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APPLICATION REF
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ONE ONE TWO RESIDENCES

DEVELOPMENT APPLICATION I.R. RESPONSE
112 RACECOURSE RD, ASCOT
BRISBANE, QLD
JULY 2026

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INFORMATION

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INFORMATION

APPLICATION DETAILS AND CONSULTANTS

APPLICANT
111.COMPANY & PARK LANE PLANNING
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PH - 0459 480 262

APPLICATION
DEVELOPMENT APPROVAL

PROPERTY DESCRIPTION
LOT/PLAN 19&20 on RP33675

STREET ADDRESS
112 RACECOURSE ROAD, ASCOT, BRISBANE, QLD

CLIENT
SKYHOLD & MUSCOLINO SHAW

ARCHITECT
111.company
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LANDSCAPE ARCHITECT
PAUL BANGAY STUDIO
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TOWN PLANNER
Park Lane
Contact: Alex Tonkin
Ph - 0438943203

STRUCTURAL ENGINEER
EDGE Consulting
Contact: Sam Hale
Ph - 0407 638 652

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01
PROJECT SUMMARY

PROJECT SUMMARY

ARCHITECTURAL STATEMENT

The proposed five-storey multiple dwelling development has been designed to deliver a high-quality, subtropical architectural outcome that responds positively to the local streetscape and climatic conditions.

The building form is articulated through a series of horizontally expressed layers, defined by deep balconies and a consistent robust material palette of hand-crafted masonry and fluted wall elements.

These materials provide a durable, low-maintenance outcome while introducing fine-grain texture, shadow, and visual depth. The incorporation of curvilinear balcony edges and a sculpted entry element reduces the perceived bulk and scale of the building, contributing to a softer, more human-scaled presentation to the street.

The ground level is carefully curated to achieve an harmonious and legible interface with the public realm. A curved entry structure clearly defines the primary pedestrian arrival, enhancing wayfinding and creating a sense of address, through a curved perforated enclosure, into a circular entry foyer.

Private enclosed garages are integrated discreetly within the built form, ensuring that vehicle accommodation does not dominate the street frontage. The design maintains an appropriate balance between built form and landscape, contributing to a high-quality public realm outcome.

The development adopts a subtropical design response through deep planting zones, integrated planters, and layered landscaping across all levels. This approach supports urban greening objectives, improves microclimate, and provides passive shading to habitable spaces. Planting along balcony edges enhances privacy while maintaining opportunities for outlook and natural ventilation.

Communal open space is provided at the rooftop level, where residents have access to a pool, landscaped recreation areas, and outdoor dining facilities. These spaces are designed to maximise amenity, encourage social interaction, and take advantage of prevailing breezes and outlook, consistent with subtropical living principles.

In summary, the proposal represents a crafted considered architectural response that enhances neighbourhood character, contributes positively to the streetscape, and delivers a high standard of residential amenity.



PROJECT SUMMARY

DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

PROPERTY DESCRIPTION: LOT/PLAN 19&20 on RP33675

STREET ADDRESS: 122 RACECOURSE RD, ASCOT
BRISBANE, QLD

SITE AREA: 819.2M²

NO. OF STOREYS: 5

TOTAL GFA: 2082.1M²

SITE COVER: 82.8% (678.3M²)

PROPOSED PARKING:

RESIDENT CAR BAYS: 15

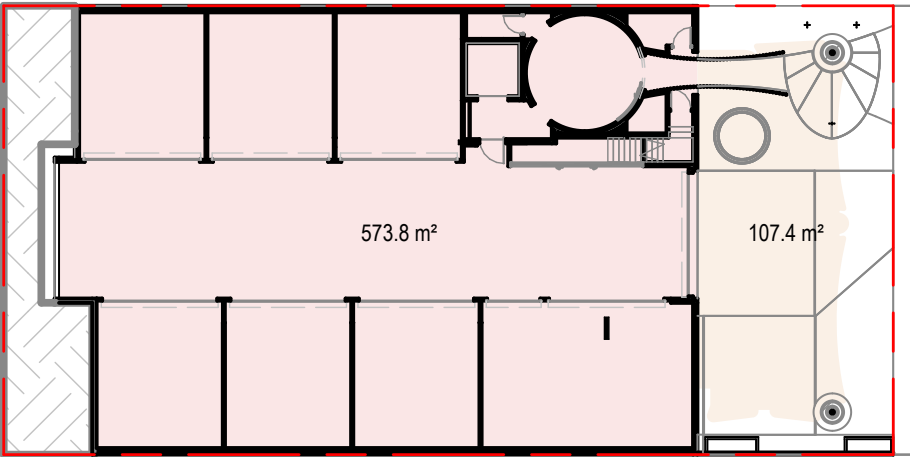
VISITOR CAR BAYS: 02

PWD BAYS: 00

TOTAL CAR BAYS 17

BICYCLE PARKING: 2

SITE COVER



PLANTING AREA

Level	Name	Area
GROUND LEVEL	DEEP LANDSCAPING	32.5 m²
GROUND LEVEL	DEEP PLANTING	25.7 m²
LEVEL 01	DEEP PLANTING	64.8 m²
LEVEL 01	PLANTING	113.2 m²
LEVEL 02	PLANTING	14.5 m²
LEVEL 03	PLANTING	14.5 m²
LEVEL 04	PLANTING	58.7 m²
ROOF TERRACE	PLANTING	99.9 m²
LANDSCAPE TOTAL		423.8 m²

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AREA PLAN

		AREA INTERNAL m²	AREA BALCONY m²	LANDSCAPE m²	GFA m²	PRIVATE OPEN AREA m²	CORE AREA m²	CAR PARKING	GBA m²
GROUND LEVEL				57.50	557.4		13.4	2 Visitor	570.9
LEVEL 1	Apartment 1	3BED+MPR	198.34	30.9	397.2	96.8	41.4	2	438.6
	Apartment 2	3BED+MPR	198.34	62.5				2	
LEVEL 2	Apartment 1	3BED+MPR	198.34	30.9	397.2	68.4	41.4	2	438.6
	Apartment 2	3BED+MPR	198.34	30.9				2	
LEVEL 3	Apartment 1	3BED+MPR	198.34	30.9	397.2	68.4	41.4	2	438.6
	Apartment 2	3BED+MPR	198.34	30.9				2	
LEVEL 4	Penthouse	4BED+MPR+STUDY	324.02	115.4	324	120.8	31.4	3	355.4
ROOF TERRACE		COMMON AREA	140.73		9	280.7	21.3		30.3
		PRIVATE AREA	140.00						

TOTAL				423.40	2082	635.1	190.3	15	2272.4
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***Site Cover:** of development, means that portion of net site area a site covered by a building, fixed structure or outdoor storage area, but not including unroofed parking areas. For commercial development, the following are not included for the purpose of calculating site coverage: (1) a basement that does not extend more than one metre above ground level to the top of the slab; (2) pedestrian awnings adjoining the street frontage; (3) unenclosed pedestrian decks adjoining the street frontage; (4) and transparent or translucent roof structures.

***Gross Floor Area (GFA):** The maximum gross floor area of a building measured from the outside of external walls or the centre of party walls. This term includes all roofed areas, except for the area of any roof overhang, beyond the perimeter building walls. This term excludes the following: (1) any areas of the building situated below the natural ground level as measured at the perimeter of the building, including a basement not exceeding 1 m above ground level. (Any floor area of that portion of a basement exceeding 1.0 metre above ground level must be included in the GFA); (2) any areas of uncovered roof; any

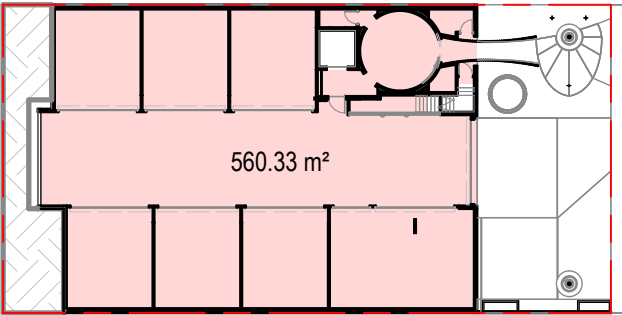
landscaped planter boxes, or fire separation, safety, emergency or maintenance ledges that are 1.1 metres wide or less; (3) any areas on the topmost part of the building used for lift motor rooms, lifts or stairwells, or air conditioning or other mechanical or electrical plant; (4) the area of any individual balcony where the width of such a balcony does not exceed 3.2 metres measured from the exterior wall of the building. The balcony must be accessible from only one dwelling or accommodation unit. The total area of balconies on any floor must not exceed 20% of the GFA of the floor upon which the subject balconies are situated;

(5) unenclosed cantilevered areas at the ground level storey, provided that the cantilevered area is no more than 2.8 metres in width and does not exceed 20% of the GFA of the ground level storey. This area must not be used as a carport; (6) the areas of any 'aesthetic void' on the floor; (7) and the area of any unenclosed port cochere.

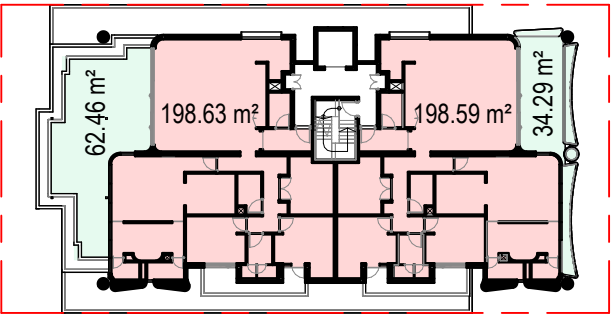


GROSS FLOOR AREA

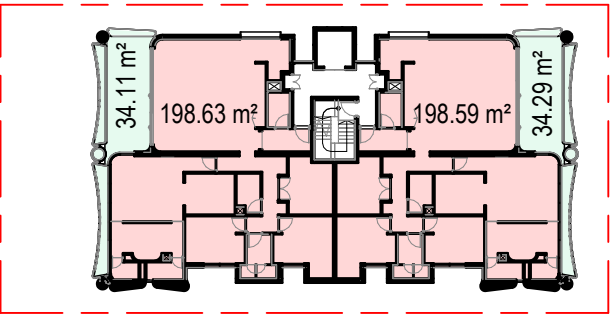
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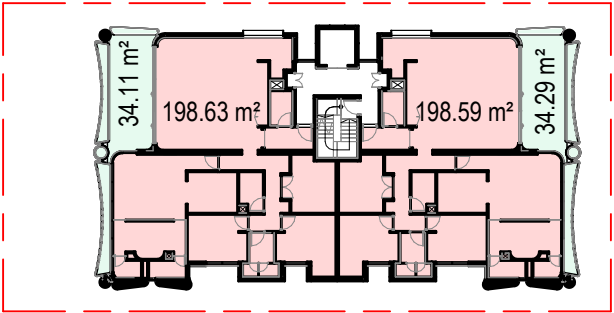
AREA GROUND LEVEL
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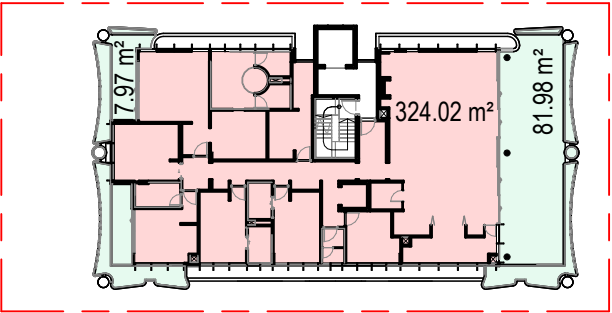
AREA LEVEL 01
1 : 500



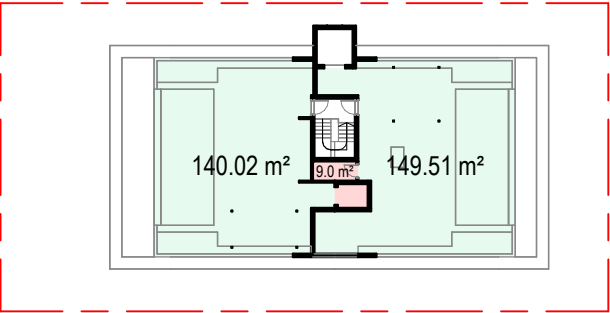
AREA LEVEL 02
1 : 500



AREA LEVEL 03
1 : 500



AREA LEVEL 04
1 : 500



AREA ROOF TERRACE
1 : 500

AREA SCHEDULE - GFA		
Classification	Area	Site Area %
GROUND LEVEL		
GFA	560.3 m²	68.4%
LEVEL 01		
GFA	397.2 m²	24.2%
LEVEL 02		
GFA	397.2 m²	24.2%
LEVEL 03		
GFA	397.2 m²	24.2%
LEVEL 04		
GFA	324.0 m²	39.5%
ROOF TERRACE		
GFA	9.0 m²	1.1%
GFA TOTAL	2085.0 m²	

PRIVATE OPEN SPACE	
Classification	Area
LEVEL 01	
POS	96.8 m²
LEVEL 02	
POS	68.4 m²
LEVEL 03	
POS	68.4 m²
LEVEL 04	
POS	120.8 m²
ROOF TERRACE	
POS	289.5 m²
POS TOTAL	643.9 m²

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PROJECT SUMMARY

PLANTING AREA

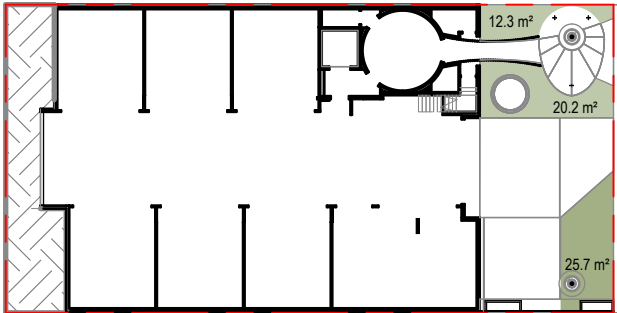
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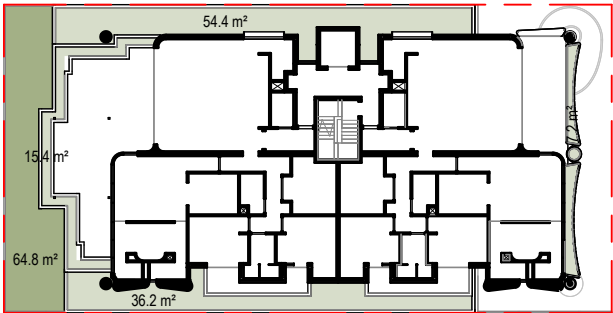
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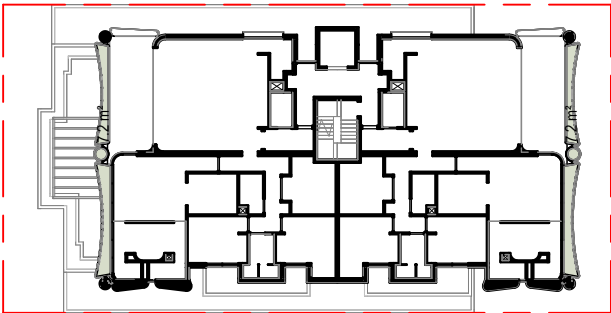
GROUND LEVEL

1 : 500



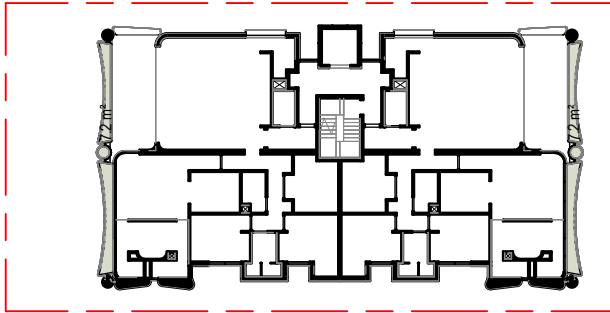
LEVEL 01

1 : 500



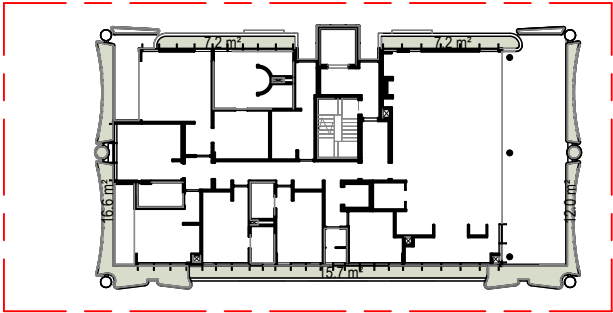
LEVEL 02

1 : 500



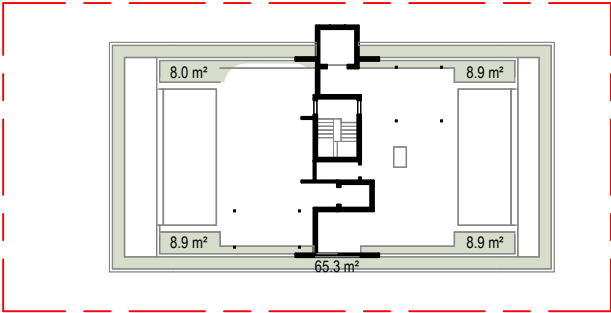
LEVEL 03

1 : 500



LEVEL 04

1 : 500



ROOF TERRACE

1 : 500

PLANTING AREA		
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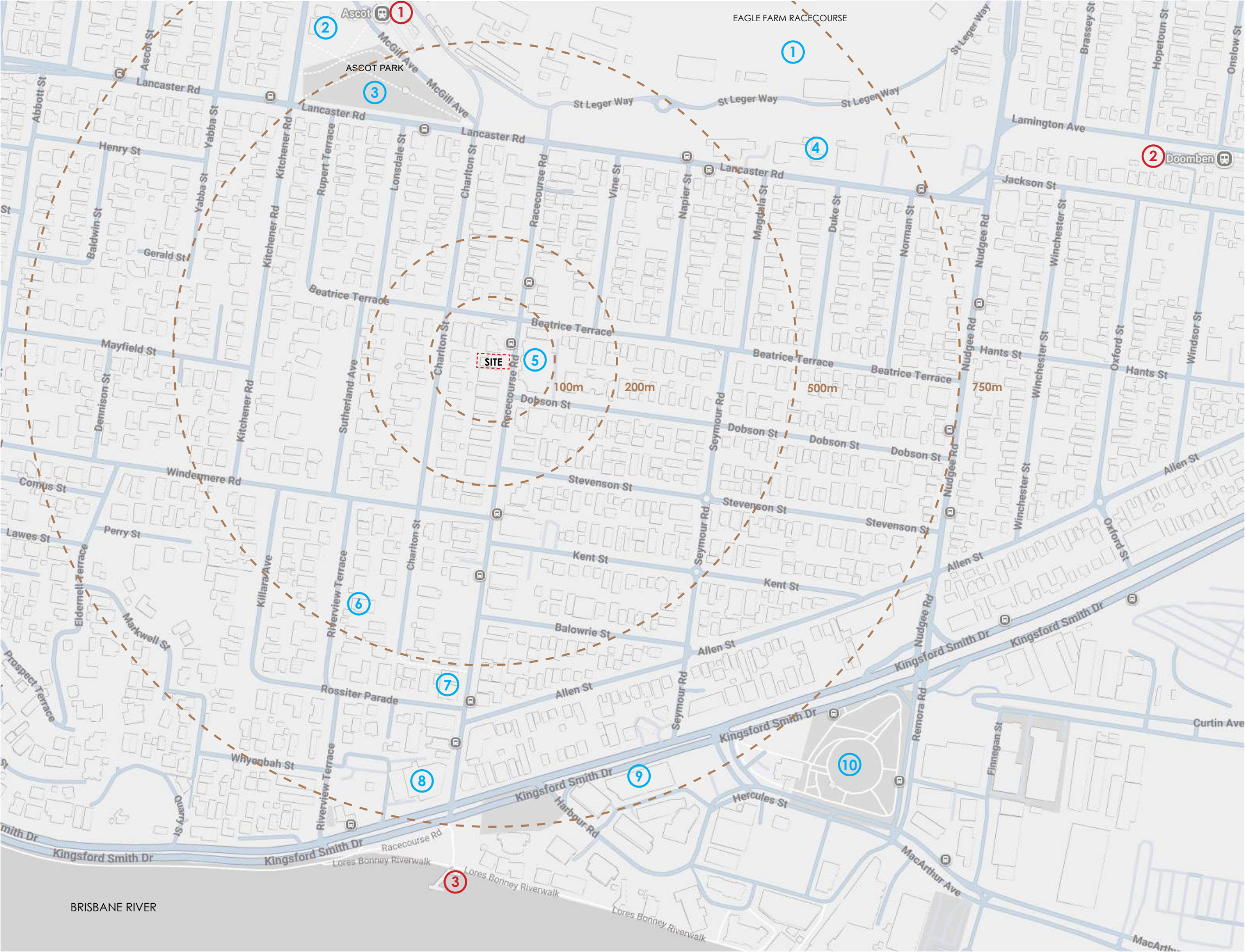


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02
URBAN CONTEXT & SITE ANALYSIS

URBAN CONTEXT AND SITE A

GREATER CONTEXT



- 1. EAGLE FARM RACECOURSE
- 2. ASCOT CHILDREN'S CENTRE
- 3. ASCOT PARK
- 4. ASCOT AQUATIC CENTRE
- 5. COLES SUPERMARKET
- 6. S. AUGUSTINE'S CHURCH
- 7. HAMILTON LIBRARY
- 8. HAMILTON HOTEL
- 9. WOOLWORTHS METRO
- 10. HERCULES STREET PARK

- 1. ASCOT STATION
- 2. DOOMBEN
- 3. BRETT'S WHARF FERRY TERMINAL

FIG. 01. GREATER CONTEXT MAP

SITE PHOTOGRAPHY

LOT/PLAN 19&20 ON RP33675
122 RACECOURSE RD, ASCOT
BRISBANE, QLD

KEY

-  SUBJECT SITE
- 01 SUBJECT SITE FROM RACECOURSE RD - SOUTH
- 02 SUBJECT SITE FROM RACECOURSE RD - NORTH

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03
DESIGN PROPOSAL

This development is located adjacent commercial precinct and is conceived as a carefully considered transition between the active retail frontages to the north and the established residential developments to the south. The architectural approach seeks to cohesively integrate a contemporary design language within this mixed context, responding to both the scale and character of its surroundings while establishing a distinct yet complementary identity.

The apartment levels reinforce the prevailing street rhythm by aligning with the height of the adjoining retail canopy, maintaining continuity within the commercial streetscape. This built form is deliberately set back to introduce a manicured landscaped ground plane, softening the interface between public and private realms and providing a transitional threshold that reflects the shift toward residential occupation.

Above, the ground plane residential levels extend outward in a controlled cantilever, supported by sculptural columns that reinterpret classical architectural elements in a contemporary manner. These columns flare at their base, anchoring the building visually to the ground plane while contributing a sense of permanence and crafted expression.

A key aspect of the façade composition is the deliberate avoidance of long, continuous horizontal balustrade elements, which act to diminish the perceived scale and articulation of the building. Instead of a 16-metre uninterrupted edge, the design introduces two sculpted columns at either end of the façade, with a centrally located circular planter interrupting the span. This planter acts as a unifying hinge, breaking down the building's horizontal expression into a more refined and human-scaled composition, while also integrating landscape directly into the built form. Together, these elements create rhythm, depth, and visual interest, reinforcing the cohesive architectural language.

The undercroft is richly articulated with curved stepped soffit 'ripple' elements that echo the geometry of the upper levels, enhancing the relationship between base and form above. The recessed lower level façade is expressed in darker tones, incorporating fluted wall elements and a finely detailed vehicle door, adding texture and depth at the pedestrian and street interface.

Entry to the building is defined by a subtle curved canopy that leads into the residential foyer. This arrival sequence is reinforced by a landscaped pathway framed by slender metallic rods and complemented by a water feature, creating a layered and engaging transition from the public realm to the private spaces.

The incorporation of gentle curves throughout the façade softens the overall building expression, balancing its structural clarity with a more tactile and human-centred approach. The use of traditional materials, particularly brickwork, further grounds the development within its context, reinforcing its residential character while contributing to a cohesive and enduring streetscape outcome.



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DESIGN PROPOSAL
BUILDING ENTRY VIEW

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04

FUNCTIONALITY & PLANNING

FUNCTIONALITY & PLANNING

PROGRAM

Overview

The 5 storey building is accessed via a pedestrian entry along the northern boundary in order to avoid a significant street tree on the southern side which is to be retained.

Parking is located at ground level with the driveway crossover also pushed towards the north to clear the existing tree. The ground level incorporates private garages for each apartment and the pedestrian entry foyer. The parking level is open towards the rear to give access to a landscaped backyard.

The building steps back from the side boundaries at level 1. Levels 1-3 are typical apartments (2 per floor) with level 4 accommodating a single penthouse.

An open roof top terrace is allocated for use by the typical apartments on the eastern side and the western side is for private use of the penthouse.

Privacy

The western rear setback is generous with significant landscaping to protect neighbours' privacy. Bedroom windows to the south are reduced in size and utilise obscured glass on level 2 to maintain privacy. Level 1 is screened with a planter and generous vegetation. Above level 2 there are no overlooking issues along the southern boundary.

The northern façade incorporates only one kitchen slot window on the lower levels for each apartment. These are offset from window locations of the northern development.

The typical lift lobbies have north facing slot windows, however as this is only a transition space it does not represent a privacy issue for the northern building.

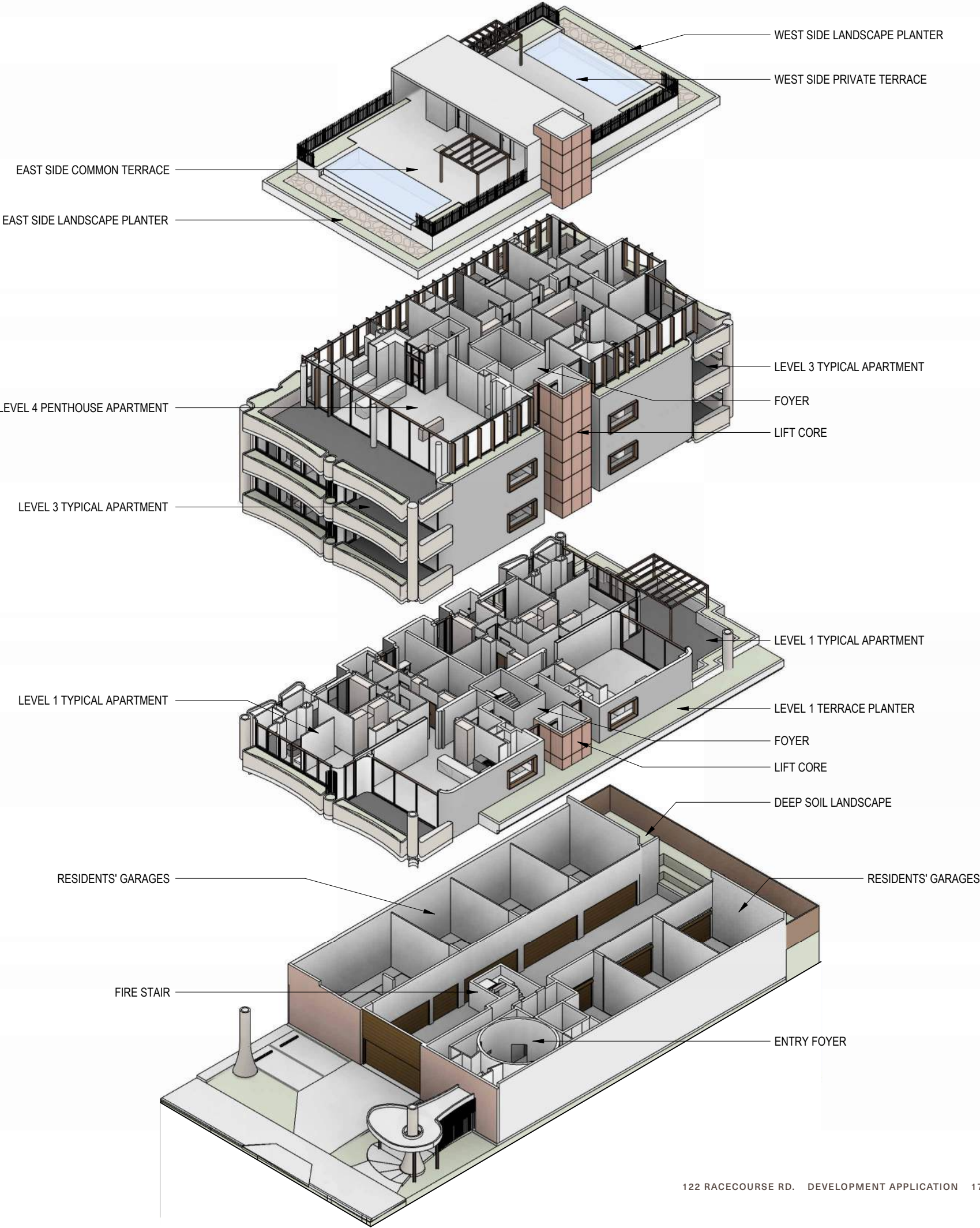
Facilities

Residents' facilities are provided at roof level. They incorporate a pool, BBQ facilities and open deck space for use of residents. The penthouse has its own rooftop pool located to the west. The roof top areas incorporate generous landscaping.

Building Articulation

The building form steps back from the side and rear boundaries at level 1. The level 4 penthouse steps back an additional one metre from the side facades and a generous 5m setback from the street façade. This ensures that the building form is expressed as a 4 storey structure to pedestrians at street level.

The roof deck areas are set back from the building perimeter by 1.5m along the sides and 4m from the street and rear facades, greatly reducing the angles at which they are visible from street level.



FUNCTIONALITY & PLANNING

SITE ACCESS & PARKING

15 residential car parking spaces are located within the ground level parking area.

Each apartment has its own private garage which includes a minimum 3sq.m zone for storage.

2 visitor parking and 2 bicycle parking bays are located at street level in front of the building.

To maintain an existing street tree, the driveway crossover width is reduced but still allows sufficient width for incoming and outgoing cars to pass each other.

Pedestrian access is via an external entrance canopy into a circular foyer space.

- KEY
- RESIDENT PARKING

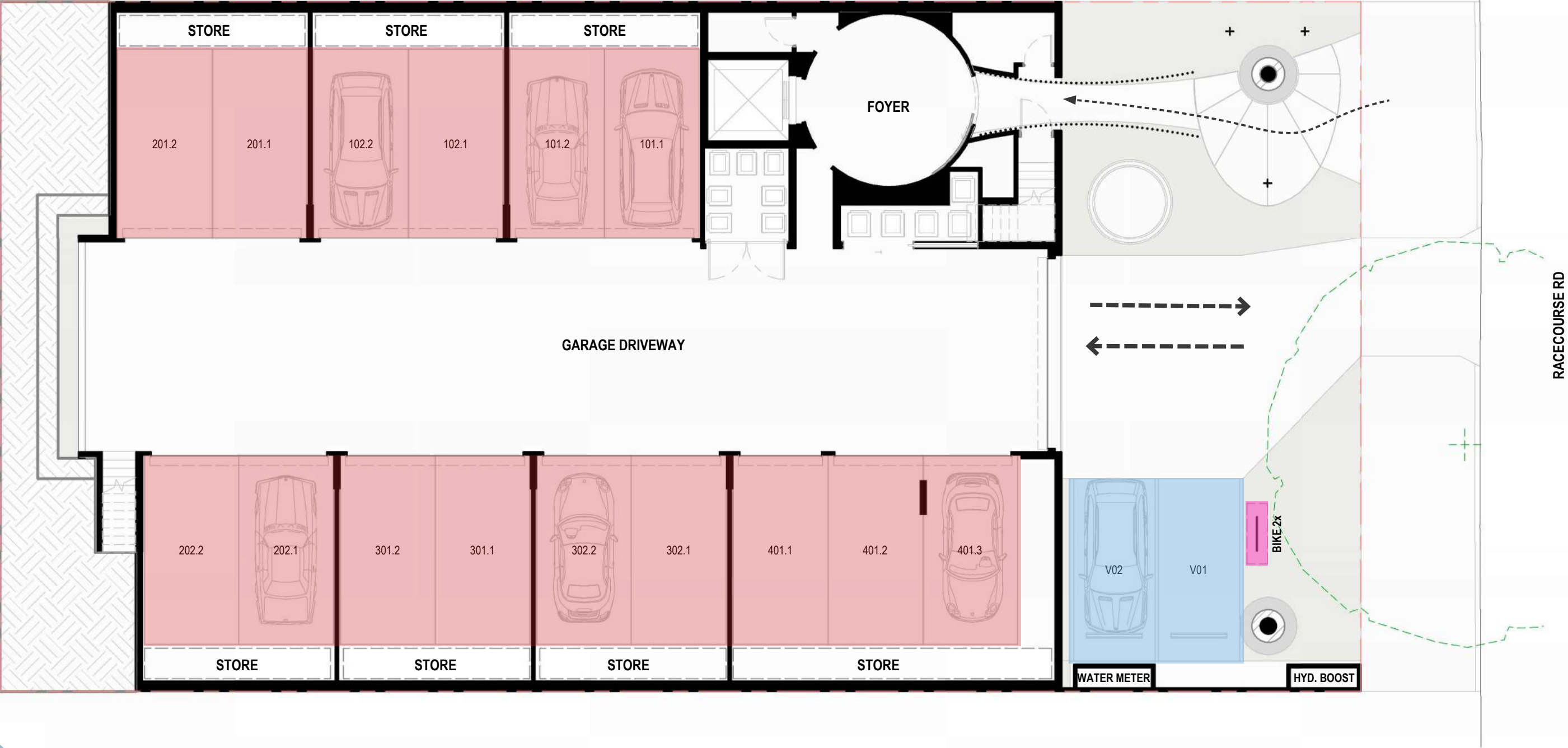
BICYCLE PARKING

VISITOR PARKING

RESIDENTS STORAGE CAGE

PEDESTRIAN ACCESS

VEHICULAR ACCESS



FUNCTIONALITY & PLANNING
WASTE MANAGEMENT & DELIVERIES

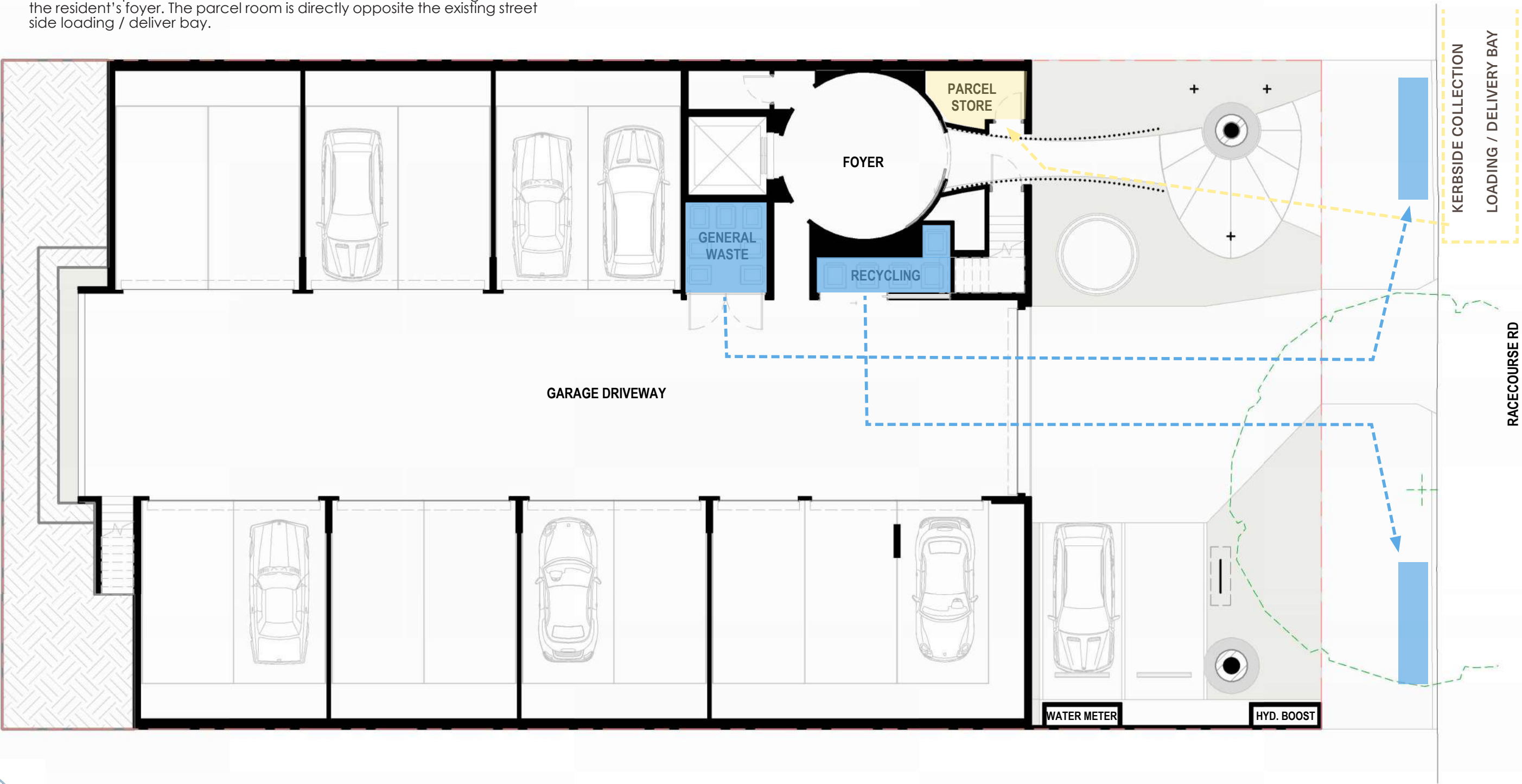
All waste bins are in an enclosure within the ground level parking area.

The development provides four (4) 360L general refuse bins and four (4) 360L recycling bins, which are shared between all residents.

The bins are wheeled out on collection days for kerbside pick up adjacent to the existing loading bay zone.

A dedicated parcel room is accessible to couriers without having to enter the resident's foyer. The parcel room is directly opposite the existing street side loading / deliver bay.

- KEY
- WASTE COLLECTION BAY
 - LOADING / DELIVERY BAY
 - WASTE DELIVERY ROUTE (PEDESTRIAN)
 - DELIVERY ROUTE



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SHADOW DIAGRAMS
SUMMER SOLSTICE : 22 DECEMBER

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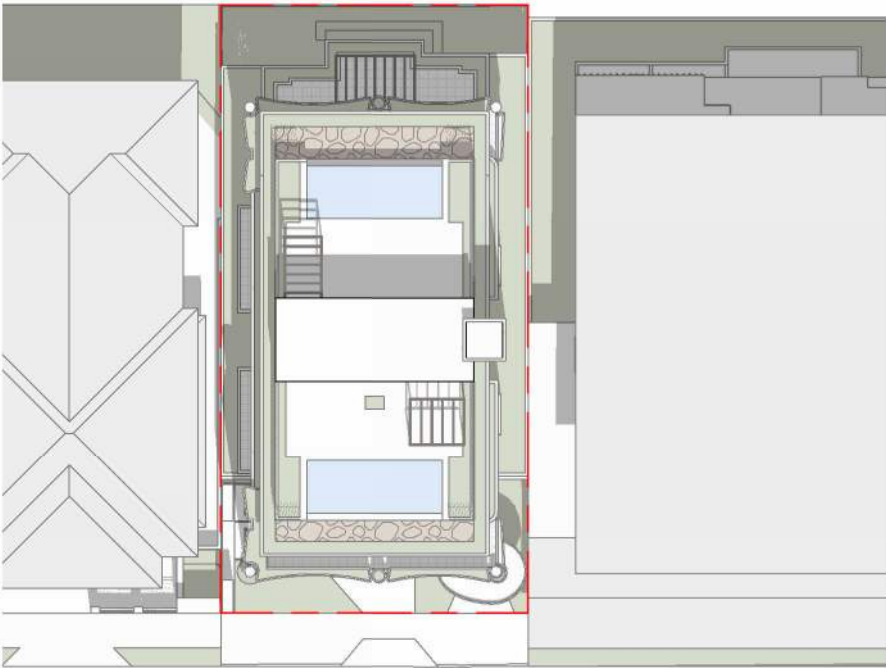


FIG. 02. 22 DECEMBER 9:00AM

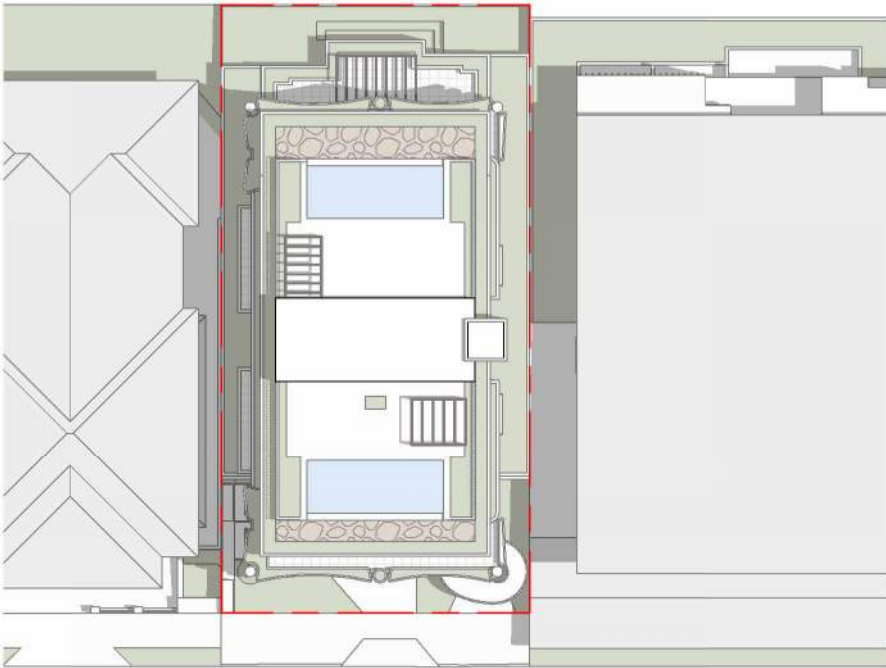


FIG. 03. 22 DECEMBER 12:00PM

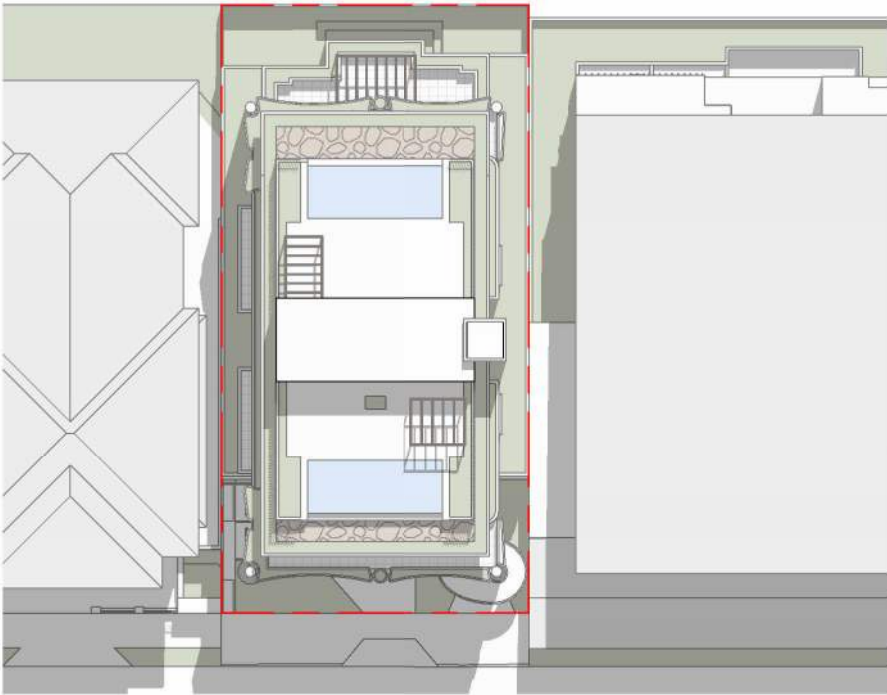


FIG. 04. 22 DECEMBER 3:00PM

- KEY
- SUBJECT SITE
 - PROPOSED SHADOW
 - SUBJECT SITE SHADOW

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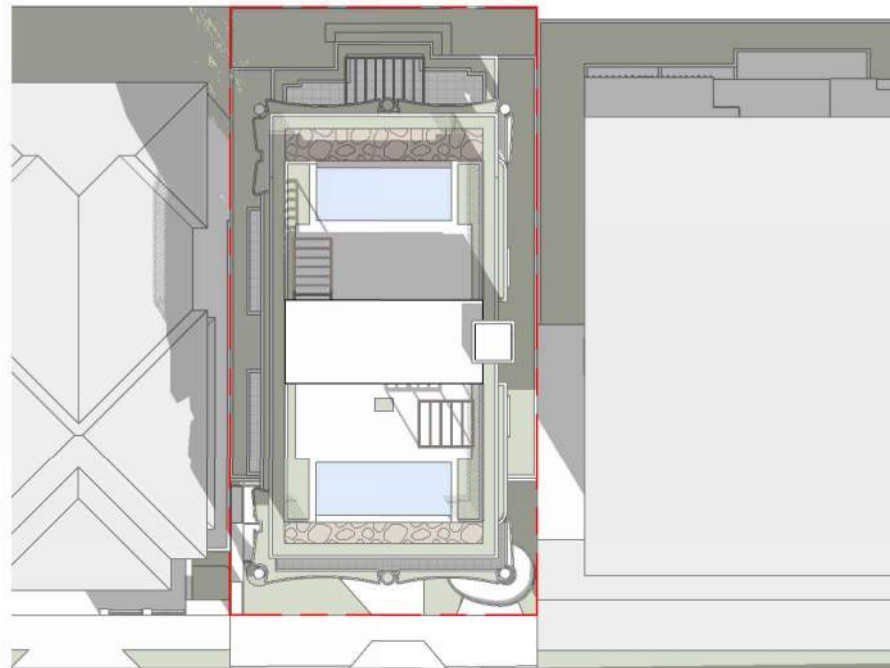


FIG. 05. 21 MARCH / 23 SEPTEMBER 9:00AM

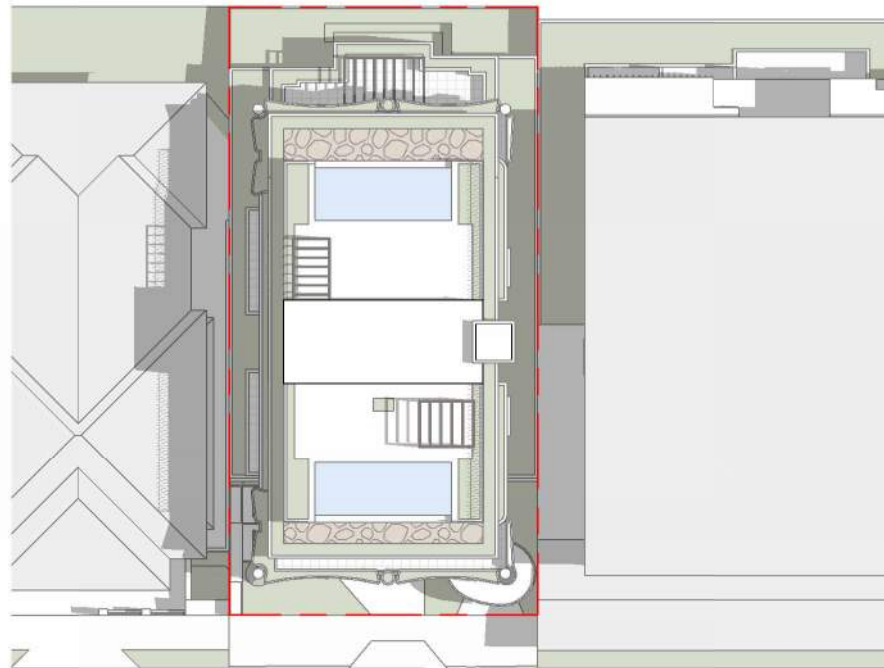


FIG. 06. 21 MARCH / 23 SEPTEMBER 12:00PM

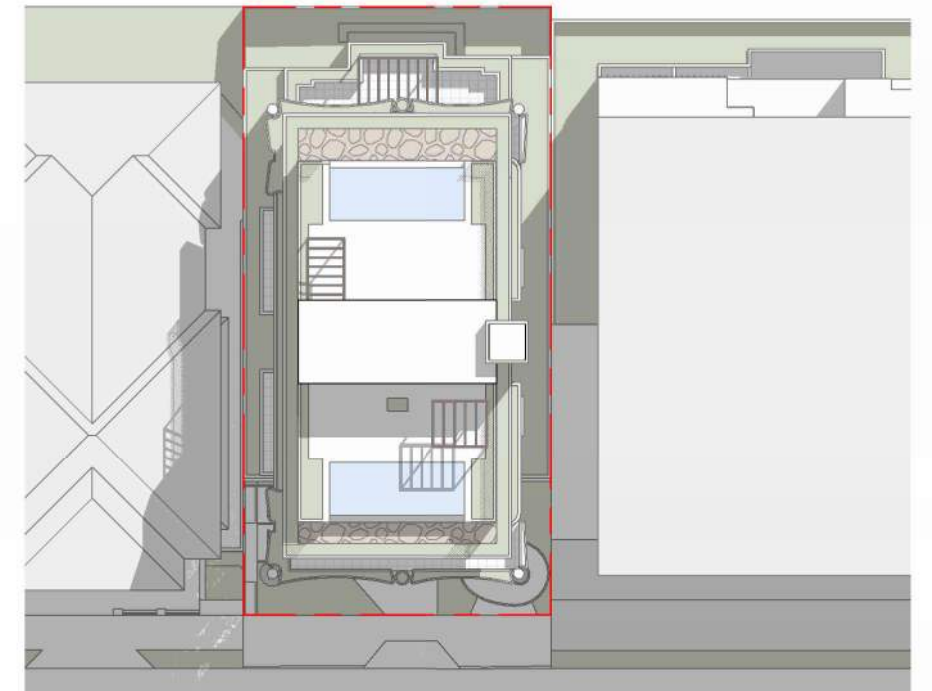


FIG. 07. 21 MARCH / 23 SEPTEMBER 3:00PM

KEY

-  SUBJECT SITE
-  PROPOSED SHADOW
-  SUBJECT SITE SHADOW

SHADOW DIAGRAMS
WINTER SOLSTICE: 22 JUNE

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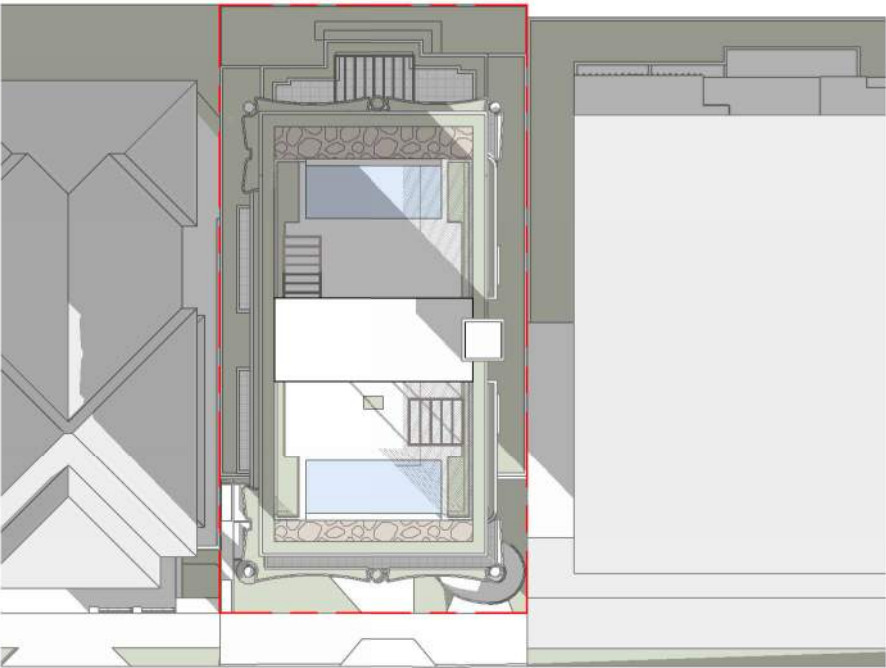


FIG. 08. 22 JUNE 9:00AM

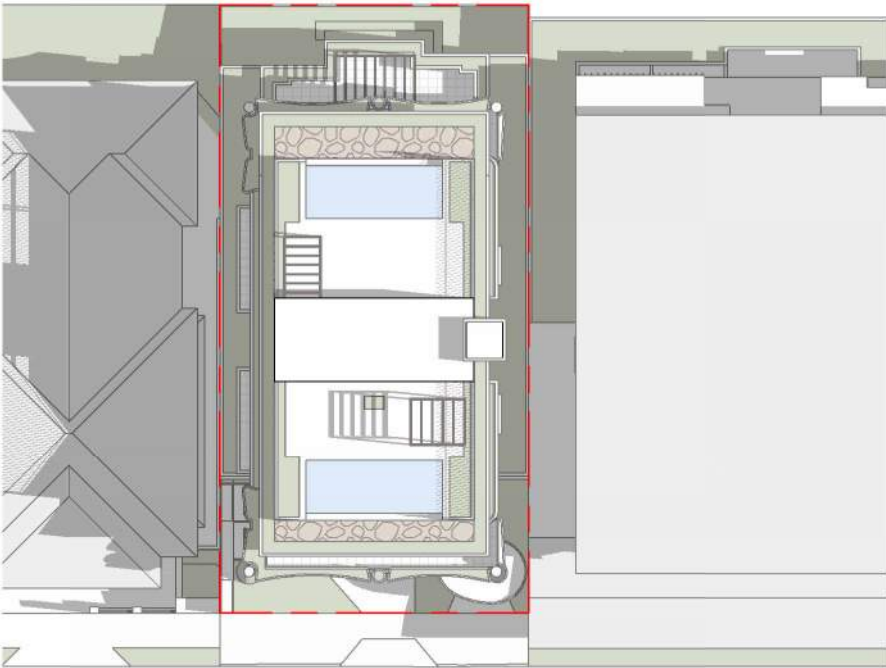


FIG. 09. 22 JUNE 12:00PM

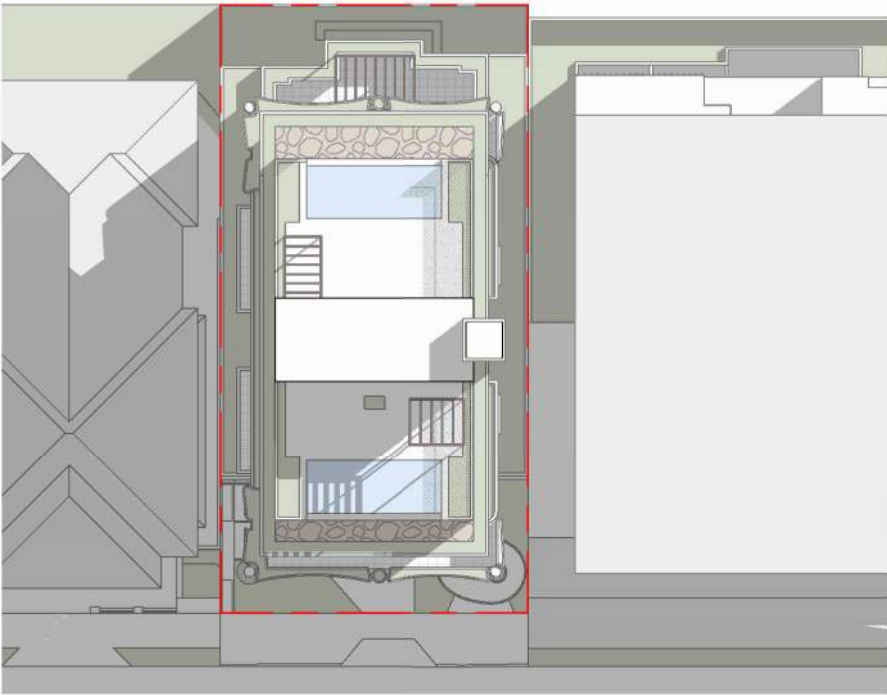


FIG. 10. 22 JUNE 3:00PM

- KEY
- SUBJECT SITE
 - PROPOSED SHADOW
 - SUBJECT SITE SHADOW

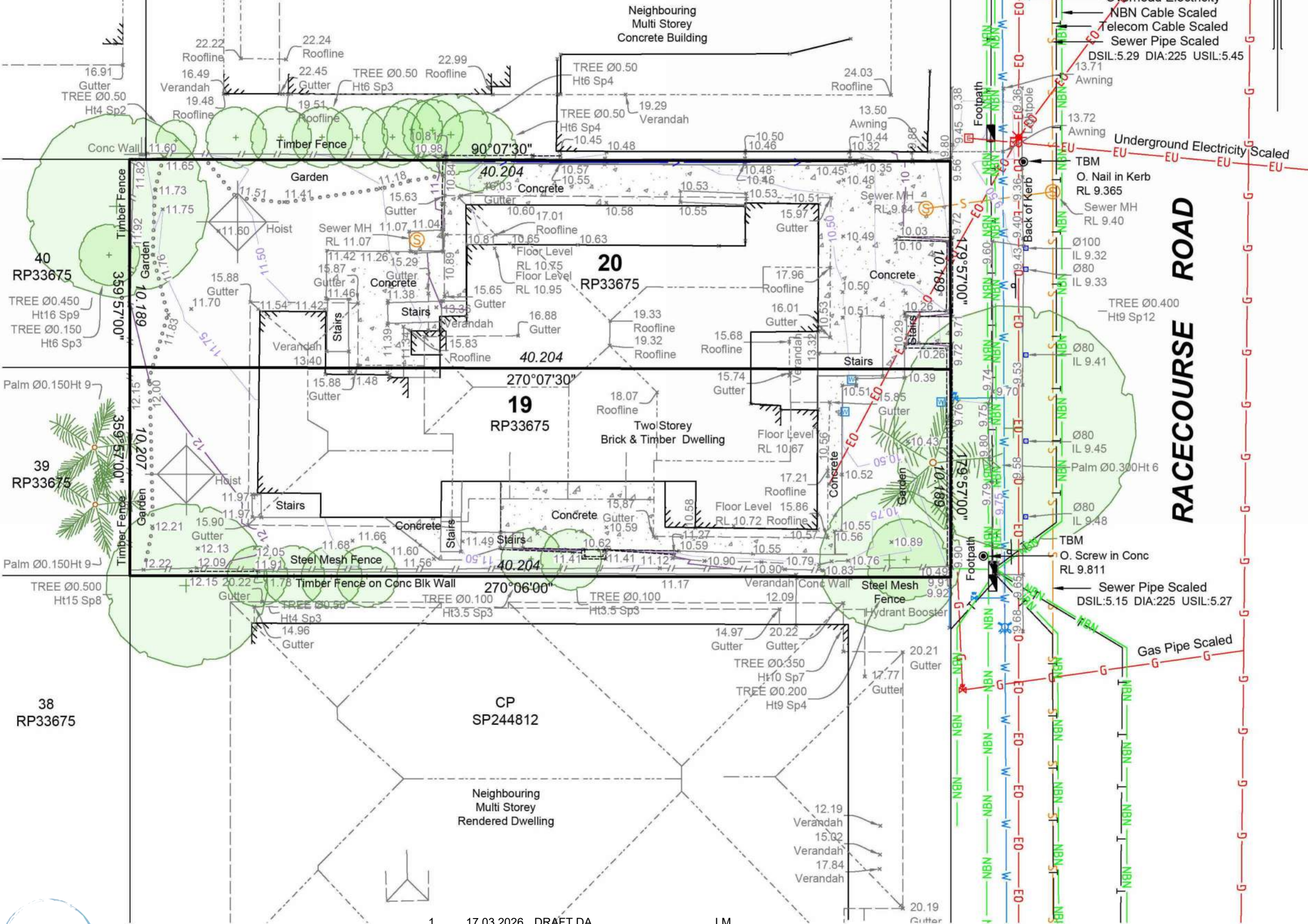
BCC DS
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06
ARCHITECTURAL DRAWINGS

BCC DS
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APPLICATION REF
A007001997

CP
SP302675

176
RP33684



Project:
112 Racecourse Road,
Ascot.

Client:
MUSCOLINO SHAW

Associated Consultant:
Skyhold Project 10 Pty Ltd

Title:
Detail Survey
Lot 19 & 20 on RP33675
Locality of ASCOT
Local Government of BRISBANE CITY

Note:

The boundaries shown hereon were not marked at the time of survey and have been derived from IS232129. Easement and adjoining lot information, including boundaries, have been derived from Smartmap.

The levels shown were existing at the surveyed date and may not represent the Local Authority's definition of Ground Level.

Only visible surface features of services shown hereon have been located, where possible, by field survey. If not able to be located, services have been scaled from records and noted hereon.

Prior to any demolition, excavation or construction on the site the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

Sewer (from BCC DBYD)	S
Water (from BCC DBYD)	W
Electricity - Overhead	EO
Electricity - Underground (from Energex DBYD)	EU
Telecommunications (from Telstra DBYD)	T
NBN Cables (from nbn DBYD)	NBN
Gas (from APA Group DBYD)	G
Roof linework from Survey & Satellite Imagery	
Retaining Wall	
Top of Bank	
Bottom of Bank	
Fence	
Garden	
Temporary Bench Mark	
Sewer M/H	
Electricity Pillar	
Lightpole	
Gas Valve	
Telecom Pit	
Water Meter	
Water Valve	
Fire Hydrant	
Sign	
Tree Note: Tree Trunk Ø(m)	
Ht - Height (m)	
Sp - Diameter of Spread (m)	

TOOHEY SURVEY
SURVEYORS & PLANNERS

Toohy Survey Pty Ltd ABN 42 088 495 354
(07) 3800 4331 tooheysurvey.com.au

Surveyed: KAH - 13/11/25 Drawn: KAH - 17/11/25

Level Datum: AHD Derived by GNSS CORS
PM7639 RL:5.614m (AHD)

Scale: 1:200 (A3)

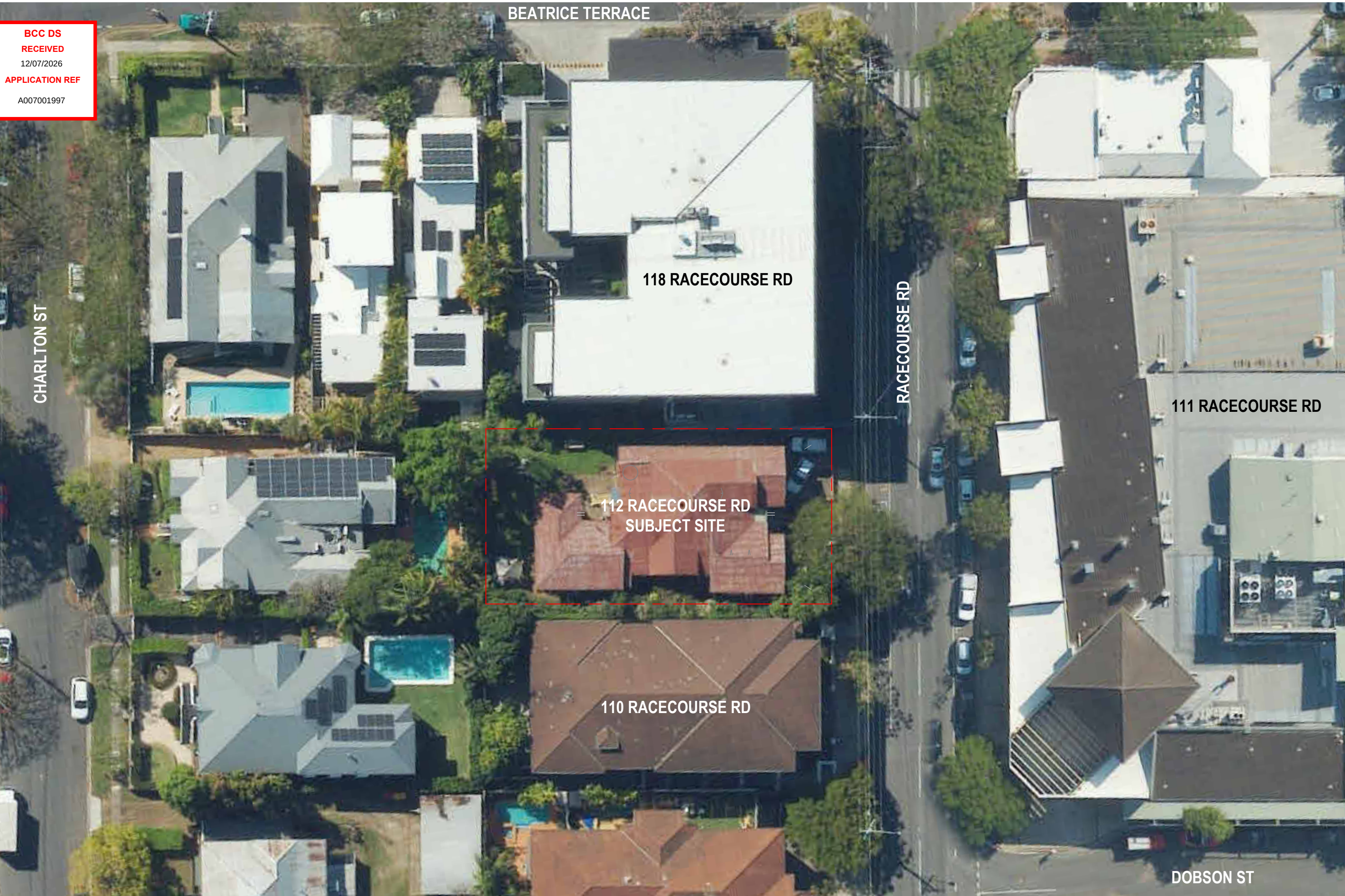
Dwg No. 251112-D1 Issue: A

111

1 17.03.2026 DRAFT DA
2 01.04.2026 FOR DA

LM
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Scale 1: 200(A3) - Lengths are in metres



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1	17.03.2026	DRAFT DA
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10/4/2026 9:22:56 AM

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Project Address
112 RACECOURSE RD, ASCOT, QLD

For
SKYHOLD & MUSCOLINO SHAW

Project No.
2514

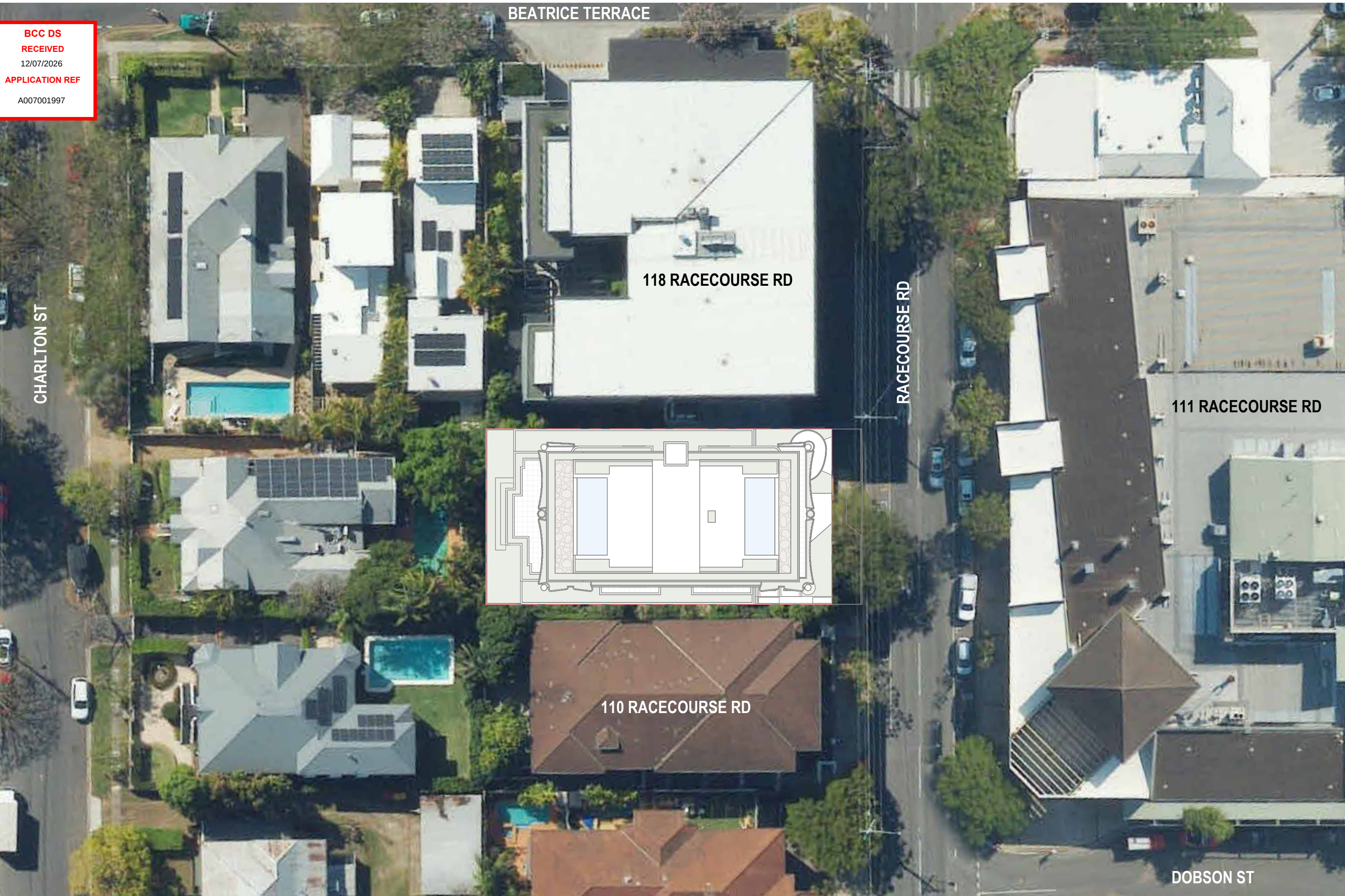
Project
ONE ONE TWO RESIDENCES

Drawing Title
EXISTING SITE PLAN

Drawing No. **DA.005**

Revision **2**

Scale 1 : 400 at A3



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1	17.03.2026	DRAFT DA
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SKYHOLD & MUSCOLINO SHAW

Project No.
2514

Project
ONE ONE TWO RESIDENCES

Drawing Title
PROPOSED SITE PLAN

Drawing No. **DA.010**

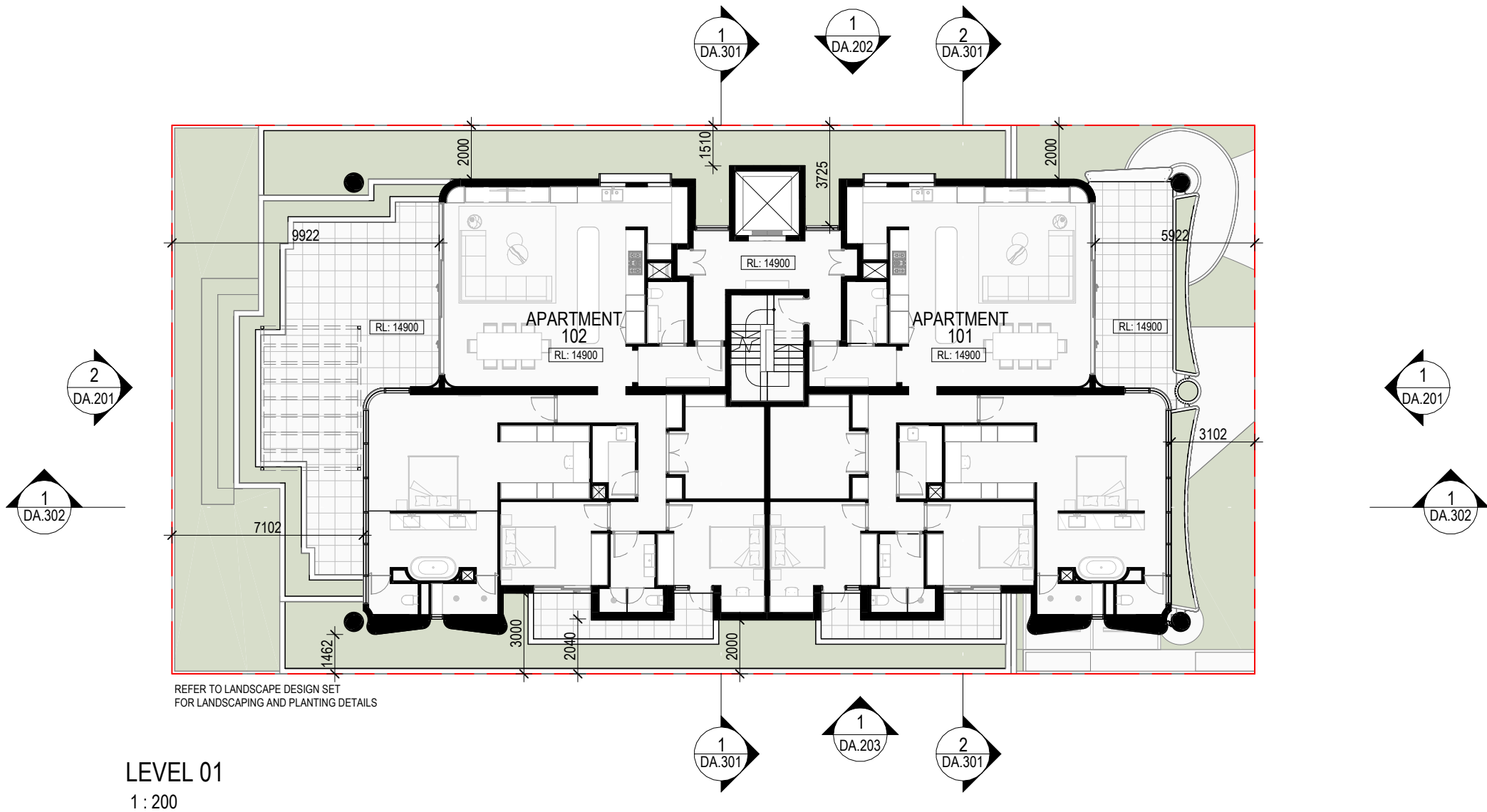
Revision **2**

Scale 1 : 400 at A3



GROUND LEVEL
1 : 200

REFER TO LANDSCAPE DESIGN SET
FOR LANDSCAPING AND PLANTING DETAILS



LEVEL 01
1 : 200

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Drawing No. DA.101
Revision 2
Scale 1 : 200 at A3



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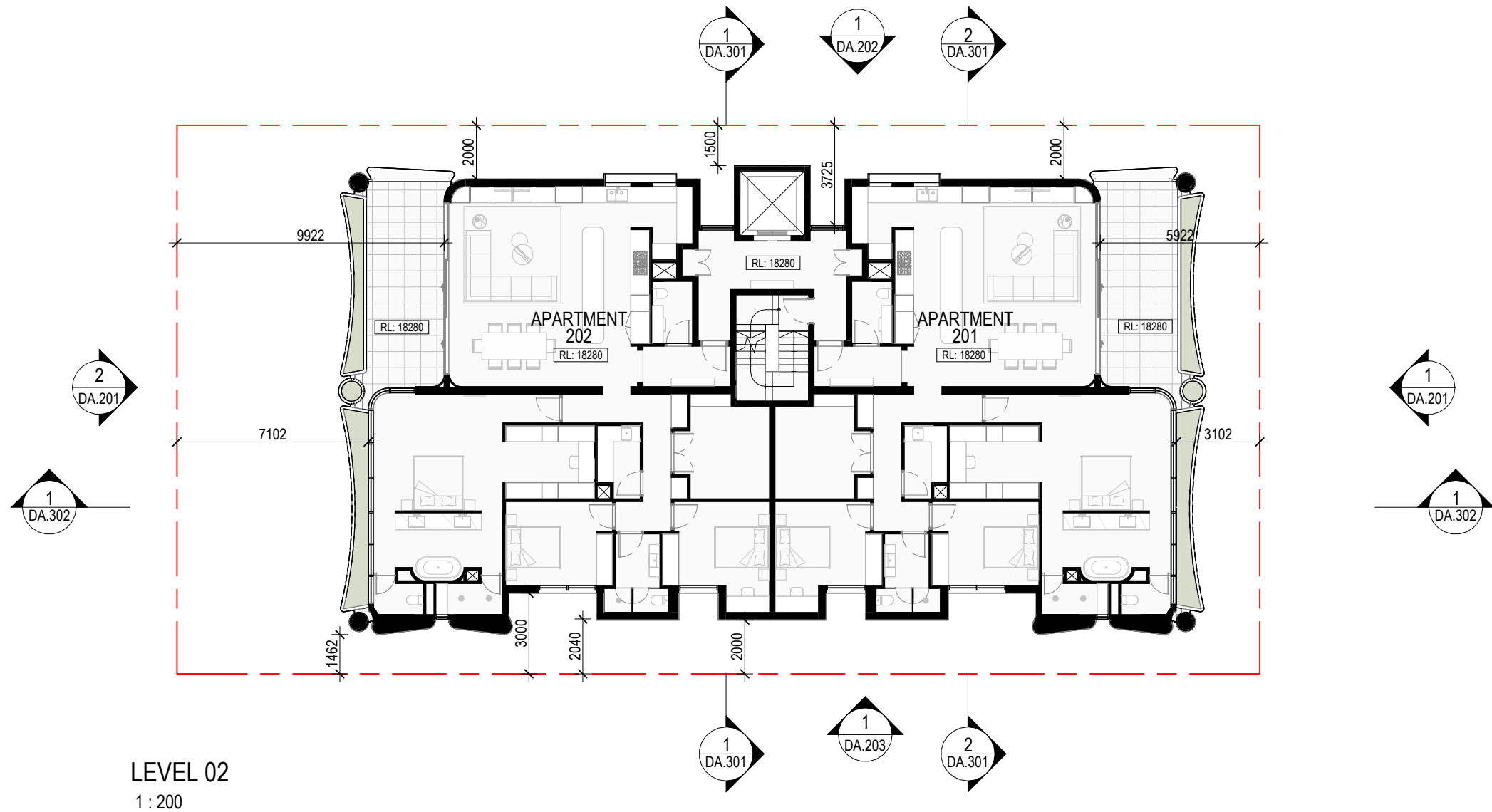
104/2026 9:23:02 AM

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For
SKYHOLD & MUSCOLINO SHAW

Project No.
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Project
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Drawing Title
LEVEL 1



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Project No.
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Project
ONE ONE TWO RESIDENCES

Drawing Title
LEVEL 2

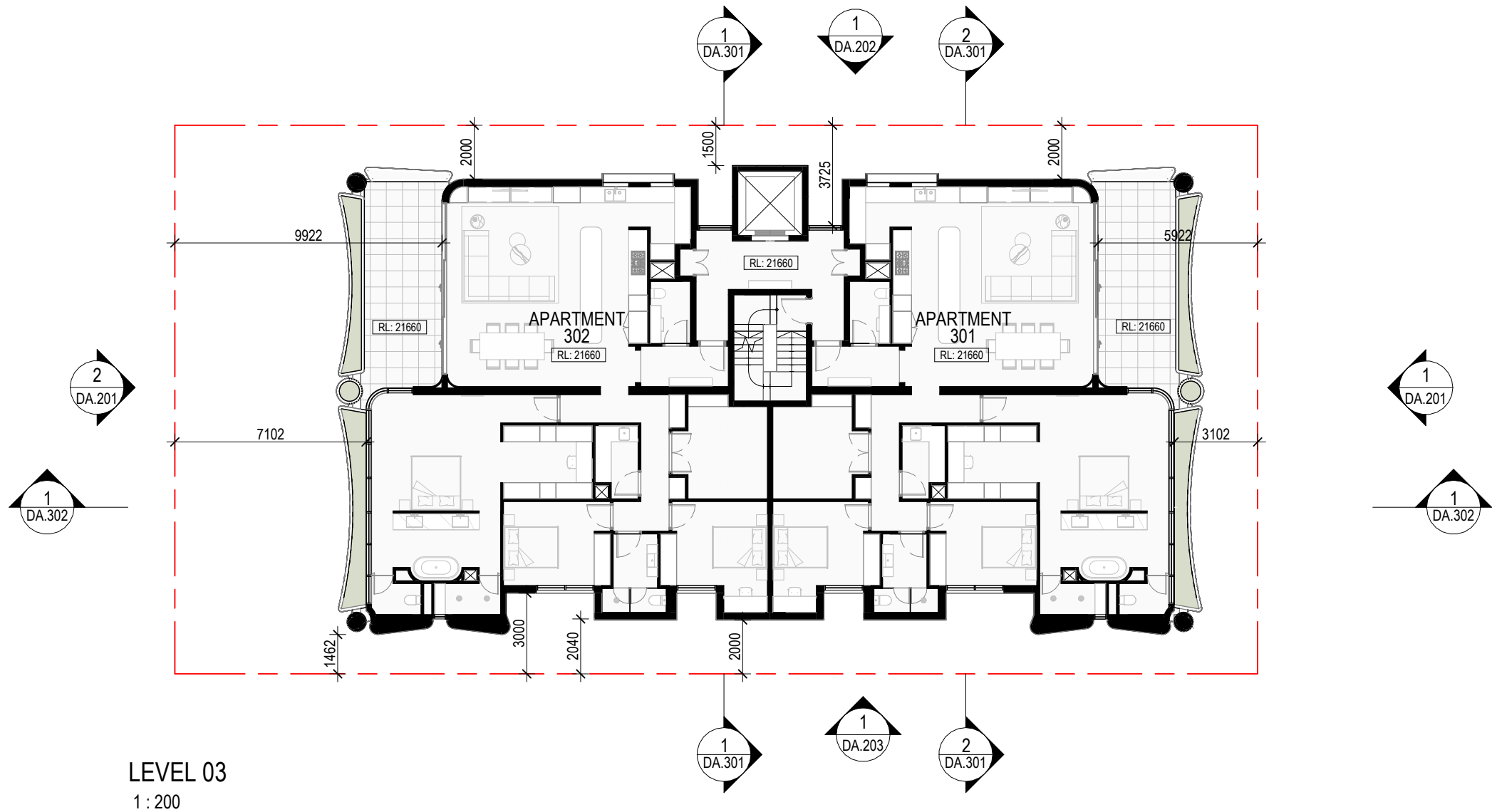
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Drawing No. **DA.102**

Revision **2**

Scale 1 : 200 at A3



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2	01.04.2026	FOR DA

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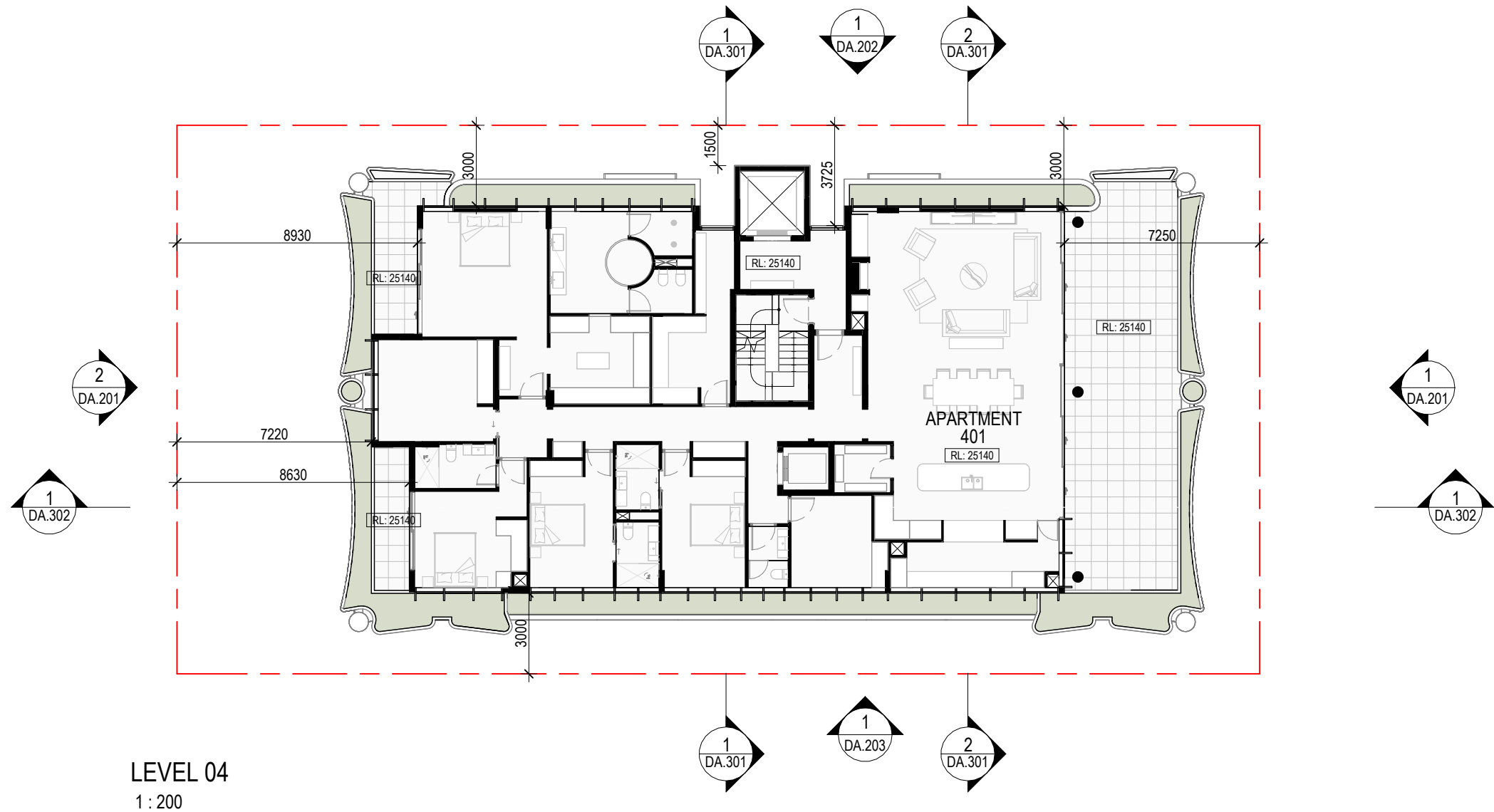
Project Address
112 RACECOURSE RD, ASCOT, QLD
For
SKYHOLD & MUSCOLINO SHAW

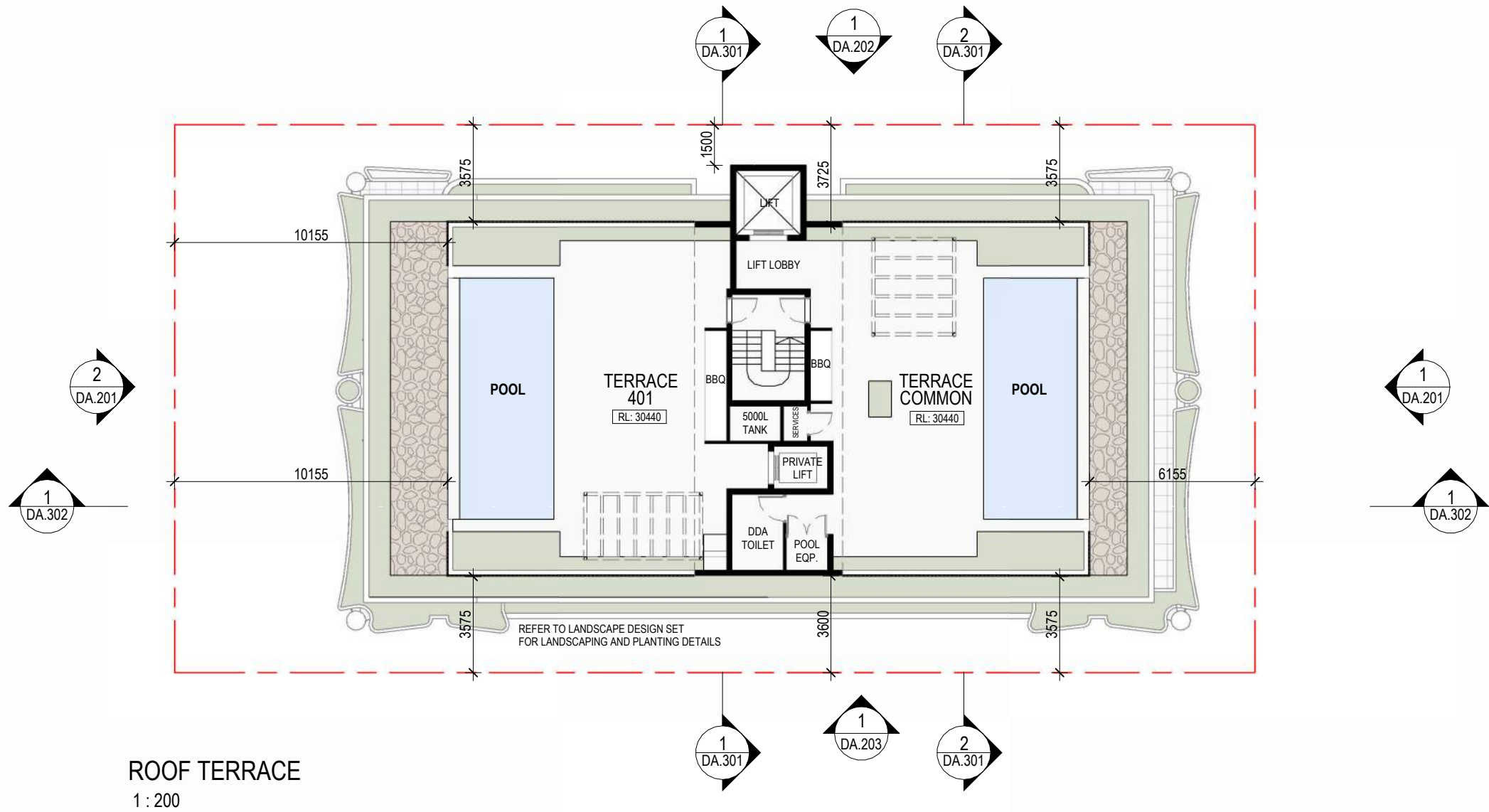
Project No.
2514
Project
ONE ONE TWO RESIDENCES
Drawing Title
LEVEL 3

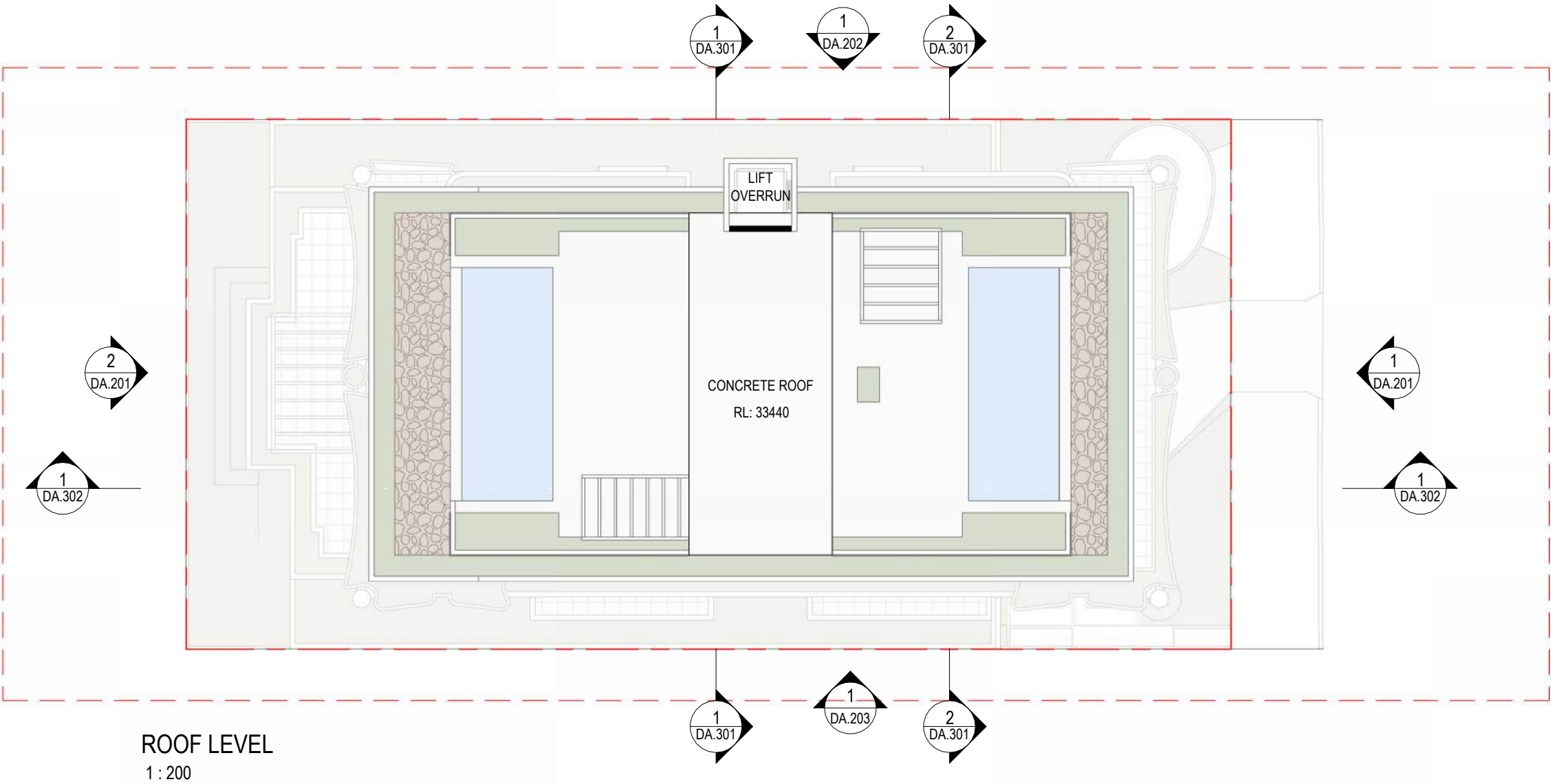
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Drawing No. DA.103
Revision 2
Scale 1 : 200 at A3







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1	17.03.2026	DRAFT DA
2	01.04.2026	FOR DA
3	06.07.2026	FOR DA IR

8/07/2026 11:58:13 AM

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Project No.
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Drawing Title
ROOF LEVEL

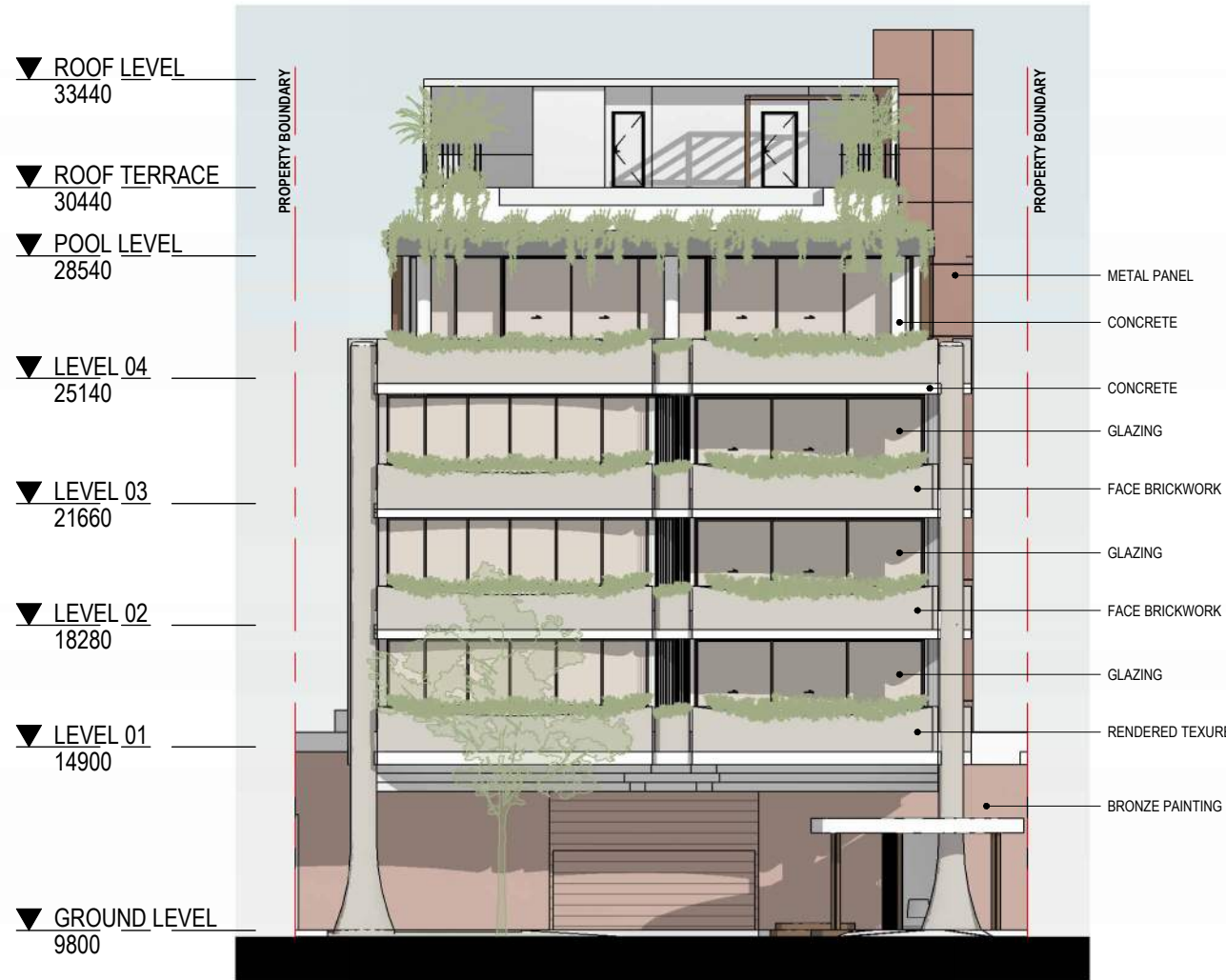
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Drawing No. DA.107

Revision 3

Scale 1 : 200 at A3



EAST ELEVATION DA
1 : 200



WEST ELEVATION DA
1 : 200

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For
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Project No.
2514
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Drawing Title
EAST & WEST ELEVATIONS

Drawing No. DA.201
Revision 2
Scale 1 : 200 at A3



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SOUTH ELEVATION DA
1 : 200

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1	17.03.2026	DRAFT DA
2	01.04.2026	FOR DA

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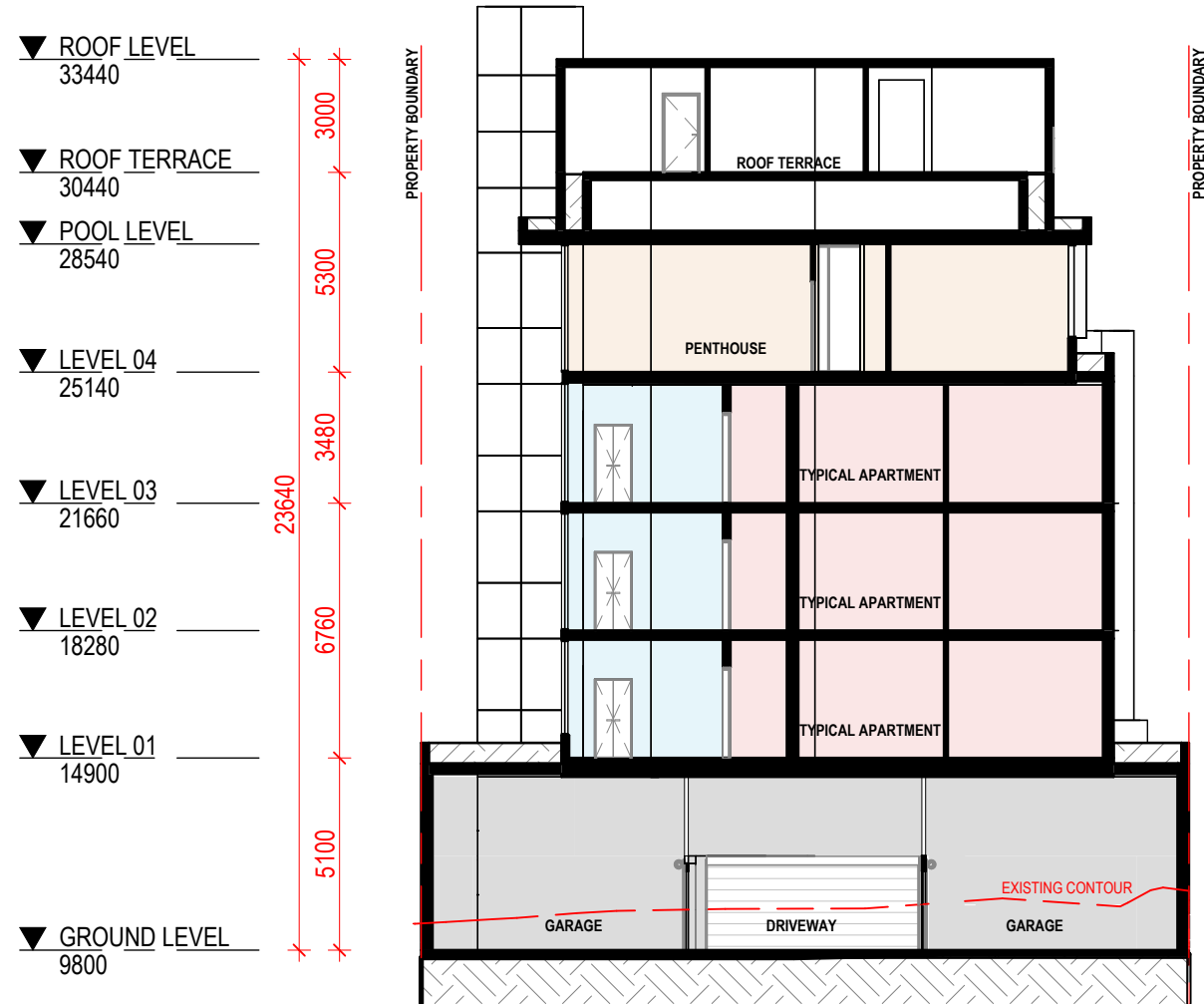
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Project Address
112 RACECOURSE RD, ASCOT, QLD

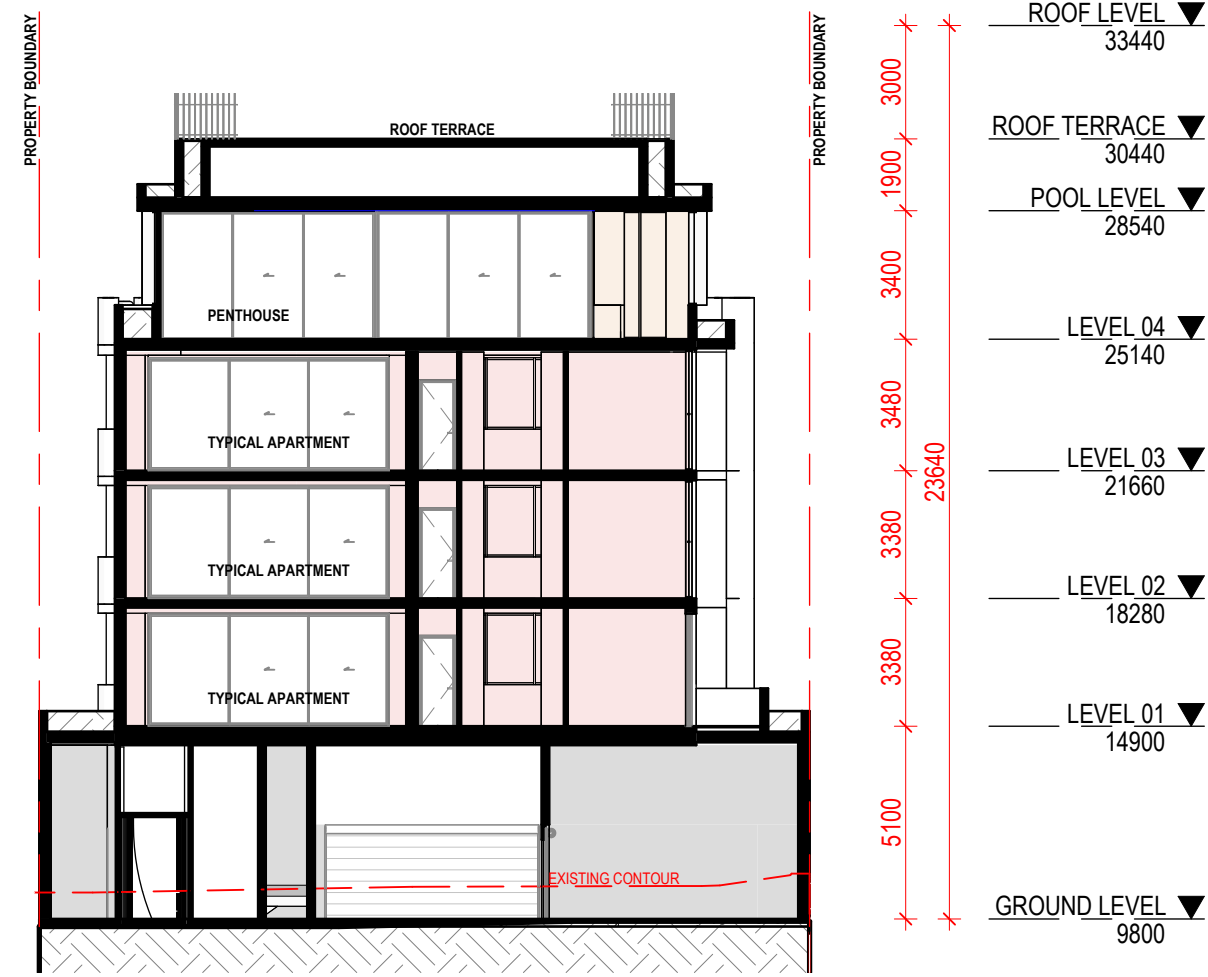
For
SKYHOLD & MUSCOLINO SHAW

Project No.
2514
Project
ONE ONE TWO RESIDENCES
Drawing Title
SOUTH ELEVATION

Drawing No. **DA.203**
Revision **2**
Scale 1 : 200 at A3



SECTION 1 - DA
1 : 200



SECTION 3 - DA
1 : 200

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1	17.03.2026	DRAFT DA
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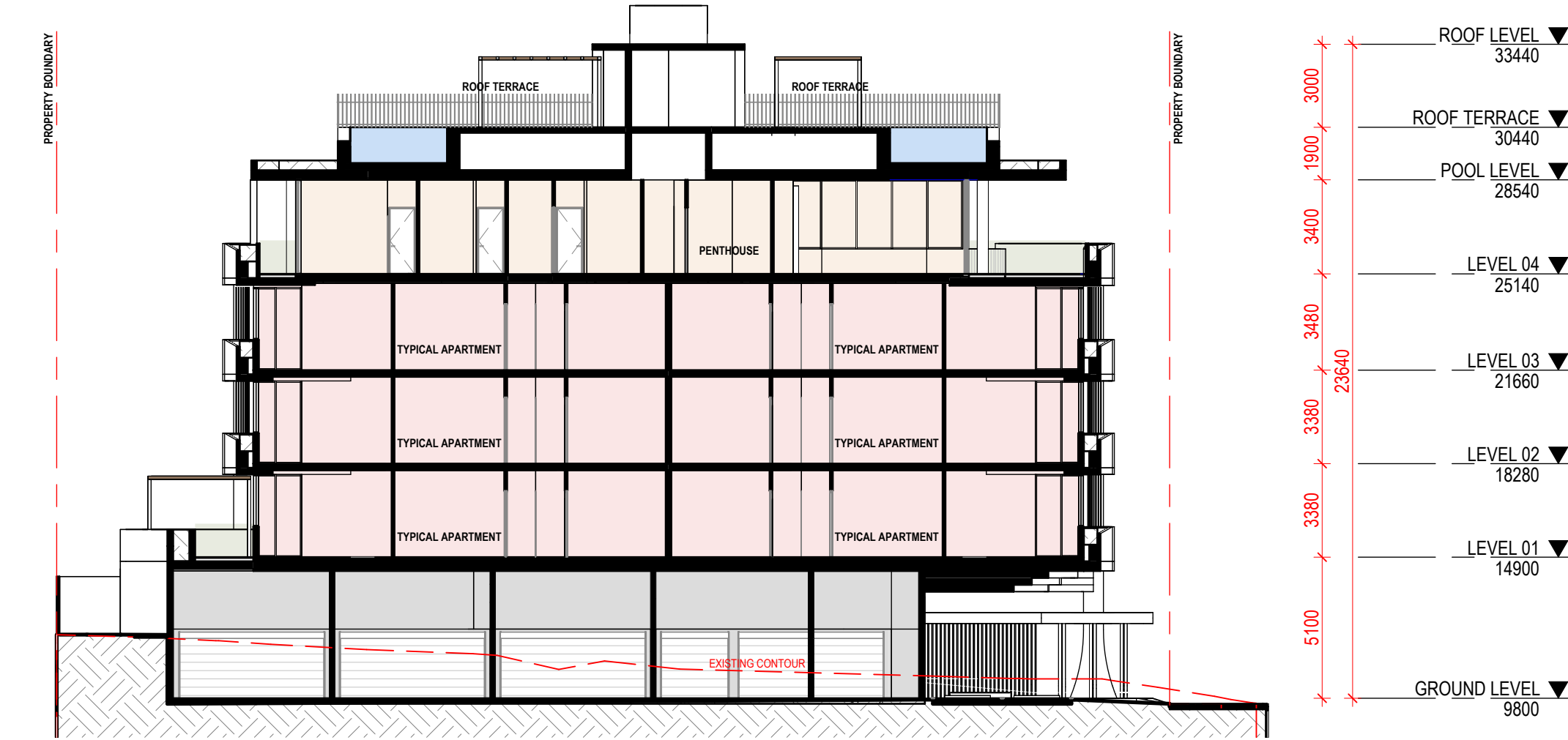
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For
SKYHOLD & MUSCOLINO SHAW

Project No.
2514
Project
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Drawing Title
SECTIONS

Drawing No. **DA.301**
Revision **2**
Scale 1 : 200 at A3



SECTION 2 - DA
1 : 200

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For
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Project No.
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Project
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Drawing Title
SECTIONS

Drawing No. **DA.302**
Revision **2**
Scale 1 : 200 at A3