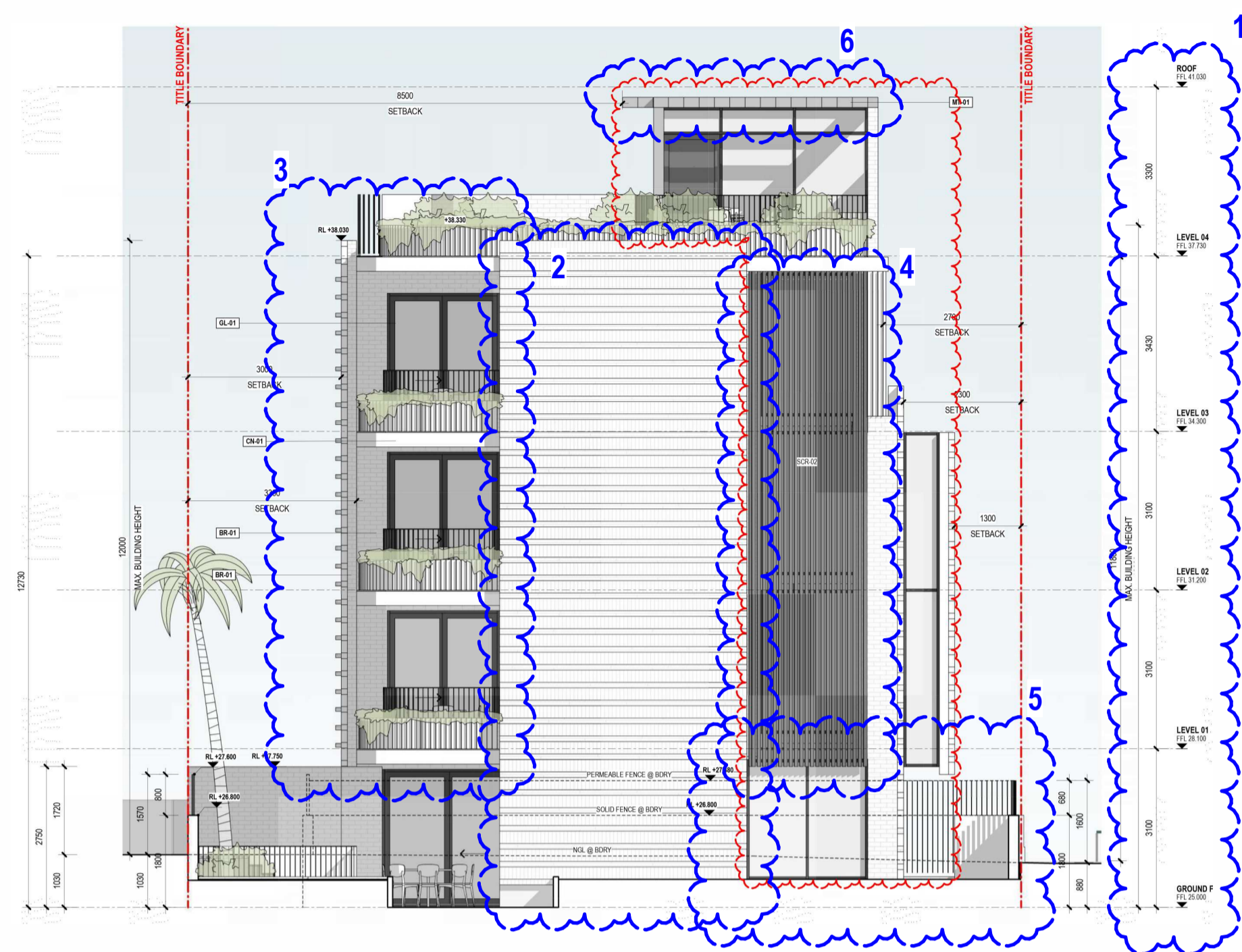
2 NORTH ELEVATION PROPOSED
 1:100

BCC DS
RECEIVED
 27/05/2026
APPLICATION REF
 A006993249

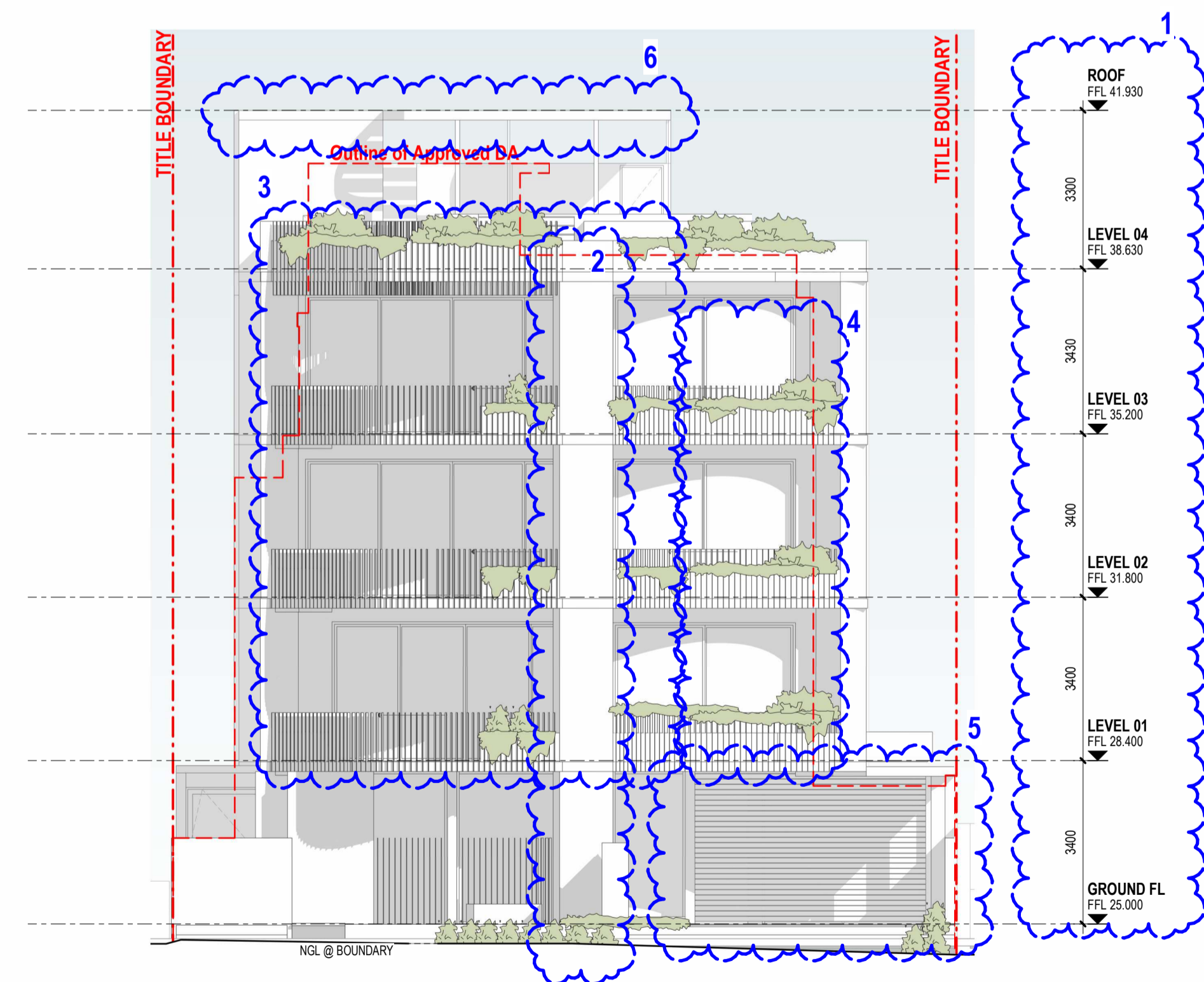
REVISION NOTES:

1. FLOOR-TO-FLOOR HEIGHT INCREASED TO ACCOMMODATE SPRINKLERS AND MAINTAIN SUFFICIENT CEILING HEIGHTS.
2. SOLID BRICK WALL REPLACED WITH SLENDER SCULPTURAL VERTICAL WALL.
3. EXTENT OF PLANTERS INCREASED
4. SCREENED WALL REMOVED AND REPLACED WITH PLANTER.
5. BASEMENT RAMP REMOVED AND REPLACED WITH CAR LIFT.
6. SCULPTURAL ROOF ELEMENT INTRODUCED OVER INTERNAL STAIR AND PRIVATE OPEN SPACE.

NOTE: WINDOW LOCATIONS AMENDED.



1 APPROVED SOUTH ELEVATION
 1:100



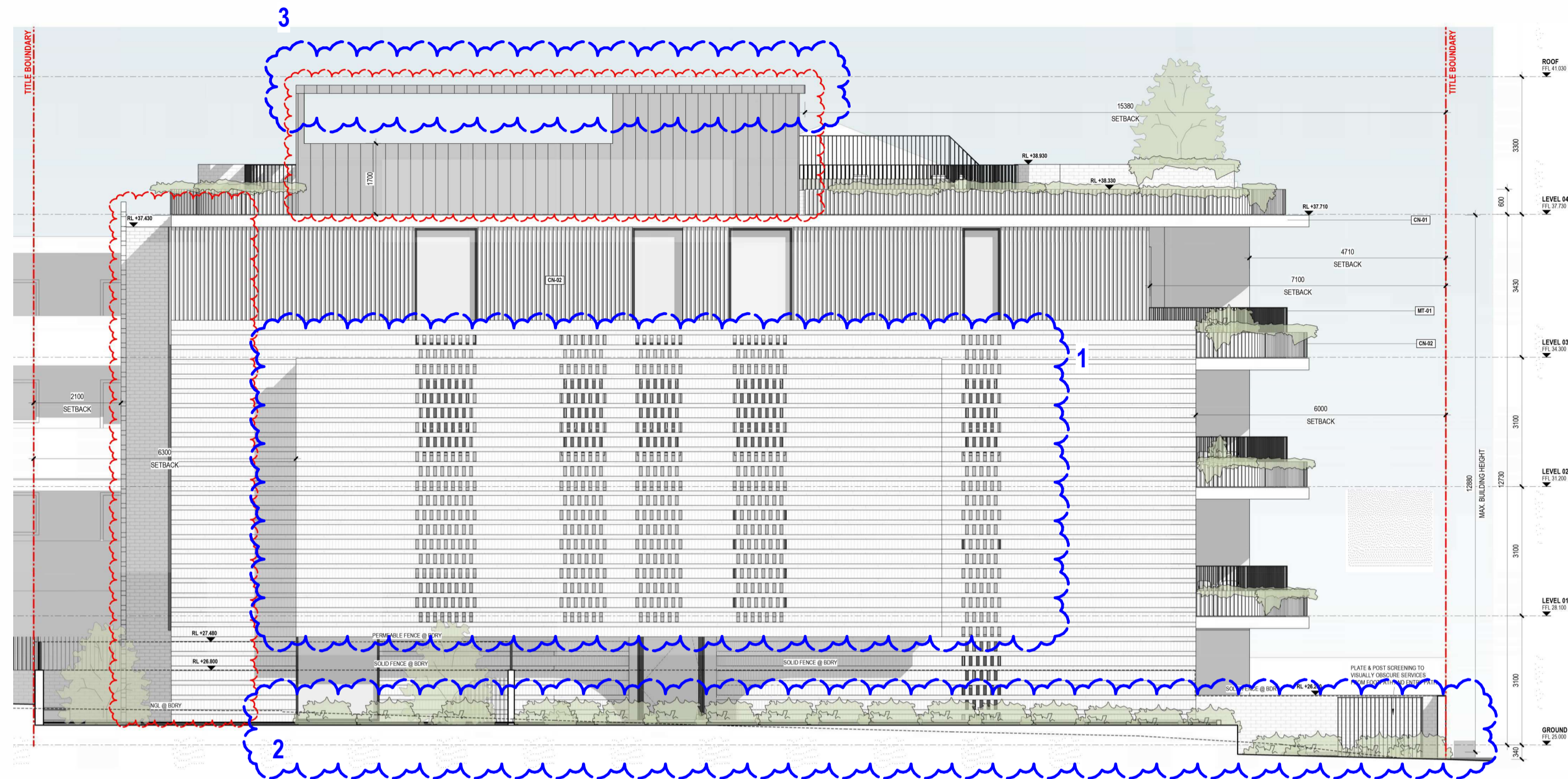
2 SOUTH ELEVATION PROPOSED
 1:100

BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249

REVISION NOTES:

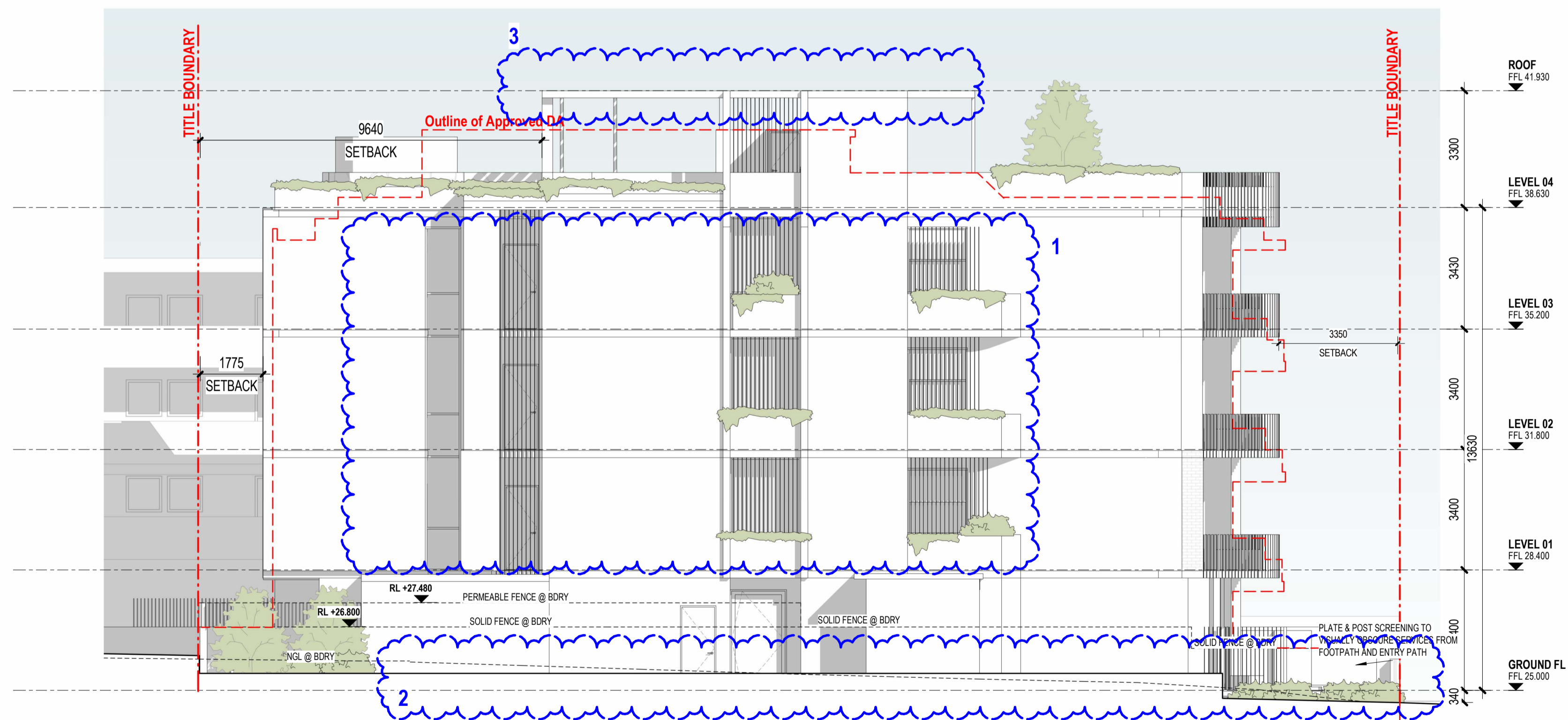
- SCREENED PERFORATED BRICK WALL REPLACED WITH PLANTER BOXES AND BATTEN SCREEN TO INCREASE ARTICULATION.
- GROUND FLOOR LANDSCAPING REMOVED AND REPLACED WITH ENHANCED PLANTER INTEGRATION ON ELEVATIONS.
- SCULPTURAL ROOF ELEMENT INTRODUCED OVER INTERNAL STAIR AND PRIVATE OPEN SPACE.

NOTE: WINDOW LOCATIONS AMENDED.



1 APPROVED WEST ELEVATION

1:100



2 WEST ELEVATION PROPOSED

1:100

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
- ALL DIMENSIONS, ABUTMENTS AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

COPYRIGHT © 2021 BAYLEYWARD

REVISION

REV	DESCRIPTION	DATE
A	TOWN PLANNING ISSUE	25.03.2026
B	TOWN PLANNING	26.05.2026

PROJECT STATUS

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION

CLIENT

PROJECT NO

1800

PROJECT NAME

BOWEN TERRACE
 356 Bowen Terrace, New Farm, QLD, 4005

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

APPROVED VS PROPOSED - WEST ELEVATION

SCALE 1:100 @ A1 / 50% @ A3 DRAWN BY MS CHECKED BY AC

DRAWING NUMBER

TP623

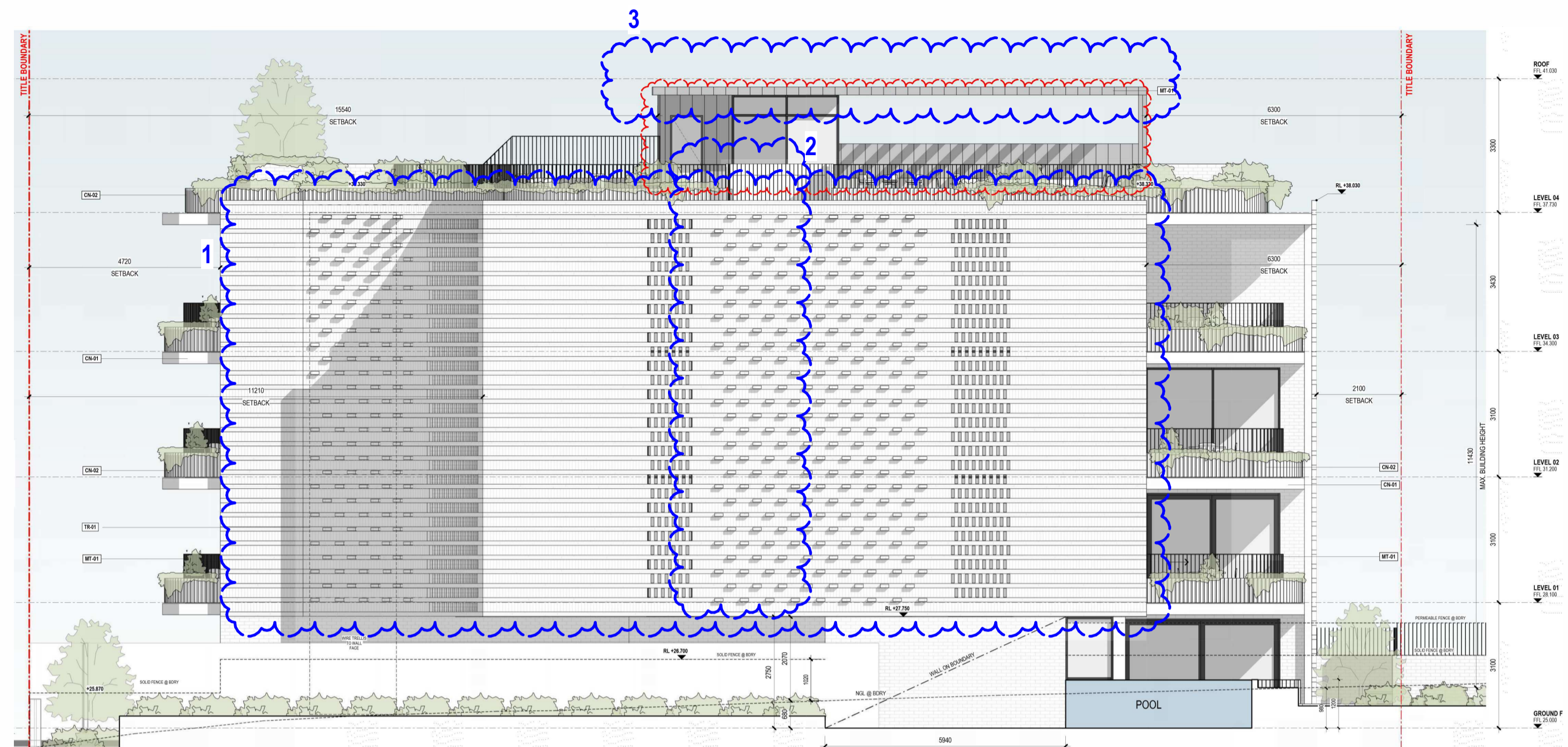
REVISION B

BCC DS
 RECEIVED
 27/05/2026
 APPLICATION REF
 A006993249

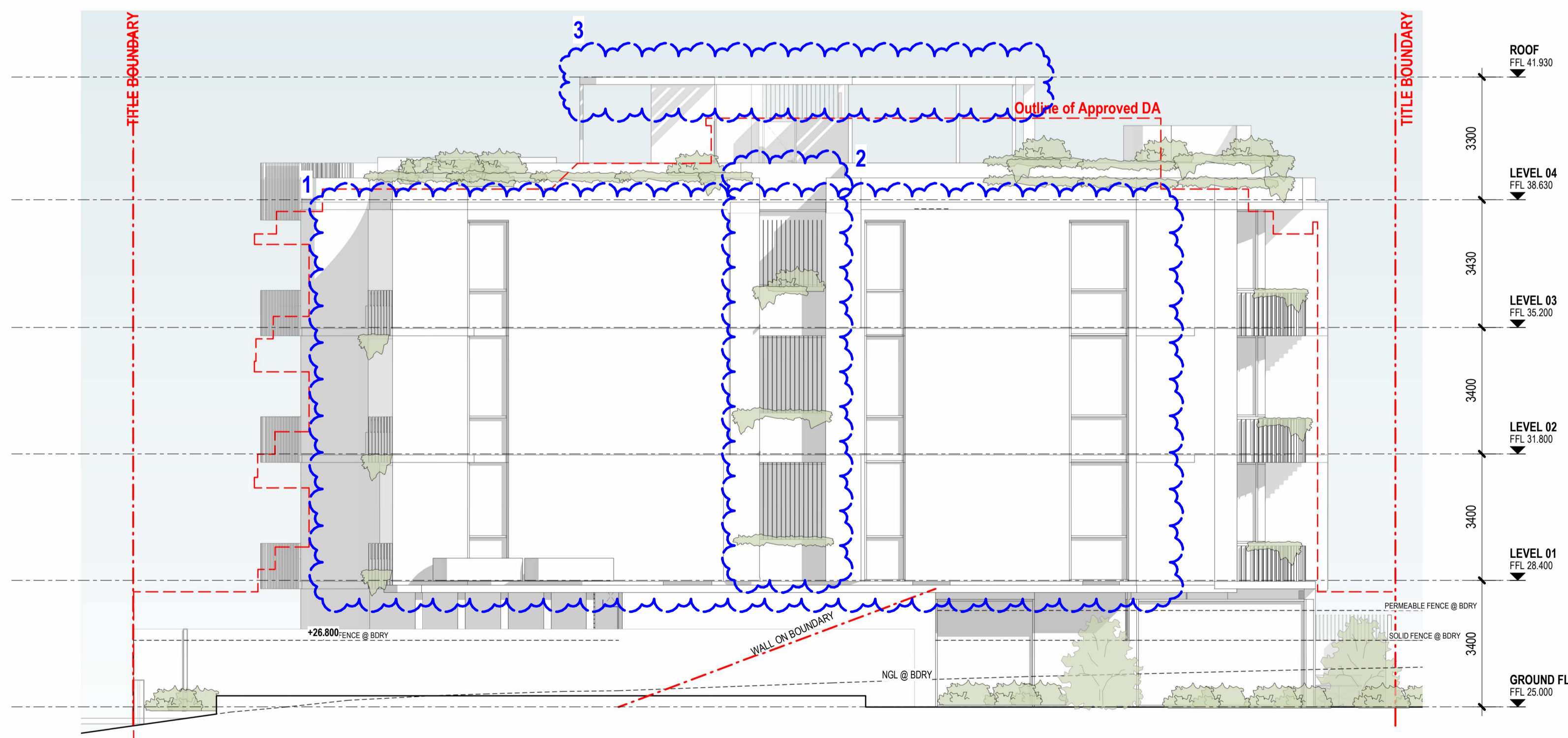
REVISION NOTES:

1. SCREENED PERFORATED BRICK WALL REPLACED WITH PLANTER BOXES AND BATTEN SCREEN TO INCREASE ARTICULATION.
2. ADDITIONAL LANDSCAPE PLANTERS ADDED; VOID INTRODUCED TO IMPROVE BUILDING ARTICULATION.
3. SCULPTURAL ROOF ELEMENT INTRODUCED OVER INTERNAL STAIR AND PRIVATE OPEN SPACE.

NOTE: WINDOW LOCATIONS AMENDED.



1 APPROVED EAST ELEVATION
 1:100



2 EAST ELEVATION PROPOSED
 1:100

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
3. ALL DIMENSIONS, ANGLES AND OCCURRENCES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

COPYRIGHT © 2021 BAYLEYWARD

REVISION

REV	DESCRIPTION	DATE
A	TOWN PLANNING ISSUE	25.03.2026
B	TOWN PLANNING	26.05.2026

PROJECT STATUS

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION

CLIENT

PROJECT NO

1800

PROJECT NAME

BOWEN TERRACE
 356 Bowen Terrace, New Farm, QLD, 4005

BayleyWard
 Architecture & Interiors
 21-23 Chessel Street
 Southbank VIC 3006
 T: 03 9695 0222
 E: info@bayleyward.com



DRAWING NAME

APPROVED VS PROPOSED - EAST ELEVATION

SCALE 1:100 @ A1 / 50% @ A3 DRAWN BY AK CHECKED BY AC

DRAWING NUMBER

TP624

REVISION B