PROFILE ARCHITECTURE

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

123 & 125 RACECOURSE RD, ASCOT

FiUME

ON RACECOURSE

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

FiUME

BOUTIQUE RESIDENCES | RACECOURSE RD

Welcome to Fiume

Fiume brings together three curated retail spaces and a collection of fifteen private residences, crowned by exclusive resident amenities — a rooftop pool, private gym, and landscaped outdoor wellness retreat. Positioned in the heart of Ascot, Fiume offers a rare blend of boutique retail energy at street level and refined, low-maintenance living above.

Fifteen Private Residences:

Fifteen private residences sit above the retail level, each designed for those who want space, quality and ease — without compromise.

Architectural Pedigree Designed by Profile Architecture, Fiume is a study in horizontal form: board-formed concrete terraces and spotted gum linings create a warm, textural palette that feels distinctly considered, not off-the-shelf.

Built for Owner-Occupiers, this is a boutique building designed with the owner-occupier in mind — high ceilings, generous internal layouts, and well-appointed finishes throughout. Every detail is built for how people actually live, not just how a floor plan photographs.

Resident - Only Amenities

- Rooftop pool
- Private gym
- Landscaped outdoor wellness retreat

A retreat above the rooftops of Ascot — space to unwind, recover and reset, exclusively for residents.

The Fiume Lifestyle:

Fiume suits downsizers seeking the ease of apartment living, as well as those drawn to the convenience of life on Racecourse Road — where shops, cafés, restaurants, parkland, the river walk, ferry, bus and train, doctors, chemist, supermarket and banks all sit within a stone's throw. And the timing is right. Racecourse Road is in the midst of a significant revitalisation, with a wave of new developments transforming the strip — Fiume sits at the leading edge of that change, in a location only set to grow in prestige.



BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

FiUME

BOUTIQUE RESIDENCES | RACECOURSE RD

Street Level: A Curated Retail Streetscape

Beneath a canopy of established greenery, three boutique retail suites unfold along Racecourse Road — fashion, fragrance and studio spaces that bring a curated, village-like energy to the street. It's retail designed to be discovered, not just passed by.





BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

SITE PLAN |DEVELOPMENT DATA

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

DEVELOPMENT SCHEDULE

ADDRESS:
123 -125 RACECOURSE RD ASCOT QLD 4007

LOT & RP:
LOT 2 & 3 ON RP 33692

SITE AREA:
1,100 m^2

COUNCIL:
BRISBANE CITY COUNCIL

ZONE:
DC1 - DISTRICT CENTRE

DEEP PLANTING

EXTERNAL DEEP PLANTING 107.5 m2	9.77%

APARTMENT SCHEDULE

TYPE	DESCRIPTION	QTY
TYPE 1	3 BED	3
TYPE 2	3 BED	3
TYPE 3	2 BED	3
TYPE 4	2 BED	3
TYPE 5	3 BED	1
SKYHOME	4 BED	2
TOTAL	2 BED	6
TOTAL	3 BED	7
TOTAL	4 BED	2

PLANNING G.F.A SCHEDULE

FLOOR	GFA (m^2)	
GROUND	340	m^2
LVL 1	549	m^2
LVL 2	551	m^2
LVL 3	551	m^2
LVL 4	509.4	m^2
ROOF TOP GARDEN	80	m^2
TOTAL	**2,580.4**	**m^2**

ROOFTOP GARDEN SUMMARY

FLOOR	GFA (m^2)	% OF ROOF AREA
ROOF TERRACE AREA	689 m^2	
GFA	80 m^2	11.6%
ROOFED STRUCTURES	295 m^2	
SOFT LANDSCAPING	150 m^2	21.7%
ROOFED STRUCTURES EXCLUDING LIFT SHAFT & STAIRS	272 m^2	

CARPARKING SCHEDULE

REQUIRED PARKING

RESIDENT

6 X 2 BED @ 2 / UNIT	12
7 X 3 BED @ 2 / UNIT	14
2 x 4 BED @ 2.5 / UNIT	5
VISITOR @ 0.25 / UNIT	4
RESIDENT TOTAL:	35

RETAIL / COMMERCIAL

G.F @ 5 / 100m^2	8
RETAIL / COMMERCIAL TOTAL	8
TOTAL CAR PARK REQUIRED	**43**
TOTAL CAR PARK PROVIDED	**41**



SITE PLAN
SCALE 1:500

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

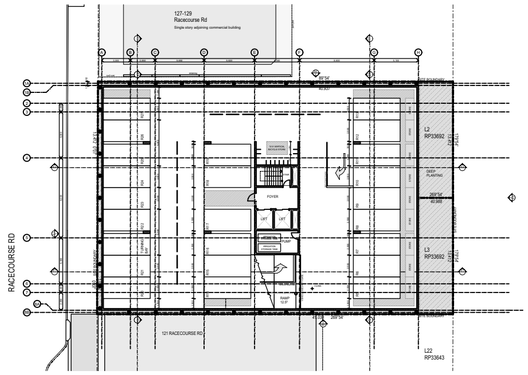
DRAWING NAME: DEVELPMENT DATA

ISSUE	DWG NO.	DATE
TP09	A.01.01	9/11/2026

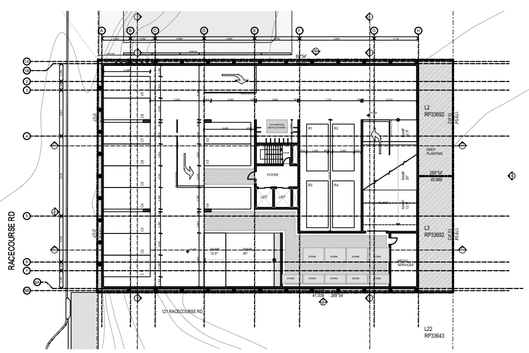
TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

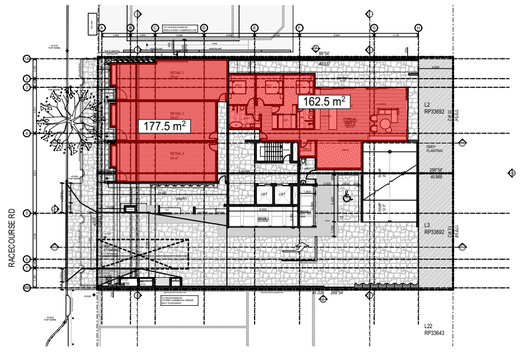
Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



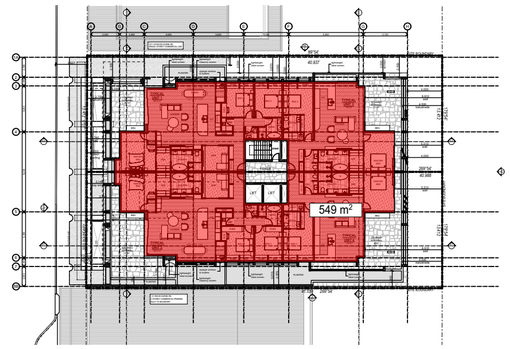
BASEMENT 2 - GFA
SCALE 1:500



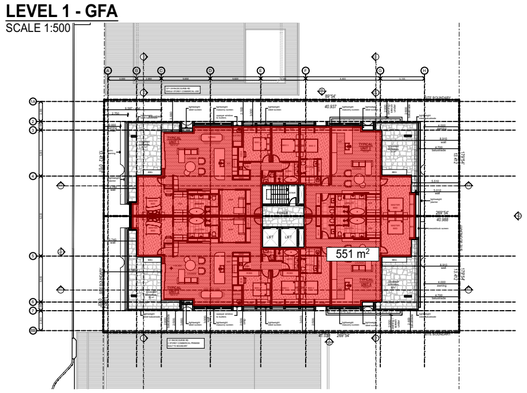
BASEMENT 1 - GFA
SCALE 1:500



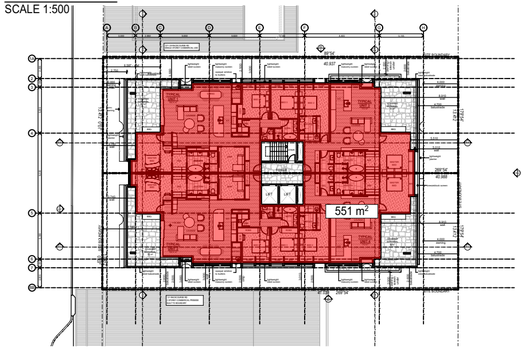
GROUND - GFA
SCALE 1:500



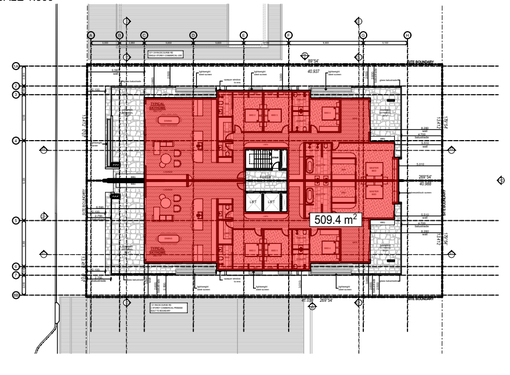
LEVEL 1 - GFA
SCALE 1:500



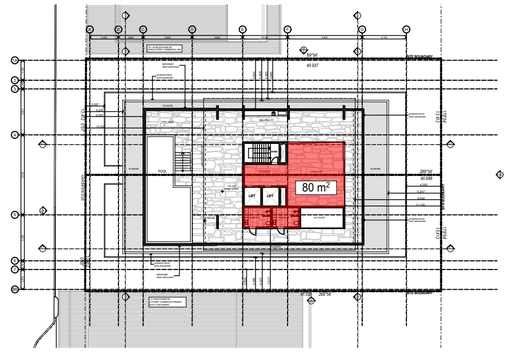
LEVEL 2 - GFA
SCALE 1:500



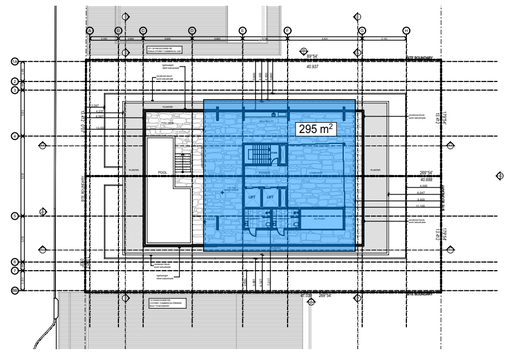
LEVEL 3 - GFA
SCALE 1:500



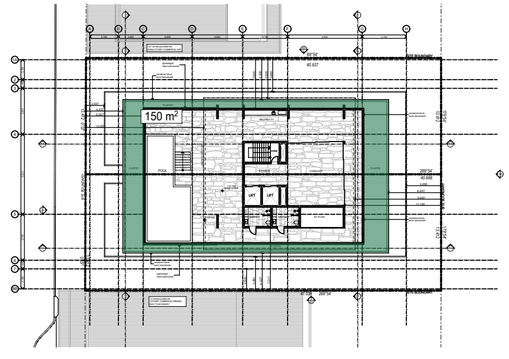
LEVEL 4 - GFA
SCALE 1:500



ROOF TOP GARDEN - GFA
SCALE 1:500



ROOF TOP GARDEN - ROOFED AREA
SCALE 1:500



ROOF TOP GARDEN - LANDSCAPING
SCALE 1:500

PLANNING G.F.A SCHEDULE

FLOOR	GFA (m^2)	
GROUND	340	m^2
LVL 1	549	m^2
LVL 2	551	m^2
LVL 3	551	m^2
LVL 4	509.4	m^2
ROOF TOP GARDEN	80	m^2
TOTAL	**2,580.4**	**m^2**

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

ROOFTOP GARDEN SUMMARY

FLOOR	GFA (m^2)	% OF ROOF AREA
ROOF TERRACE AREA	689 m^2	
GFA	80 m^2	11.6%
ROOFED STRUCTURES	295 m^2	
SOFT LANDSCAPING	150 m^2	21.7%
ROOFED STRUCTURES EXCLUDING LIFT SHAFT & STAIRS	272 m^2	

PROFILE ARCHITECTURE
PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

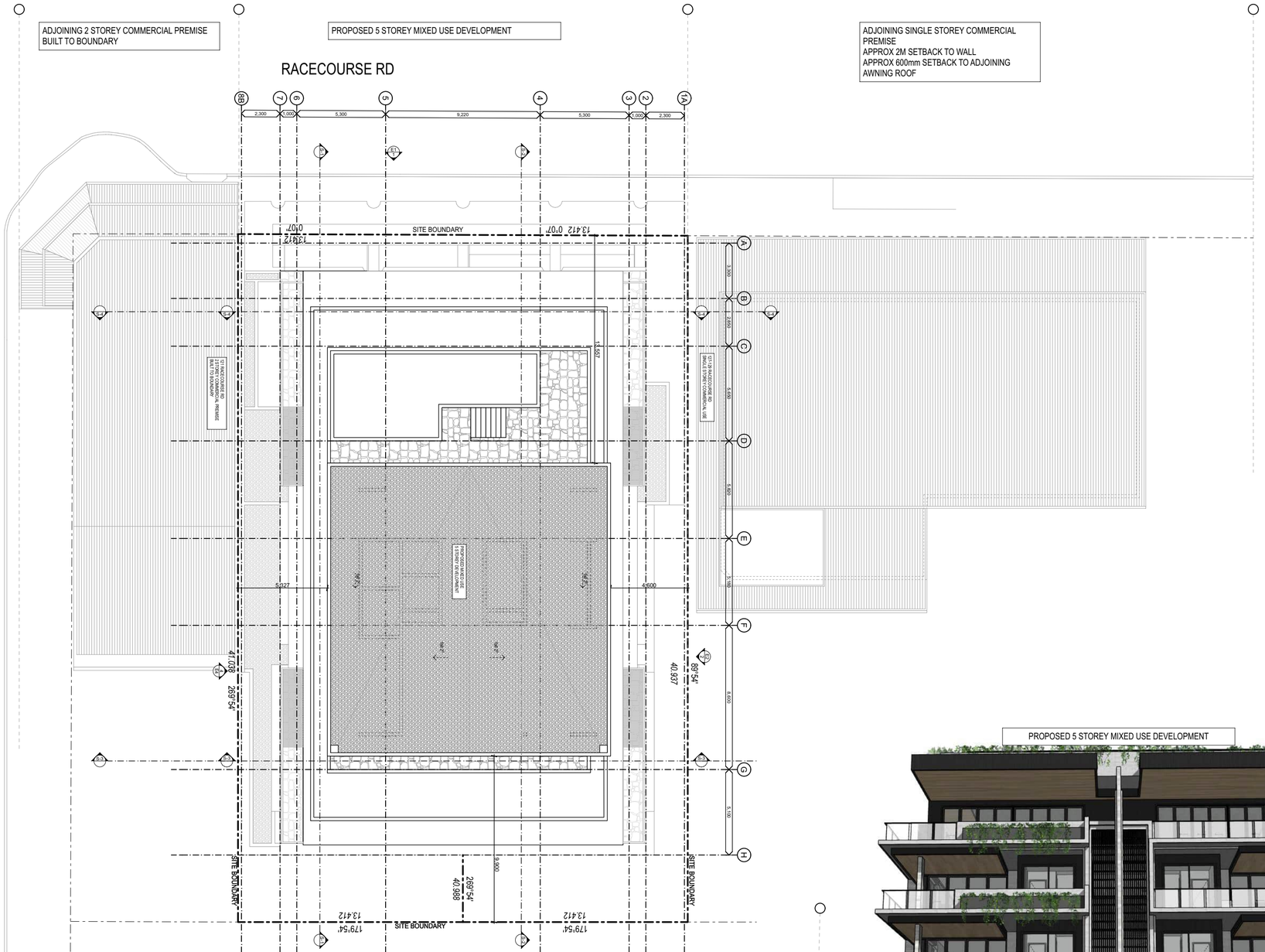
DRAWING NAME: DEVELOPMENT DATA

ISSUE	DWG NO.	DATE
TP09	A.01.02	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.





BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

2. RACECOURSE RD - STREETSCAPE

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

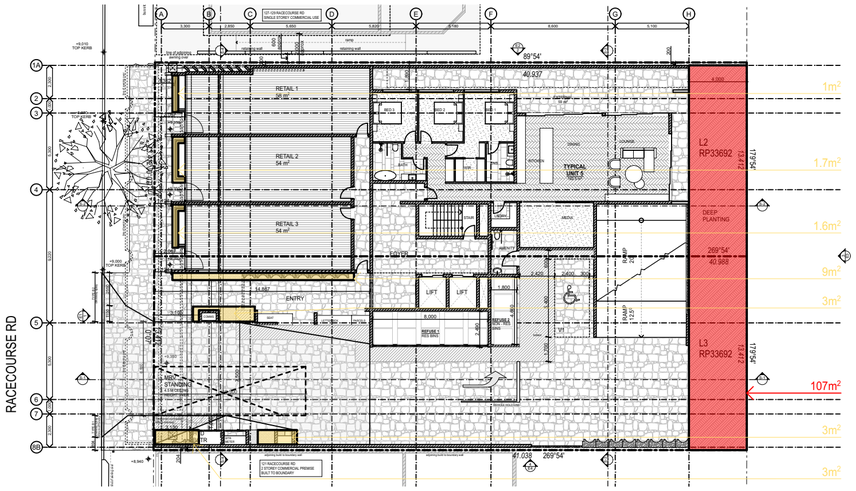
DRAWING NAME: SITE PLAN / STREETSCAPE

ISSUE	DWG NO.	DATE
TP09	A.01.03	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

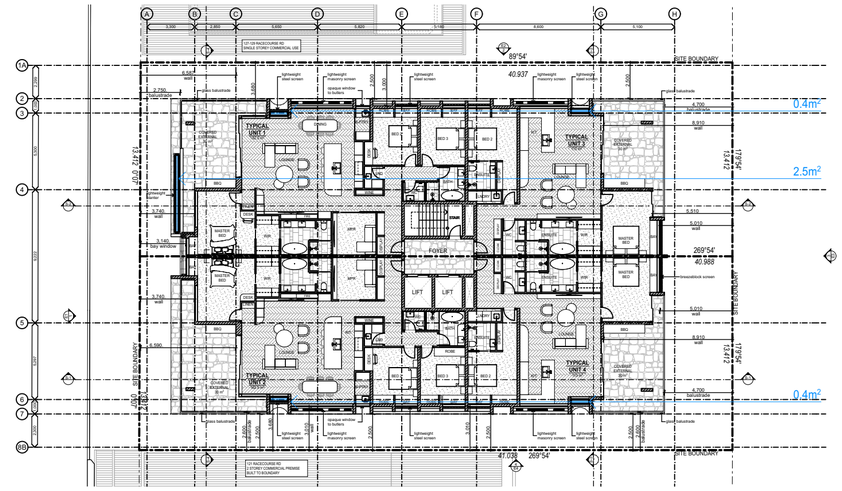
Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



GROUND FLOOR - PLANTING
SCALE 1:300

GROUND FLOOR PLANTING - m²

DEEP PLANTING - 107m²
RETAIL 1 PLANTER - 1m²
RETAIL 2 PLANTER - 1.7m²
RETAIL 3 PLANTER - 1.6m²
ENTRY PLANTER 1 - 9m²
ENTRY PLANTER 2 - 3m²
DRIVEWAY PLANTER 1 - 3m²
DRIVEWAY PLANTER 2 - 3m²



LEVEL 3 - PLANTING
SCALE 1:300

LEVEL 3 PLANTING - m²

FRONT FACADE PLANTER - 2.5m²
UNIT PLANTERS - 0.4m² EACH

PLANTER LEGEND:

- 300mm DEEP
- 600mm DEEP
- 800mm DEEP
- 1000mm DEEP
- DEEP PLANTING

LEVEL 1 - PLANTING
SCALE 1:300

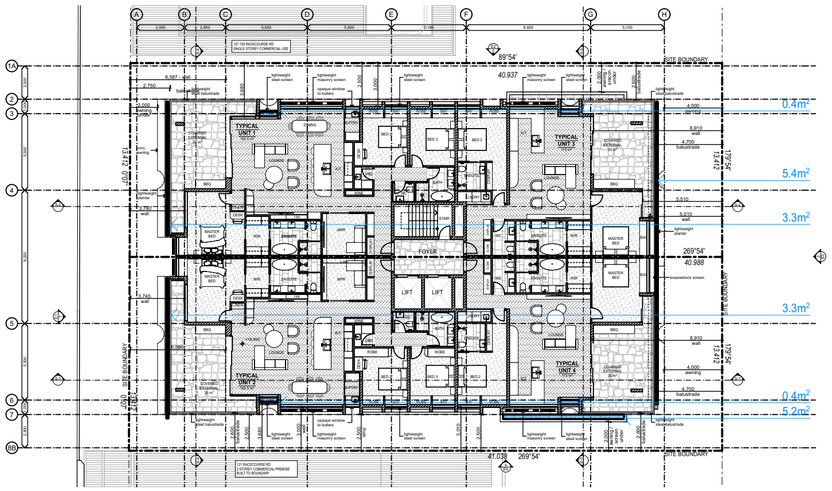
LEVEL 1 PLANTING - m²

FRONT FACADE PLANTERS - 12.8m²
REAR FACADE PLANTER - 6.5m²
127 RACECOURSE SIDE PLANTER - 14m²
121 RACECOURSE SIDE PLANTER - 60.5m²

LEVEL 4 - PLANTING
SCALE 1:300

LEVEL 4 PLANTING - m²

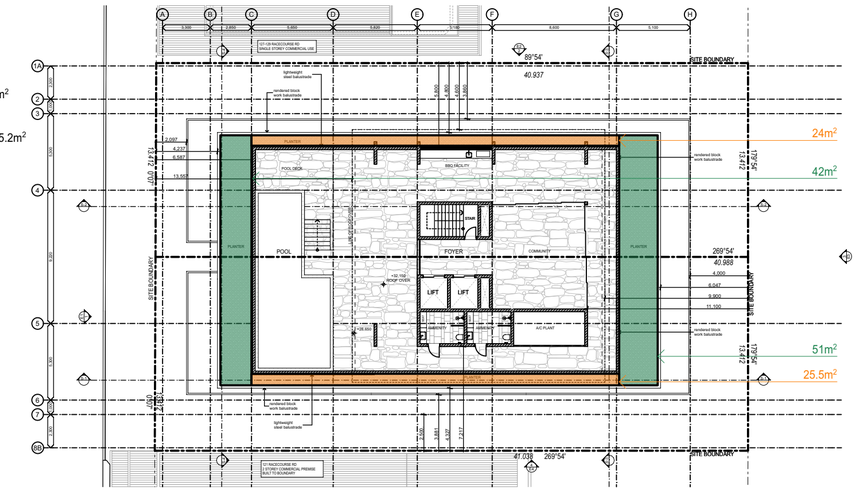
FRONT FACADE PLANTER - 2.5m²
UNIT PLANTERS - 2.2m² EACH



LEVEL 2 - PLANTING
SCALE 1:300

LEVEL 2 PLANTING - m²

FRONT FACADE PLANTERS - 2 x 3.3m²
REAR FACADE PLANTER - 5.4m²
121 RACECOURSE SIDE PLANTER - 5.2m²
UNIT PLANTERS - 0.4m² EACH



ROOFTOP - PLANTING
SCALE 1:300

ROOFTOP PLANTING - m²

FRONT FACADE PLANTER - 42m²
REAR FACADE PLANTERS - 51m²
SIDE PLANTER - 24m²
SIDE PLANTER - 25.5m²

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: **123 & 125 RACECOURSE RD**
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: LANDSCAPING DESIGN PLAN

ISSUE	DWG NO.	DATE
TP09	A.01.04	9/11/2026

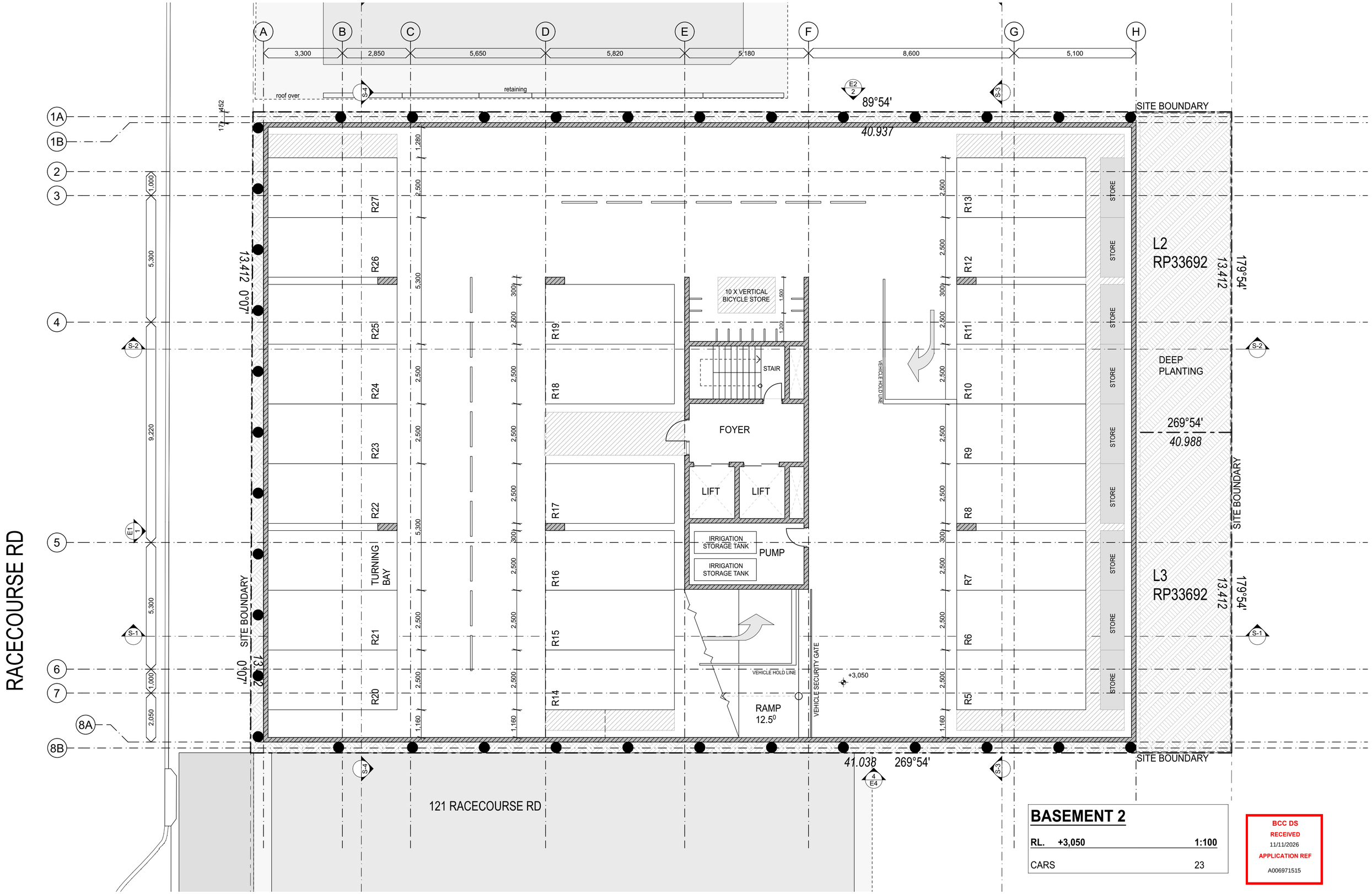
TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.

FLOOR PLANS

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515



BASEMENT 2

RL.	**+3,050**	**1:100**
CARS		23

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

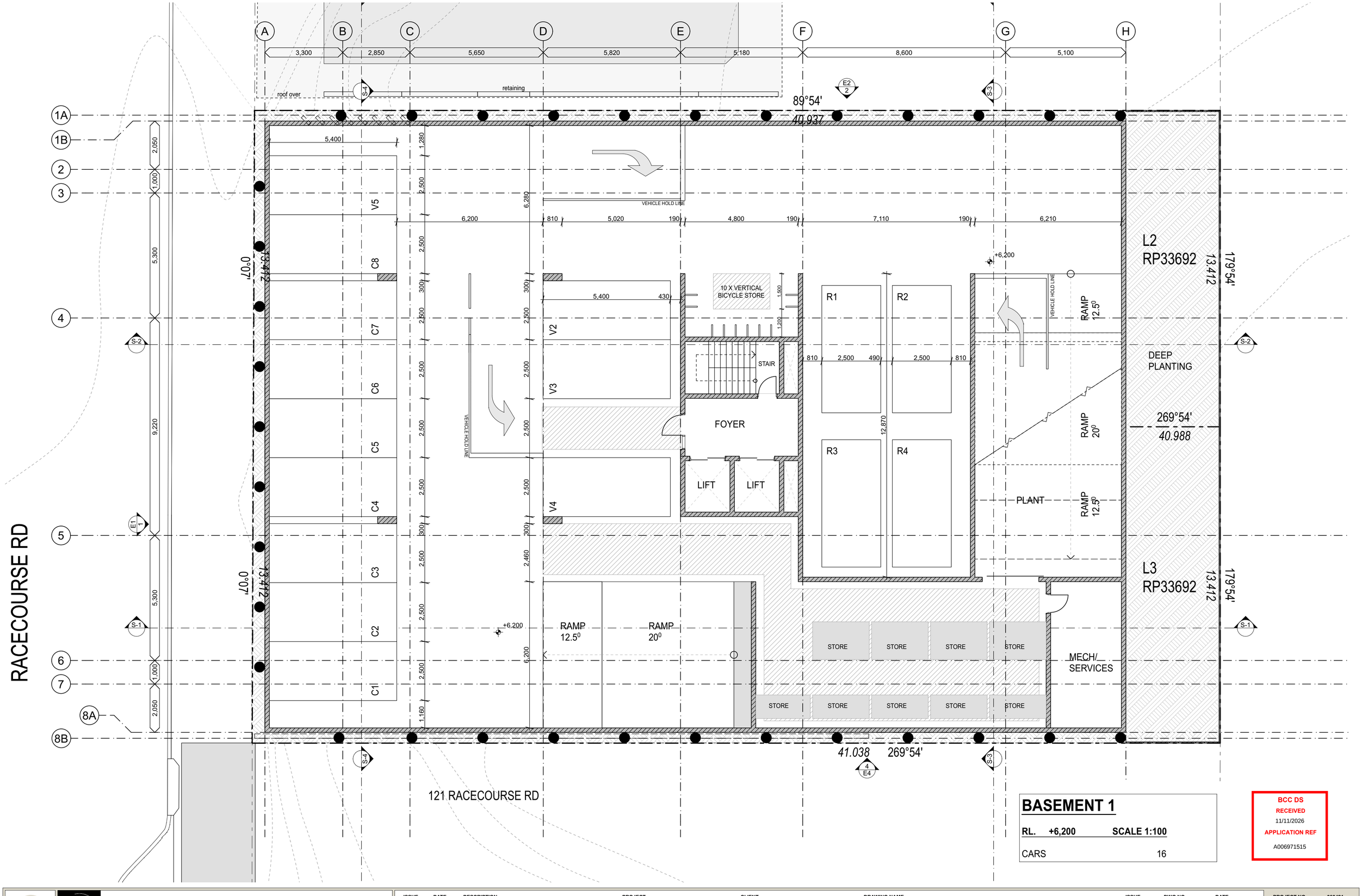
DRAWING NAME: PROPOSED BASEMENT 2

ISSUE	DWG NO.	DATE
TP09	A.02.01	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



BASEMENT 1

RL. +6,200 **SCALE 1:100**

CARS 16

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	09/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

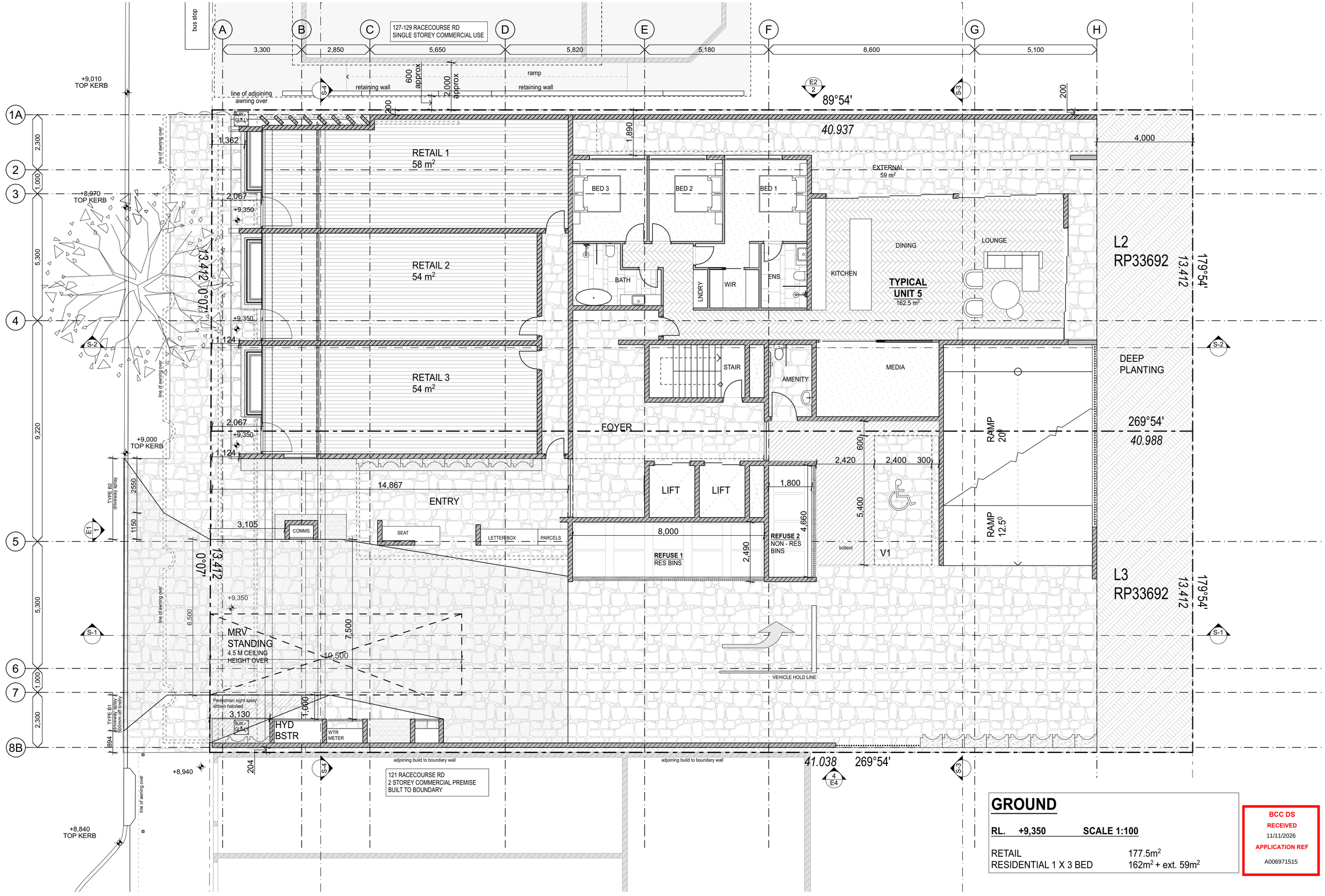
DRAWING NAME: PROPOSED BASEMENT 1

ISSUE	DWG NO.	DATE
TP09	A.02.02	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



GROUND

RL. +9,350 **SCALE 1:100**

RETAIL	177.5m²
RESIDENTIAL 1 X 3 BED	162m² + ext. 59m²

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

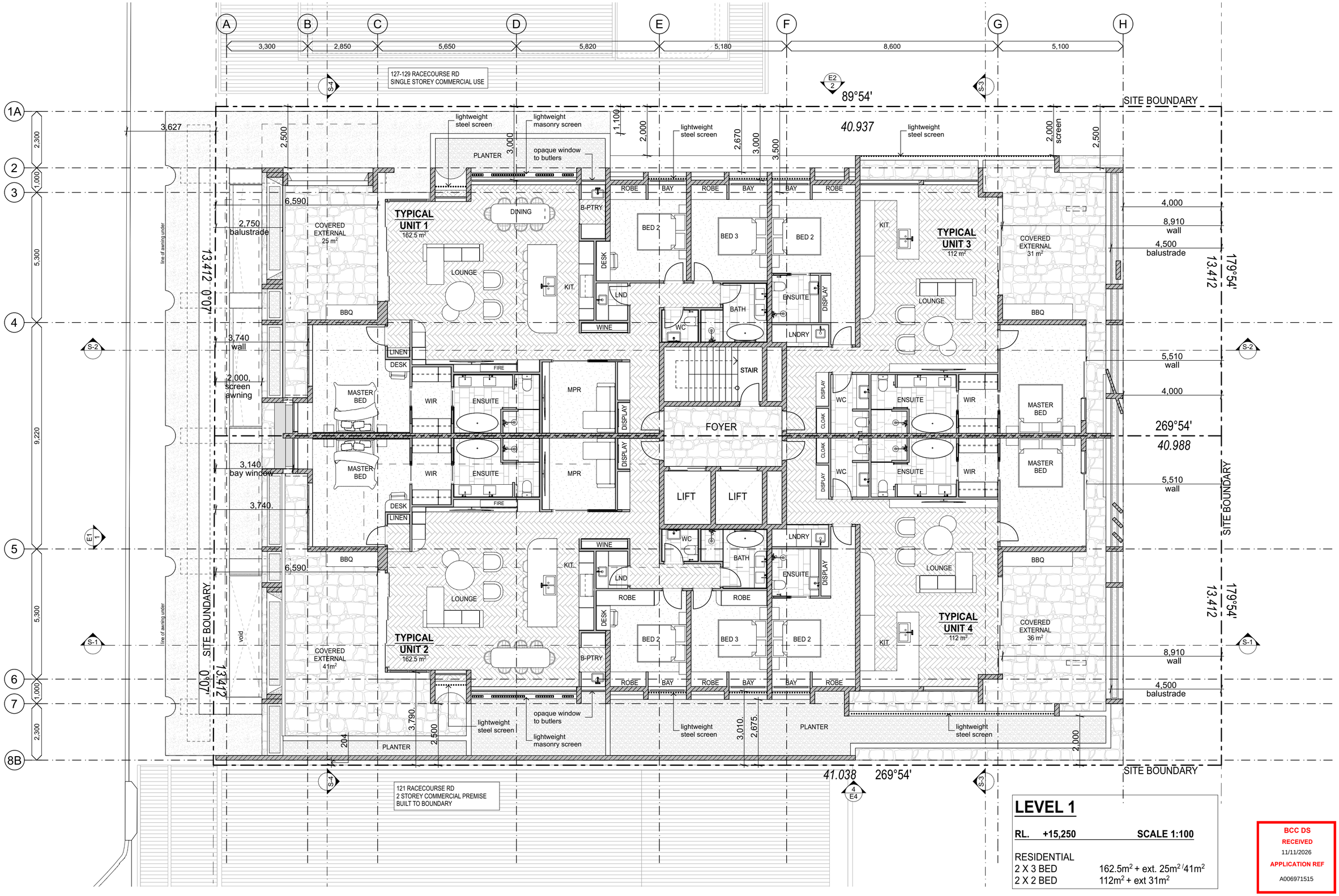
DRAWING NAME: PROPOSED GROUND

ISSUE	DWG NO.	DATE
TP09	A.02.03	09/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



LEVEL 1

RL. +15,250 **SCALE 1:100**

RESIDENTIAL

2 X 3 BED	162.5m² + ext. 25m² /41m²
2 X 2 BED	112m² + ext 31m²

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

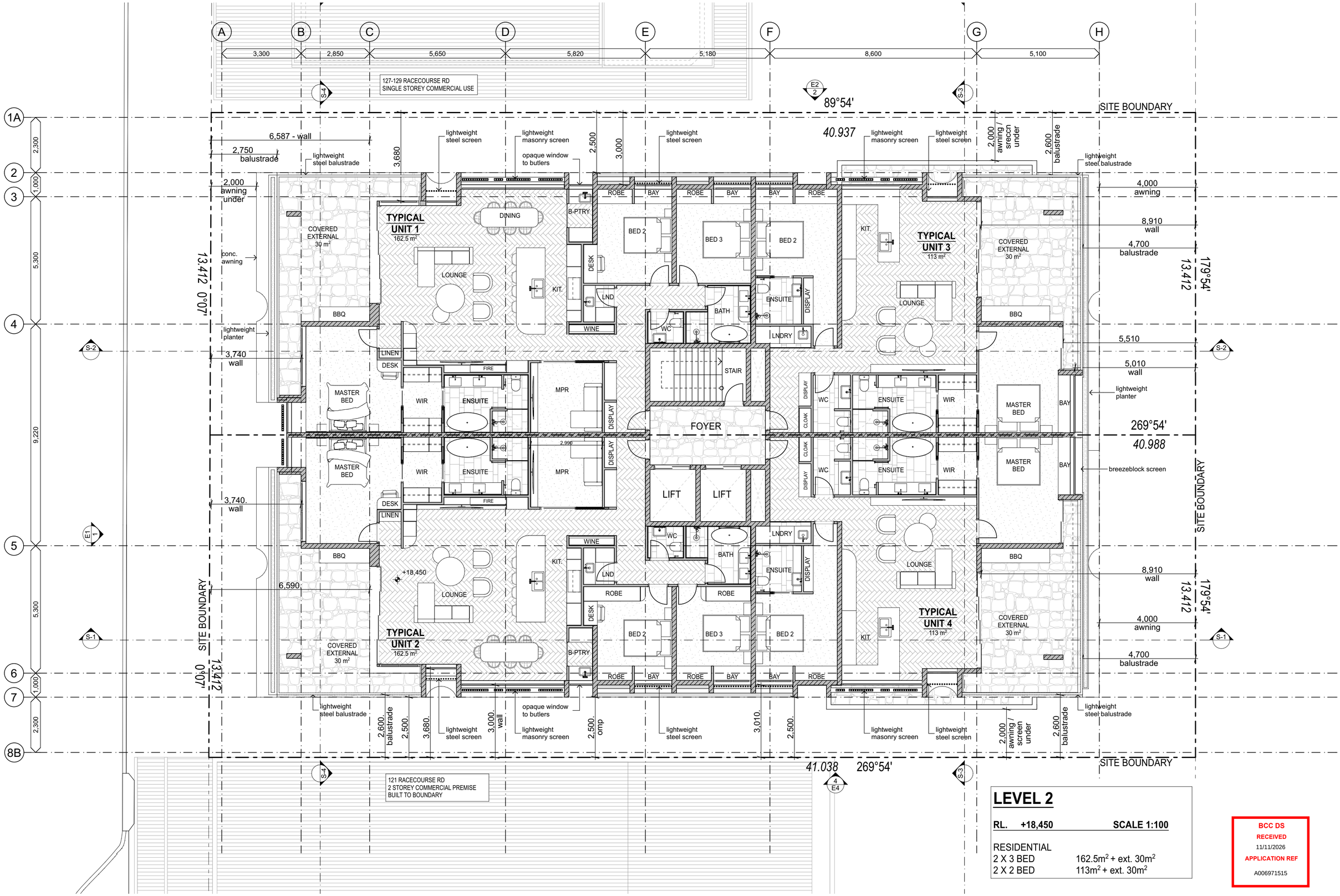
DRAWING NAME: PROPOSED LEVEL 1

ISSUE	DWG NO.	DATE
TP09	A.02.04	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



LEVEL 2

RL. +18,450 **SCALE 1:100**

RESIDENTIAL

2 X 3 BED	162.5m² + ext. 30m²
2 X 2 BED	113m² + ext. 30m²

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

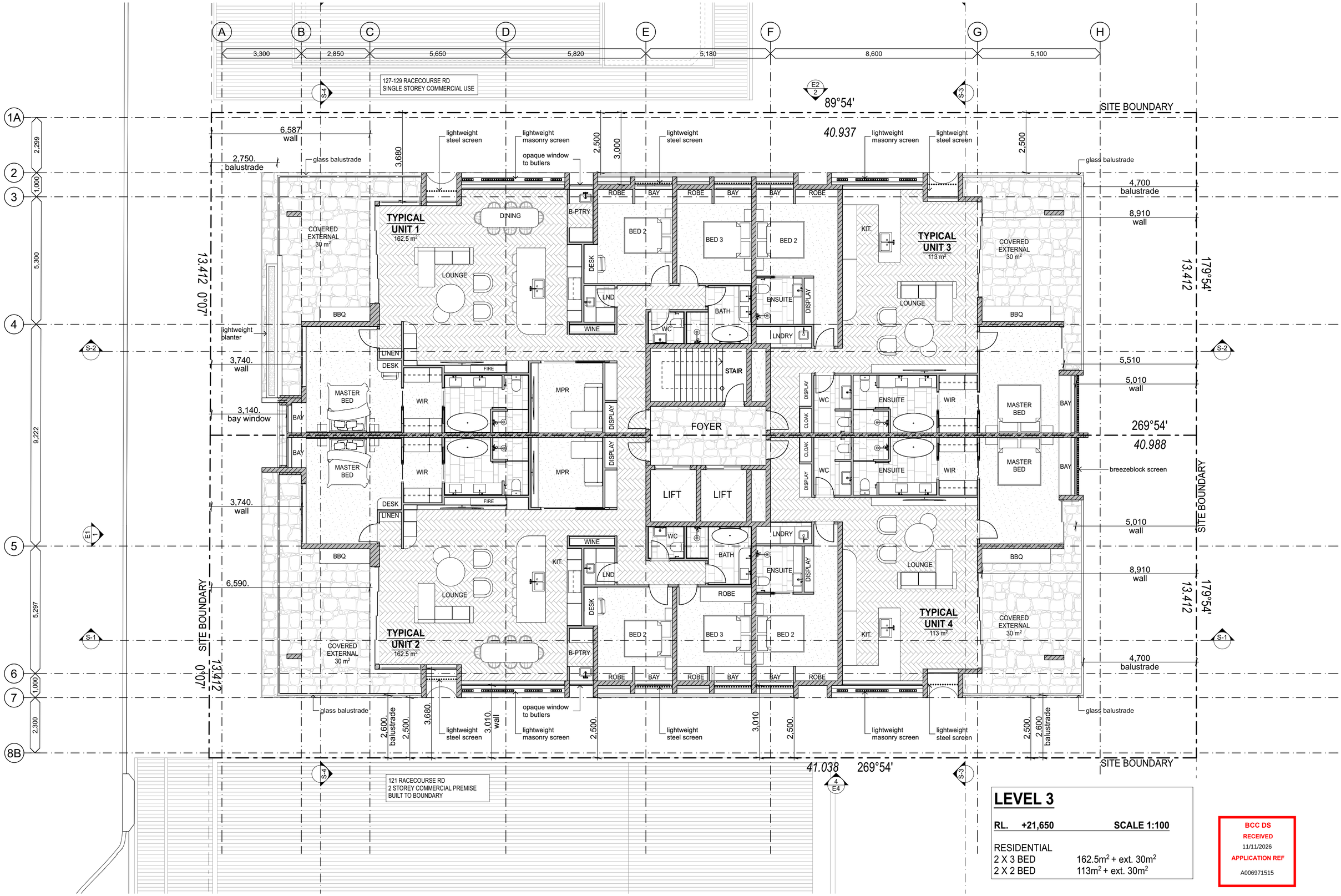
DRAWING NAME: PROPOSED LEVEL 2

ISSUE	DWG NO.	DATE
TP09	A.02.05	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



LEVEL 3

RL. +21,650 **SCALE 1:100**

RESIDENTIAL

2 X 3 BED	162.5m² + ext. 30m²
2 X 2 BED	113m² + ext. 30m²

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

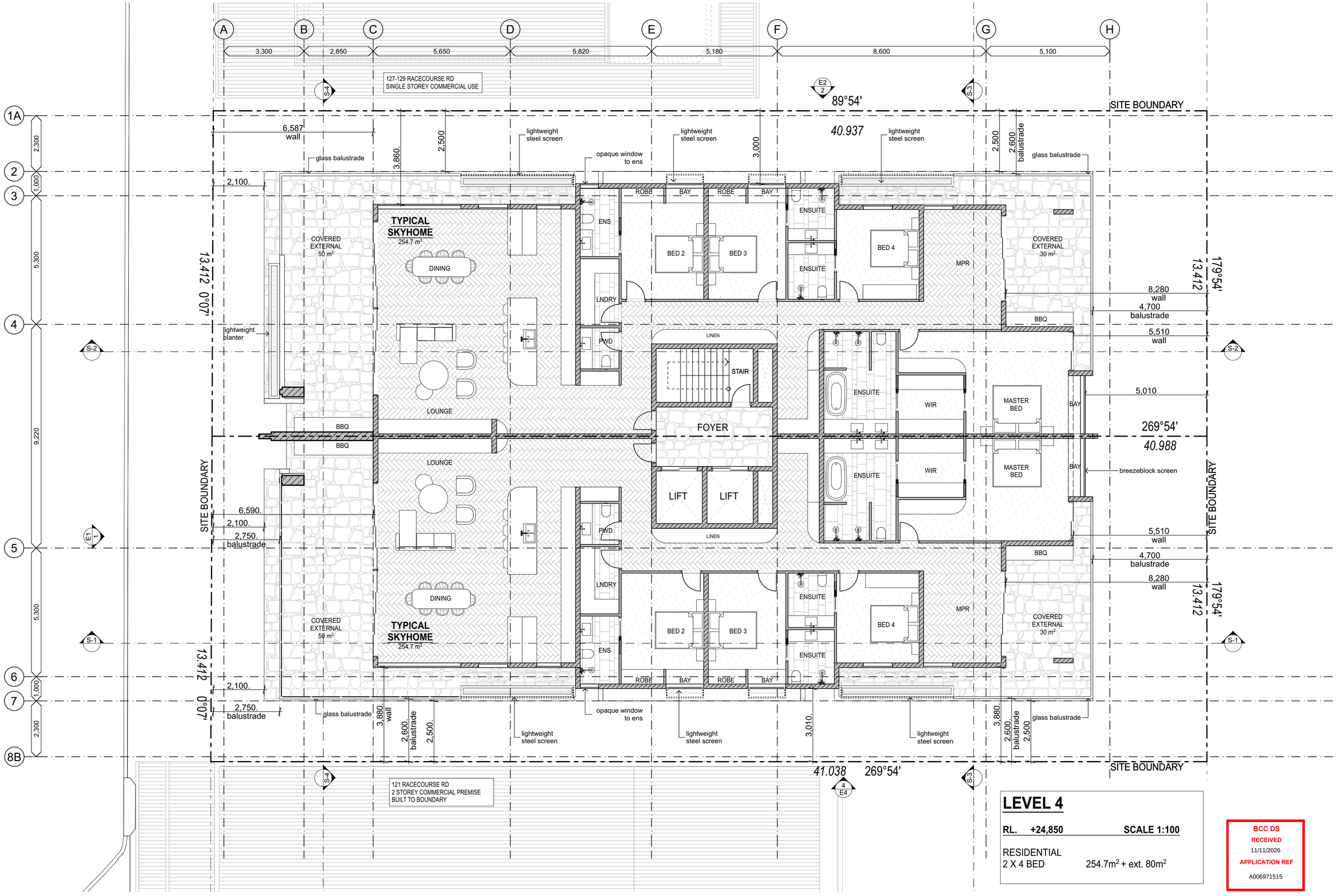
DRAWING NAME: PROPOSED LEVEL 3

ISSUE	DWG NO.	DATE
TP09	A.02.06	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



LEVEL 4

RL. +24,850 **SCALE 1:100**

RESIDENTIAL
2 X 4 BED 254.7m² + ext. 80m²

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

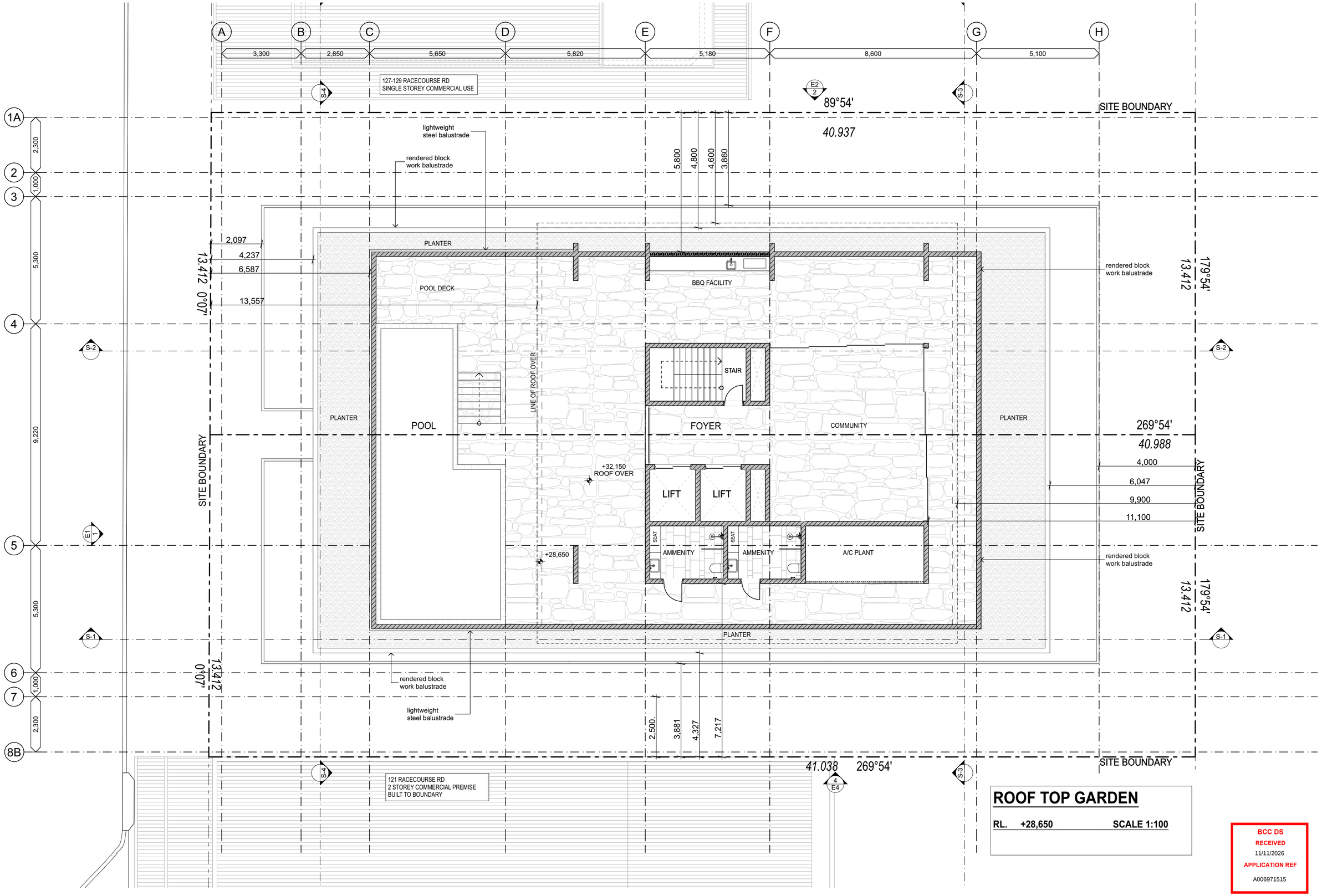
DRAWING NAME: PROPOSED LEVEL 4

ISSUE	DWG NO.	DATE
TP09	A.02.07	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



ROOF TOP GARDEN

RL. +28,650 **SCALE 1:100**

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: **123 & 125 RACECOURSE RD**, ASCOT, LOT 2 / 3 RP33692

CLIENT: FOUR PRO

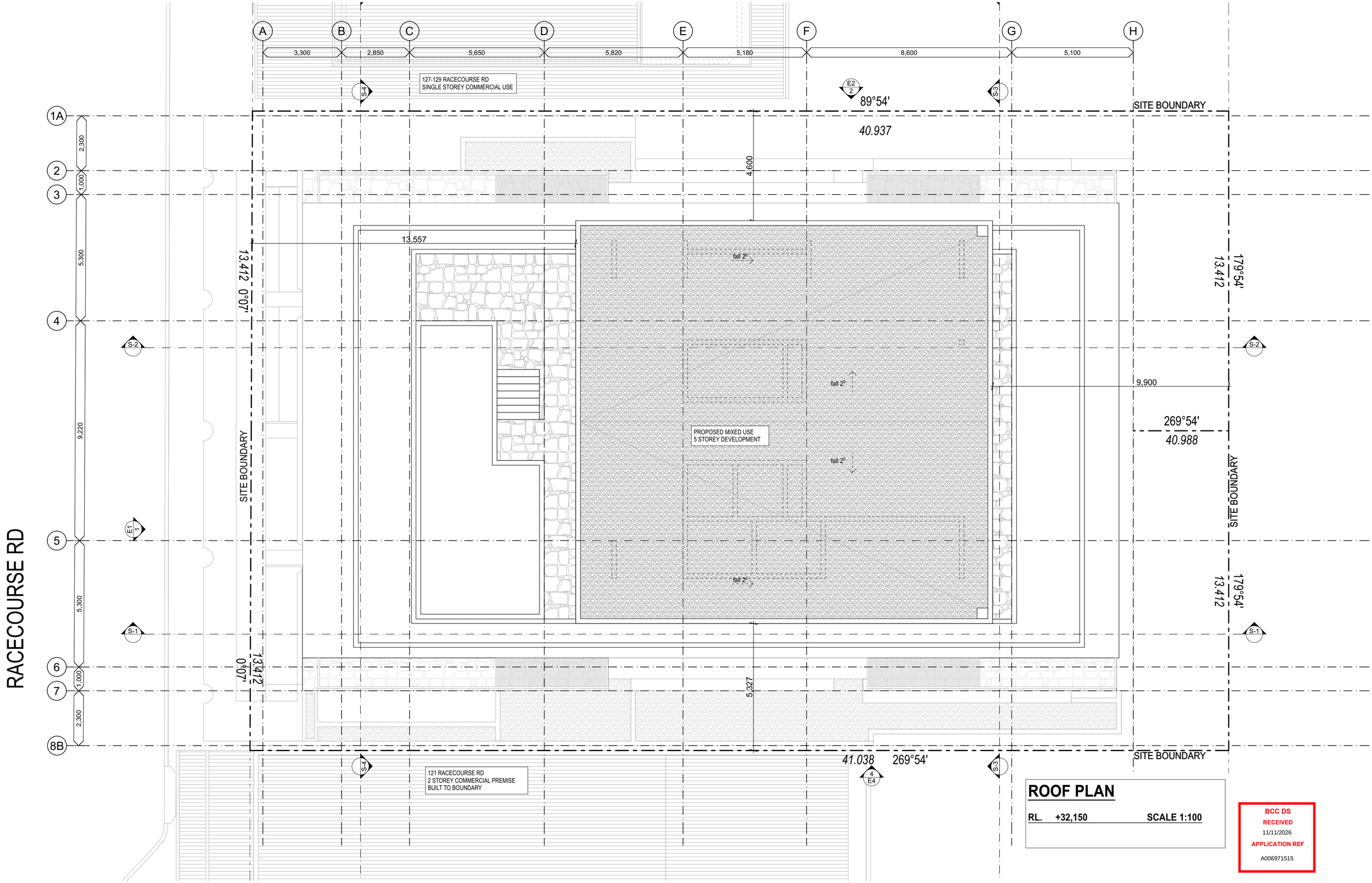
DRAWING NAME: ROOF TOP GARDEN

ISSUE	DWG NO.	DATE
TP09	A.02.08	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



ROOF PLAN

RL. +32,150 **SCALE 1:100**

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: ROOF PLAN

ISSUE	DWG NO.	DATE
TP09	A.02.09	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.

ELEVATIONS

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515



PF1 - PLANK FORM CONCRETE



SF1 - STRIP FORM CONCRETE



SOF1 - TIMBER SOFIT



CP1 - CRAZY PAVE TILING



CT1 - CHARRED TIMBER



RD01 - RENDERED BLOCKWORK



BR1 - PAINTED BRICK



STEEL DOWEL PRIVACY SCREEN



BREEZE BLOCK



WEST ELEVATION - 01

SCALE 1:100

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: ELEVATIONS

ISSUE	DWG NO.	DATE
TP09	A.04.01	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



NORTH ELEVATION - 02

SCALE 1:100

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: ELEVATIONS

ISSUE	DWG NO.	DATE
TP09	A.04.02	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



EAST ELEVATION - 03

SCALE 1:100

PF1 - PLANK FORM CONCRETE



SF1 - STRIP FORM CONCRETE



SOF1 - TIMBER SOFIT



CP1 - CRAZY PAVE TILING



CT1 - CHARRED TIMBER



RD01 - RENDERED BLOCKWORK



BR1 - PAINTED BRICK



STEEL DOWEL PRIVACY SCREEN



BREEZE BLOCK



BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: ELEVATIONS

ISSUE	DWG NO.	DATE
TP09	A.04.03	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



PF1 - PLANK FORM CONCRETE

SF1 - STRIP FORM CONCRETE

SOF1 - TIMBER SOFIT

CP1 - CRAZY PAVE TILING

CT1 - CHARRED TIMBER

RD01 - RENDERED BLOCKWORK

BR1 - PAINTED BRICK

STEEL DOWEL PRIVACY SCREEN

BREEZE BLOCK



SOUTH ELEVATION - 04

SCALE 1:100

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: ELEVATIONS

ISSUE	DWG NO.	DATE
TP09	A.04.04	9/11/2026

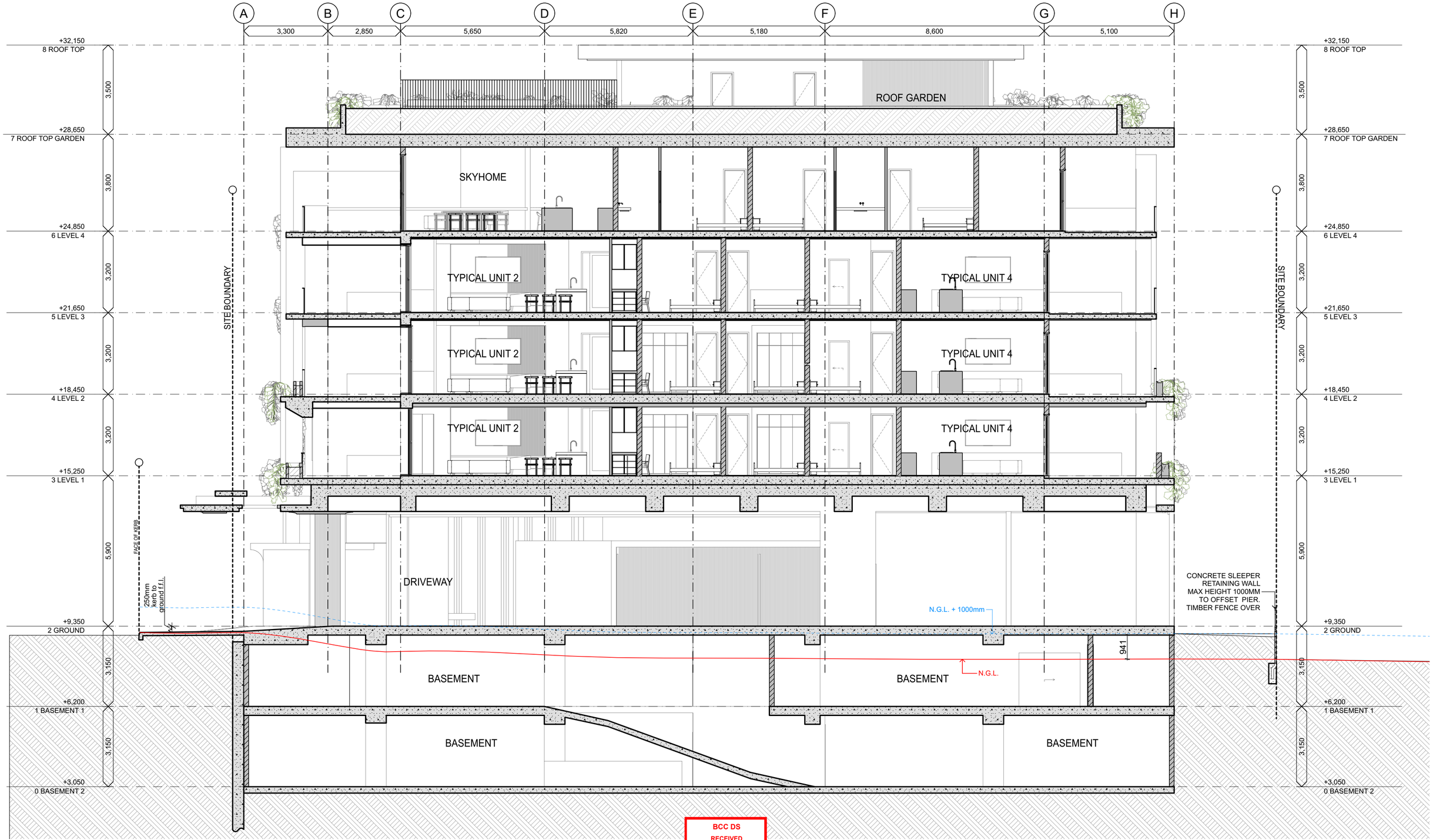
TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.

SECTIONS

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515



SECTION - 01

SCALE 1:100

BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

PROFILE ARCHITECTURE

125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.au | www.profilearchitecture.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT:
123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT:
FOUR PRO

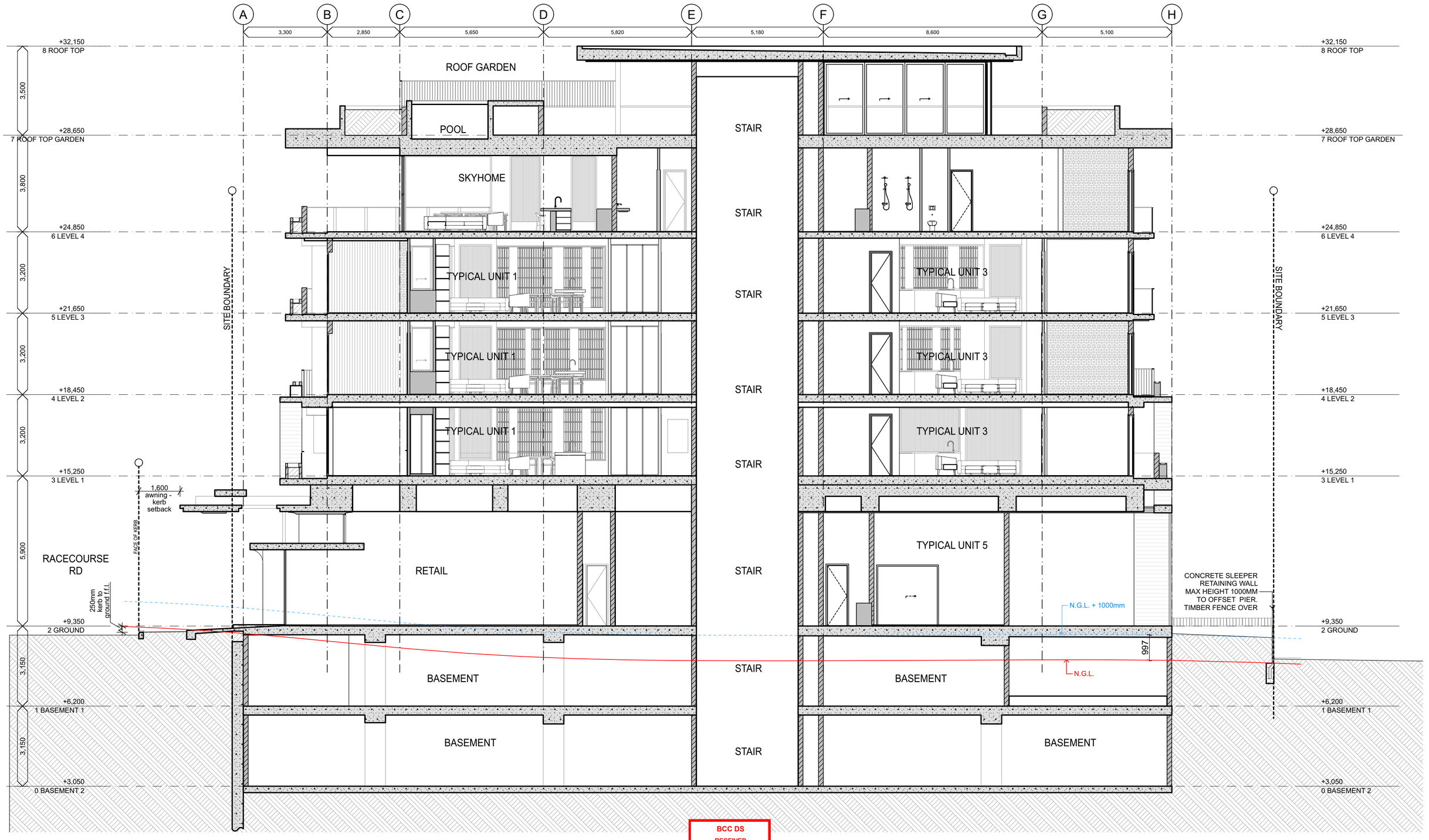
DRAWING NAME:
SECTIONS

ISSUE	DWG NO.	DATE
TP09	A.05.01	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

SECTION - 02
SCALE 1:100

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: **123 & 125 RACECOURSE RD**
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

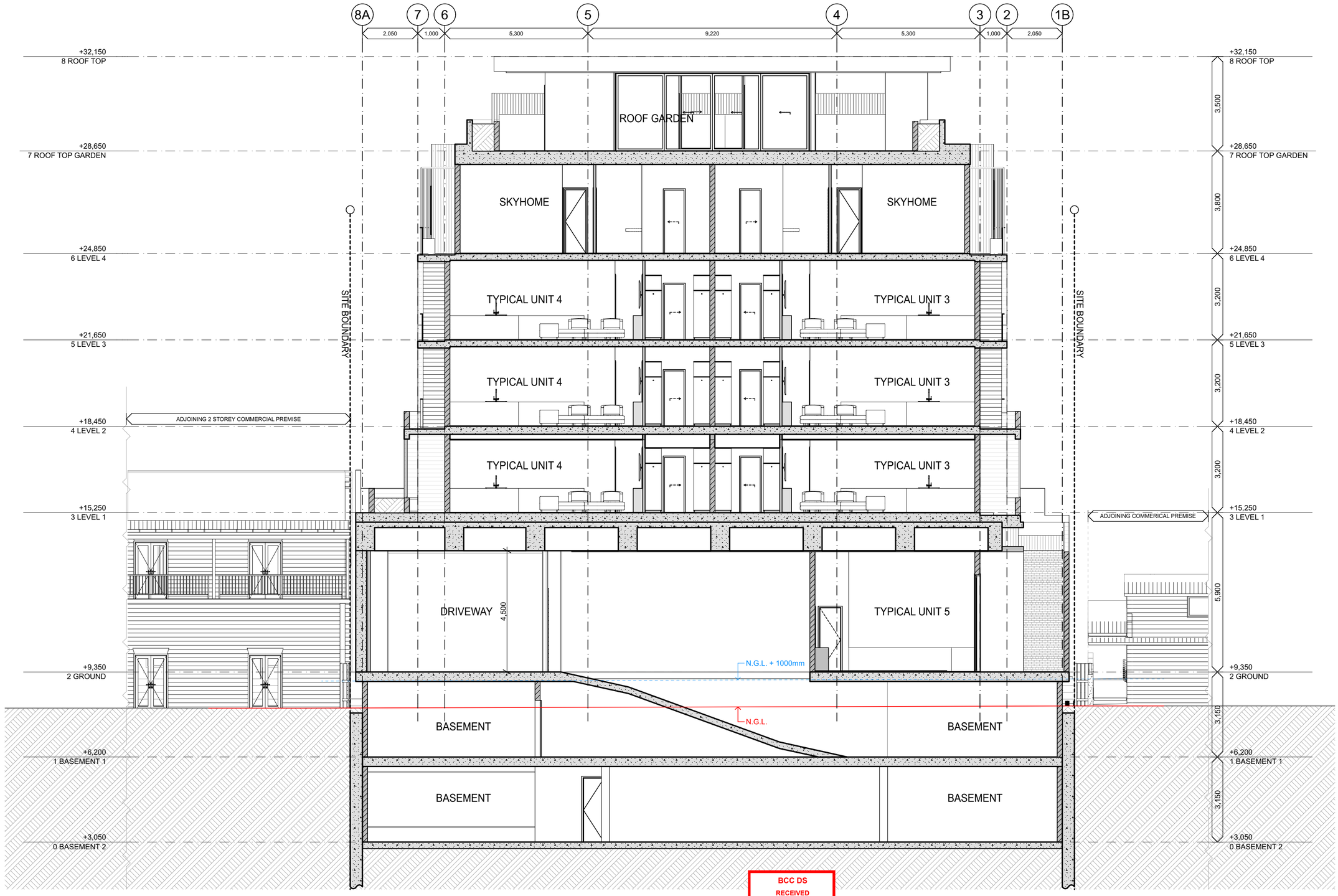
DRAWING NAME: SECTIONS

ISSUE	DWG NO.	DATE
TP09	A.05.02	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

SECTION - 03
SCALE 1:100

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT:
123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT:
FOUR PRO

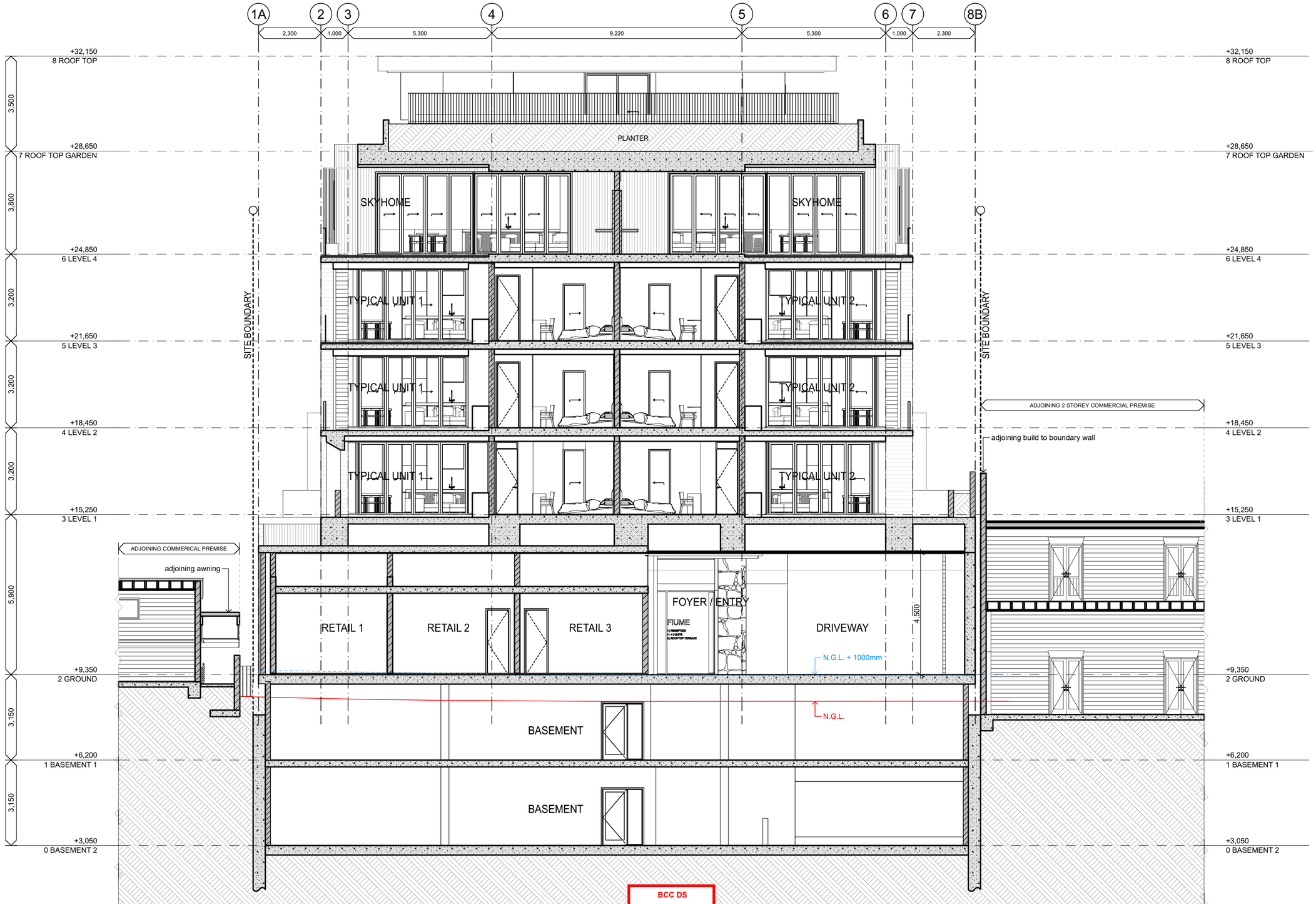
DRAWING NAME:
SECTIONS

ISSUE	DWG NO.	DATE
TP09	A.05.03	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A006971515

SECTION - 04
SCALE 1:100

PROFILE ARCHITECTURE
125 Racecourse Rd Ascot 4007
P 0431 575 492 | info@profilearchitecture.com.au | www.profilearchitecture.com.au

ISSUE	DATE	DESCRIPTION
TP1	24/11/25	TOWN PLANNING - DRAFT ISSUE
TP2	06/02/26	TOWN PLANNING - DRAFT ISSUE
TP3	17/02/26	TOWN PLANNING - DRAFT ISSUE
TP4	26/02/26	TOWN PLANNING - SUBMISSION
TP5	26/06/26	TOWN PLANNING - BCC RESPONSE
TP6	06/07/26	TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES
TP7	07/07/26	TOWN PLANNING - BCC RESPONSE
TP8	08/07/26	TOWN PLANNING - BCC RESPONSE - XOVER UPDATE
TP9	09/11/26	TOWN PLANNING - BCC RESPONSE

PROJECT: 123 & 125 RACECOURSE RD
ASCOT
LOT 2 / 3 RP33692

CLIENT: FOUR PRO

DRAWING NAME: SECTIONS

ISSUE	DWG NO.	DATE
TP09	A.05.04	9/11/2026

TOWN PLANNING - BCC RESPONSE

PROJECT NO 060421
SCALE: 1:100
1:100 @ A2

Do not scale from drawings. Contractor to verify all dimensions and levels on job prior to commencing any work or making workshop drawings. Notify architect immediately of any discrepancies. The concept and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.