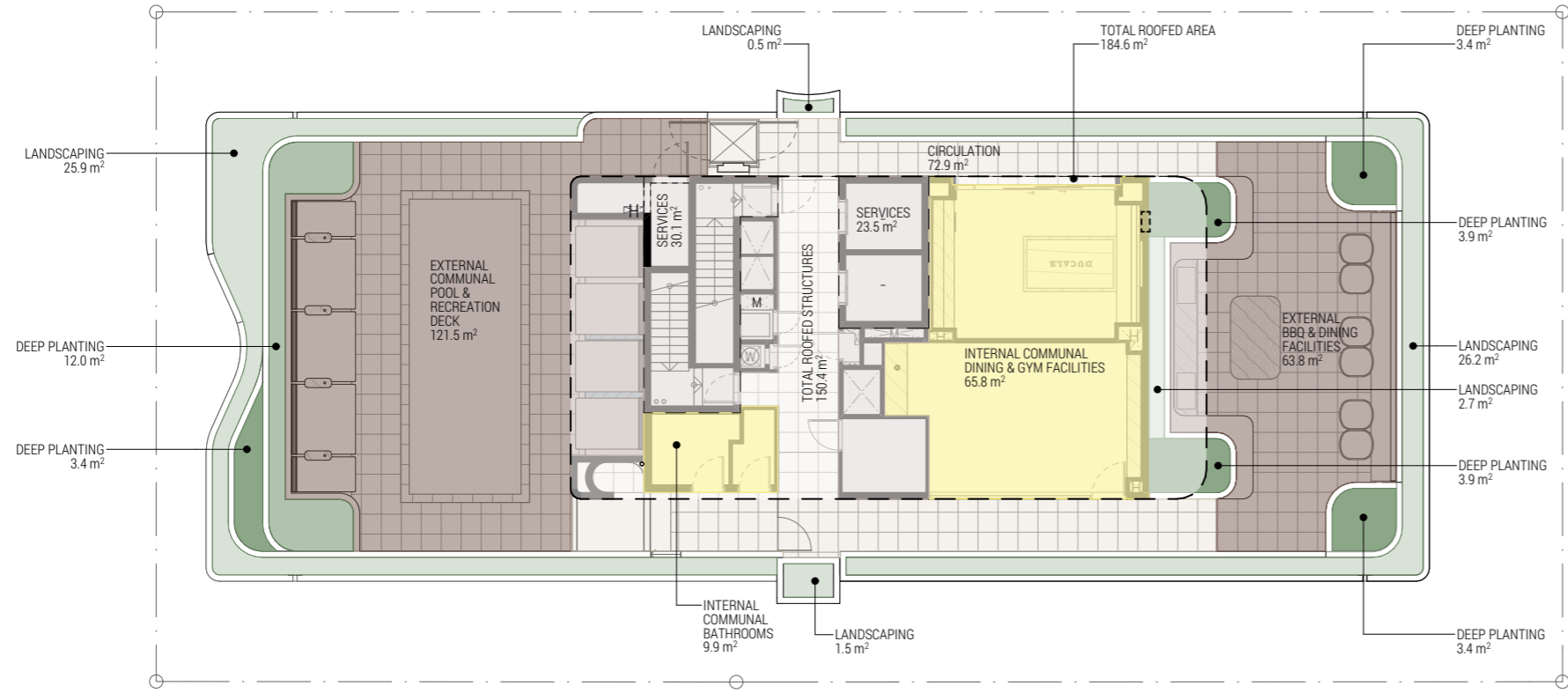


**ROOFTOP AREA LEGEND**

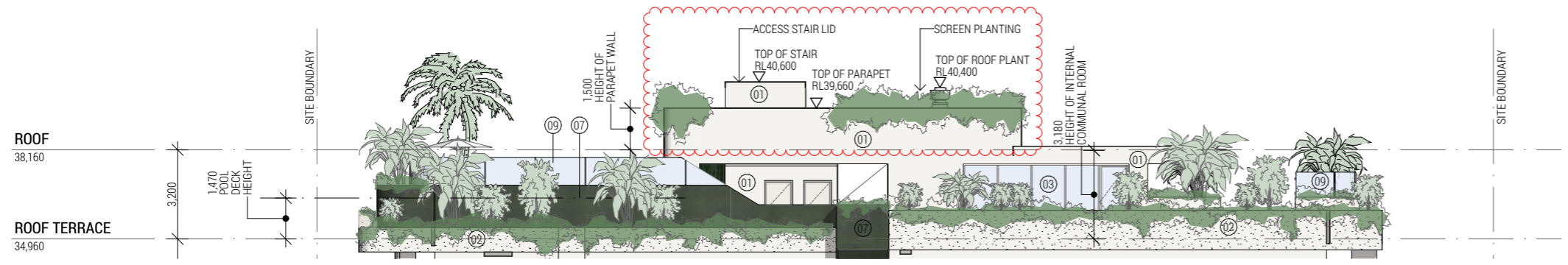
LANDSCAPE	TOTAL 86.8m <sup>2</sup> (INCL DEEP PLANTING)
LANDSCAPE - DEEP PLANTING	TOTAL 30m <sup>2</sup>
SERVICES	
CIRCULATION	
COMMUNAL RECREATION - INTERNAL	TOTAL 75.7m <sup>2</sup> (14.6% OF TOTAL ROOF TERRACE AREA)
COMMUNAL RECREATION - EXTERNAL	TOTAL 185.3m <sup>2</sup> (35.9% OF TOTAL ROOF TERRACE AREA)



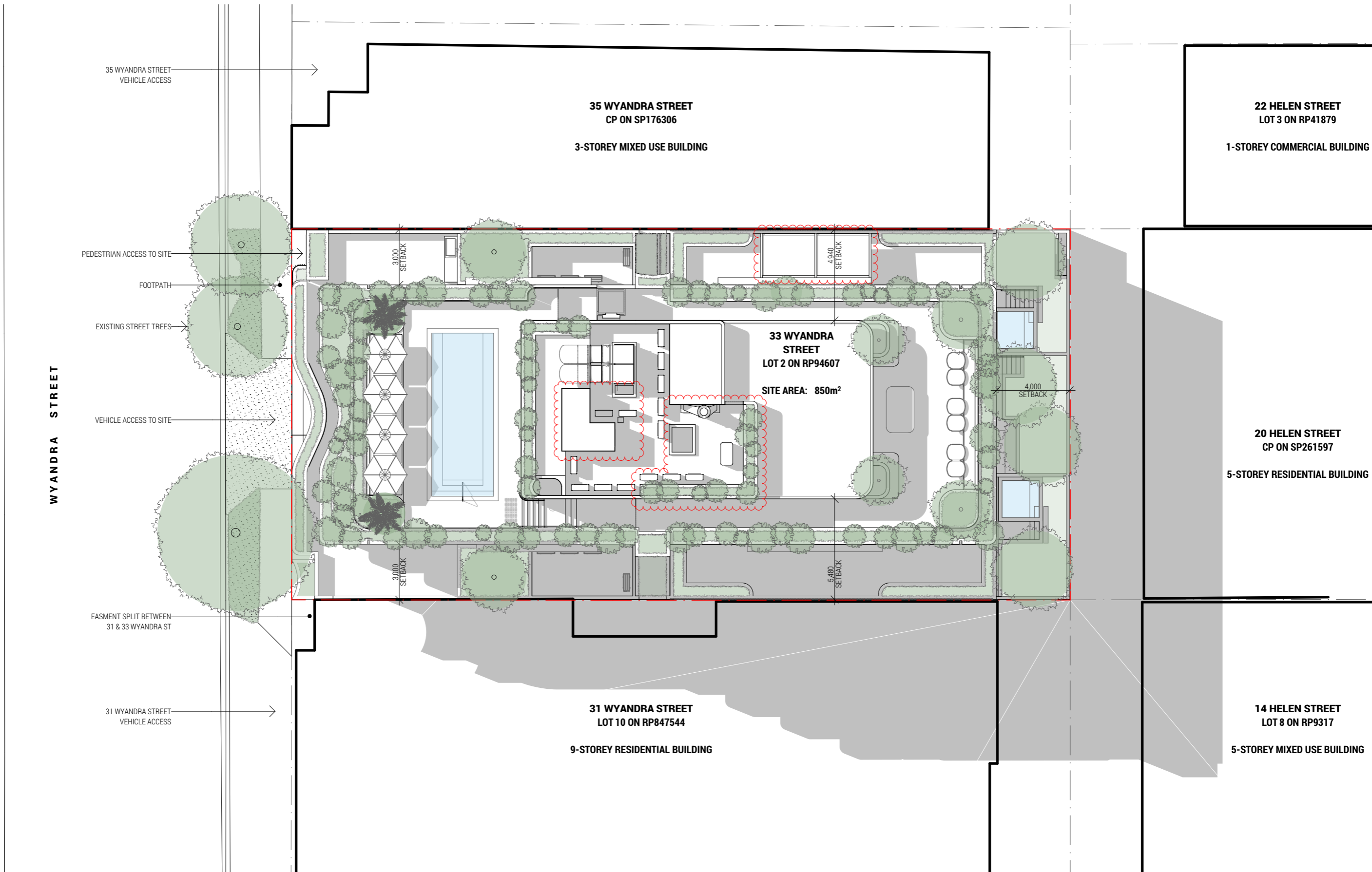
**ROOFTOP GARDEN CODE REQUIREMENTS**

STANDARD	PROPOSED
a. is not located on a podium or in a building height transition;	Roof top terrace
b. includes communal open space and does not include private open space;	Communal open space only
c. includes a minimum soft landscaping area of 15% of the rooftop;	Total rooftop area = 516.3m <sup>2</sup> Soft landscaping area = 86.6m <sup>2</sup> (16.8%)
d. may only include the following structures: include the following structures: i. lift shaft and stairway; ii. pool or spa including any elevated deck, platform or floor level; iii. roofed structures and fully enclosed structures: - lobby or foyer; A. shade or shelter structure; B. internal communal recreation space; C. toilets, bathrooms, showers and change room facilities; D. a structure accommodating a Bar or Food and drink outlet if in the Mixed use zone or a zone in the Centre zones category where the premises does not contain accommodation activities; E. a structure accommodating building plant, equipment or a meter room;	Provided Provided Provided Provided Provided N/A Provided
e. meets the following parameters for structures mentioned in (d): i. maximum height above the rooftop of: - 2m for a pool, spa and any elevated deck, platform, walkway or floor level (excluding safety barriers up to 1.5m); A. 3.5m where setback less than 3m from the outermost projection of the rooftop; B. 6m where setback a minimum 3m from the outermost projection of the rooftop; ii. maximum combined total footprint of 40% of the rooftop for all roofed structures (excluding lift shaft and stairway) iii. maximum combined total gross floor area of 15% of the rooftop for all fully enclosed structures (excluding lift shaft and stairway)	1.47m high 3.35m high at Communal Dining & Gym 4.7m high at lift/plant area N/A Total rooftop area = 516.3m <sup>2</sup> Roofed structures area = 150.4m <sup>2</sup> (29.1%) Total rooftop area = 516.3m <sup>2</sup> Fully enclosed structures = 75.7m <sup>2</sup> (14.6%)

**ROOF TERRACE**

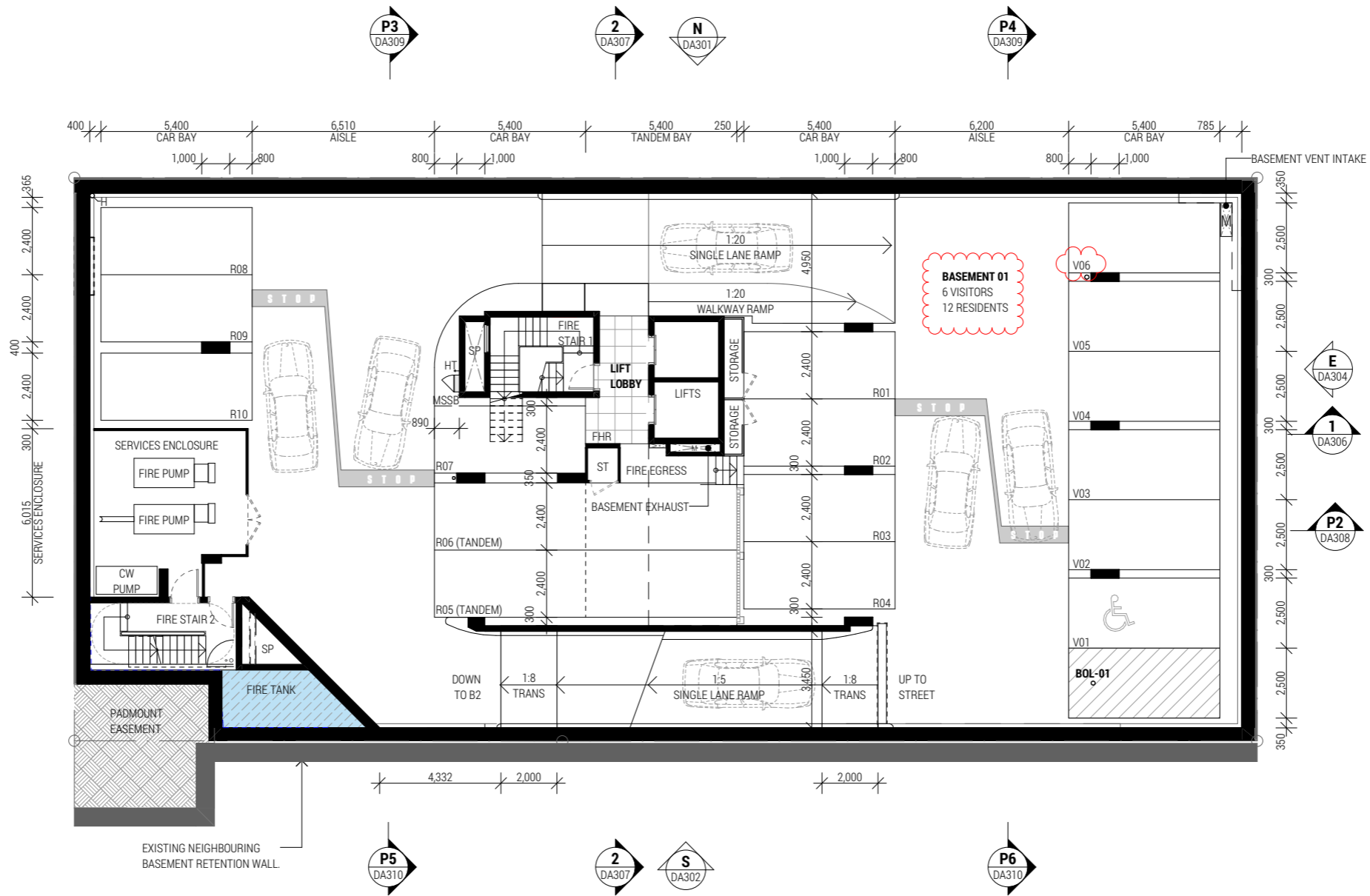


BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



**SITE PLAN**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



**PLAN - BASEMENT LEVEL 1**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

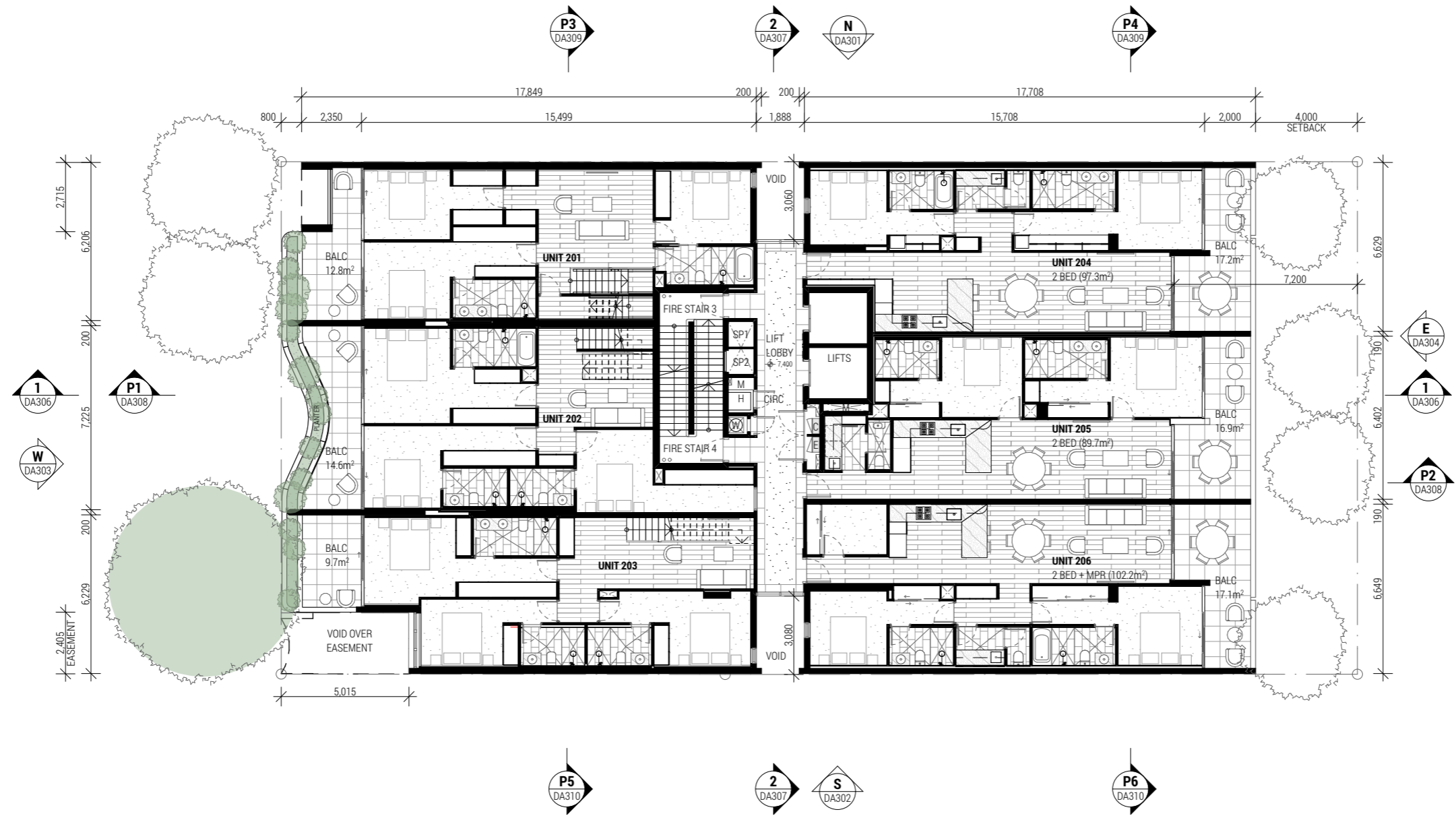
**DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005**

ISSUE \_ 21/05/26 - FOR GIA SUBMISSION



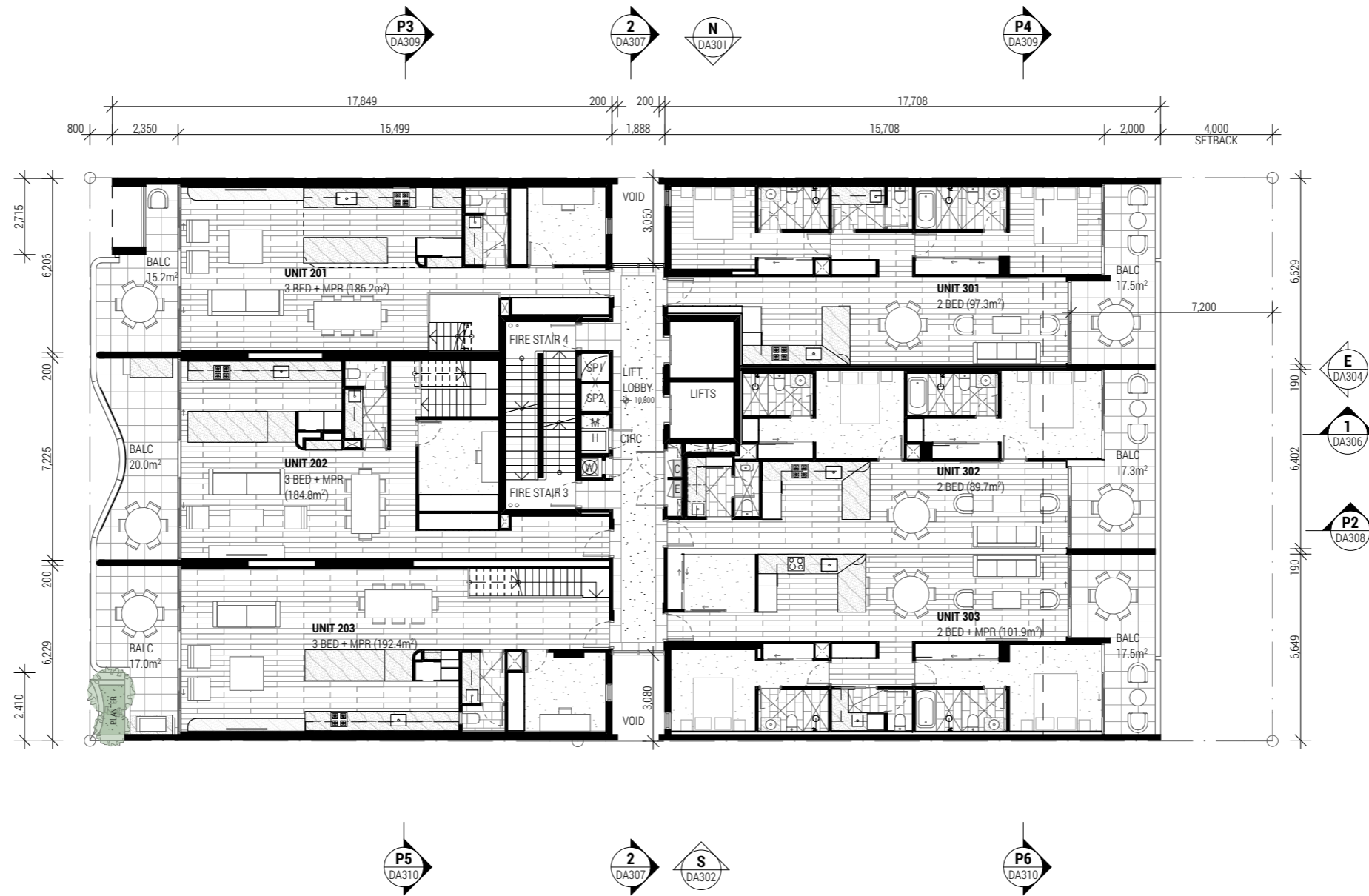
**PLAN - GROUND LEVEL**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



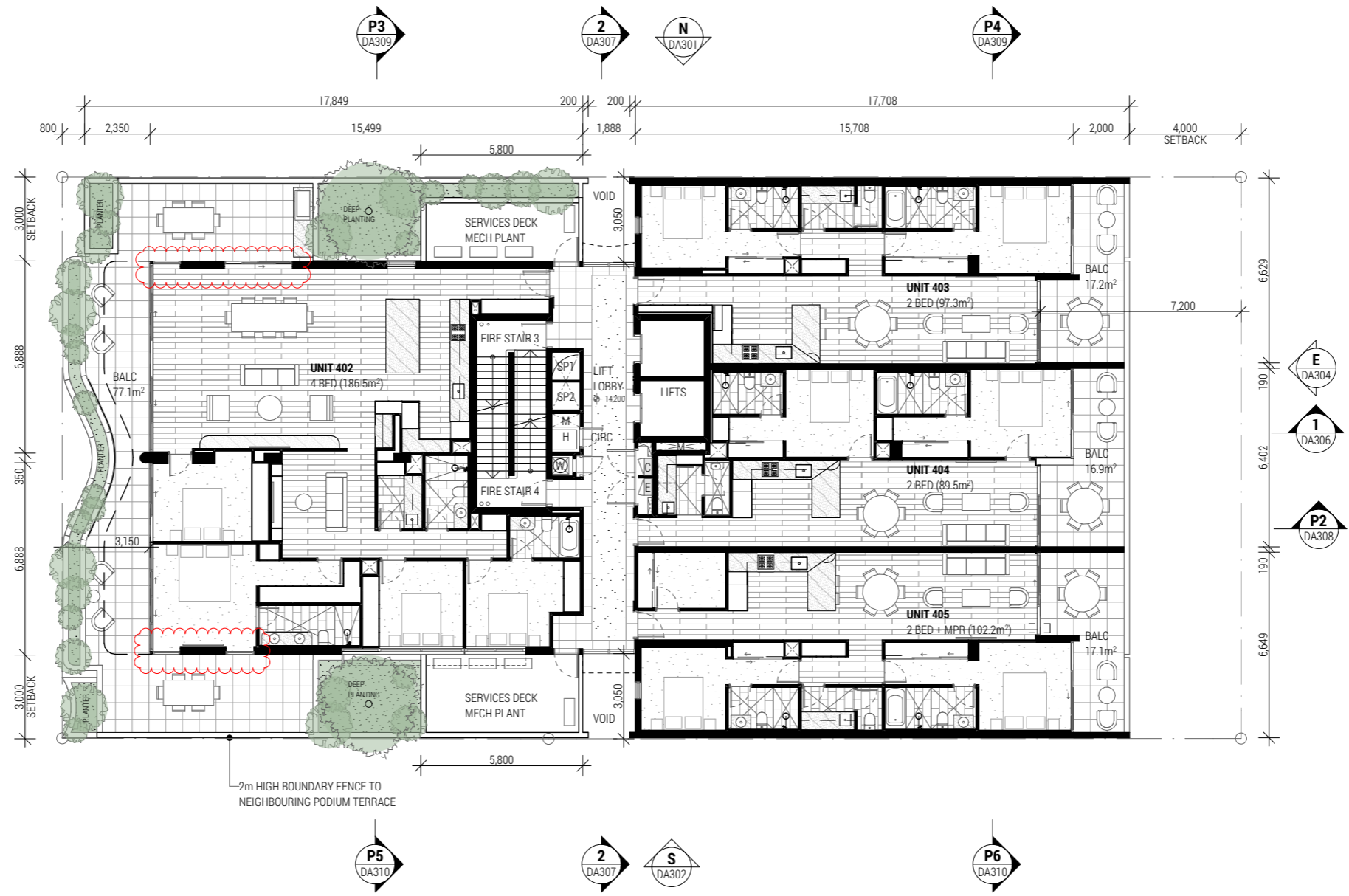
PLAN - LEVEL 1  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



**PLAN - LEVEL 2**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



**PLAN - LEVEL 3**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

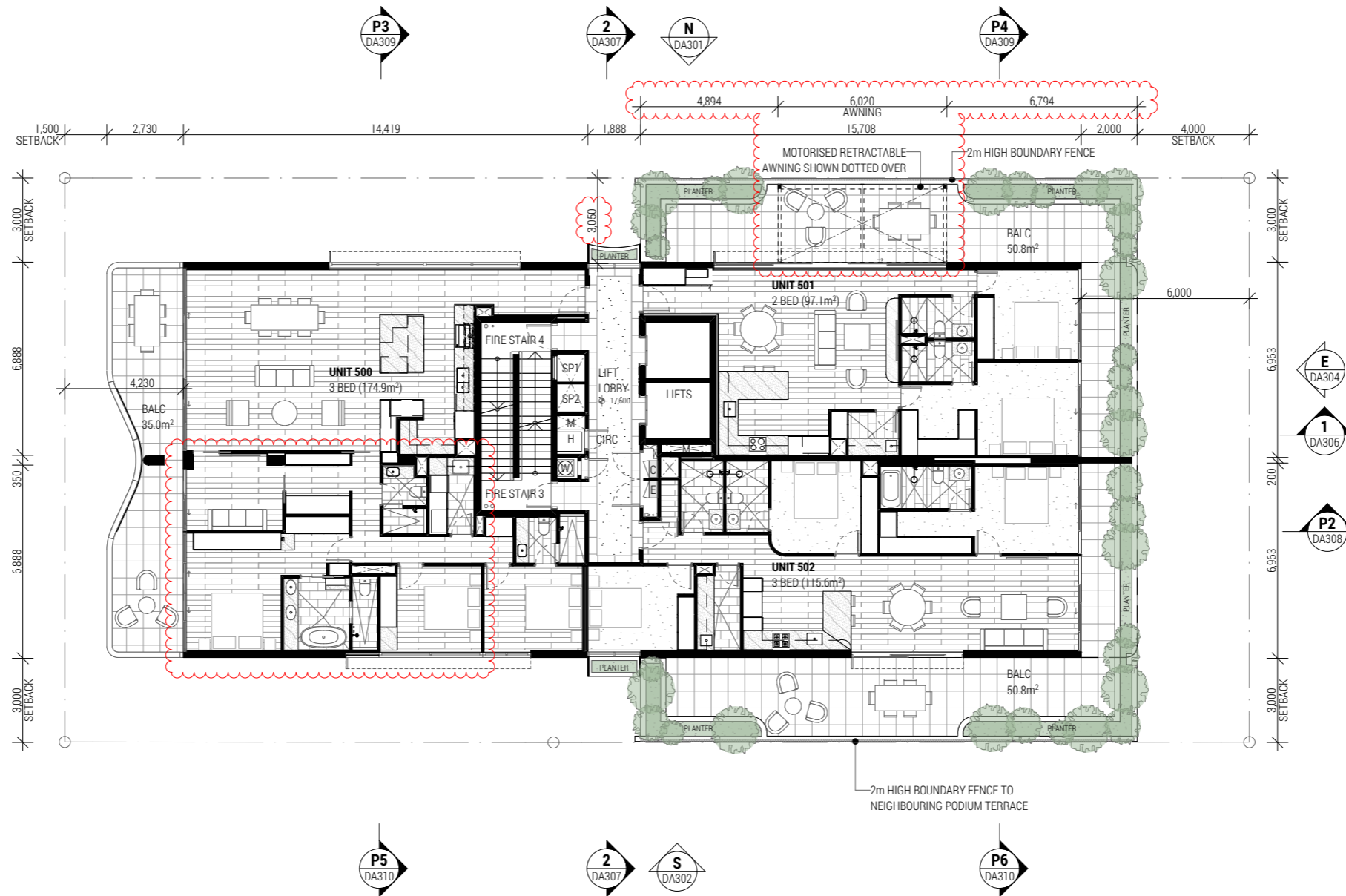
**DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005**

ISSUE \_ 21/05/26 - FOR GIA SUBMISSION

**frank.**

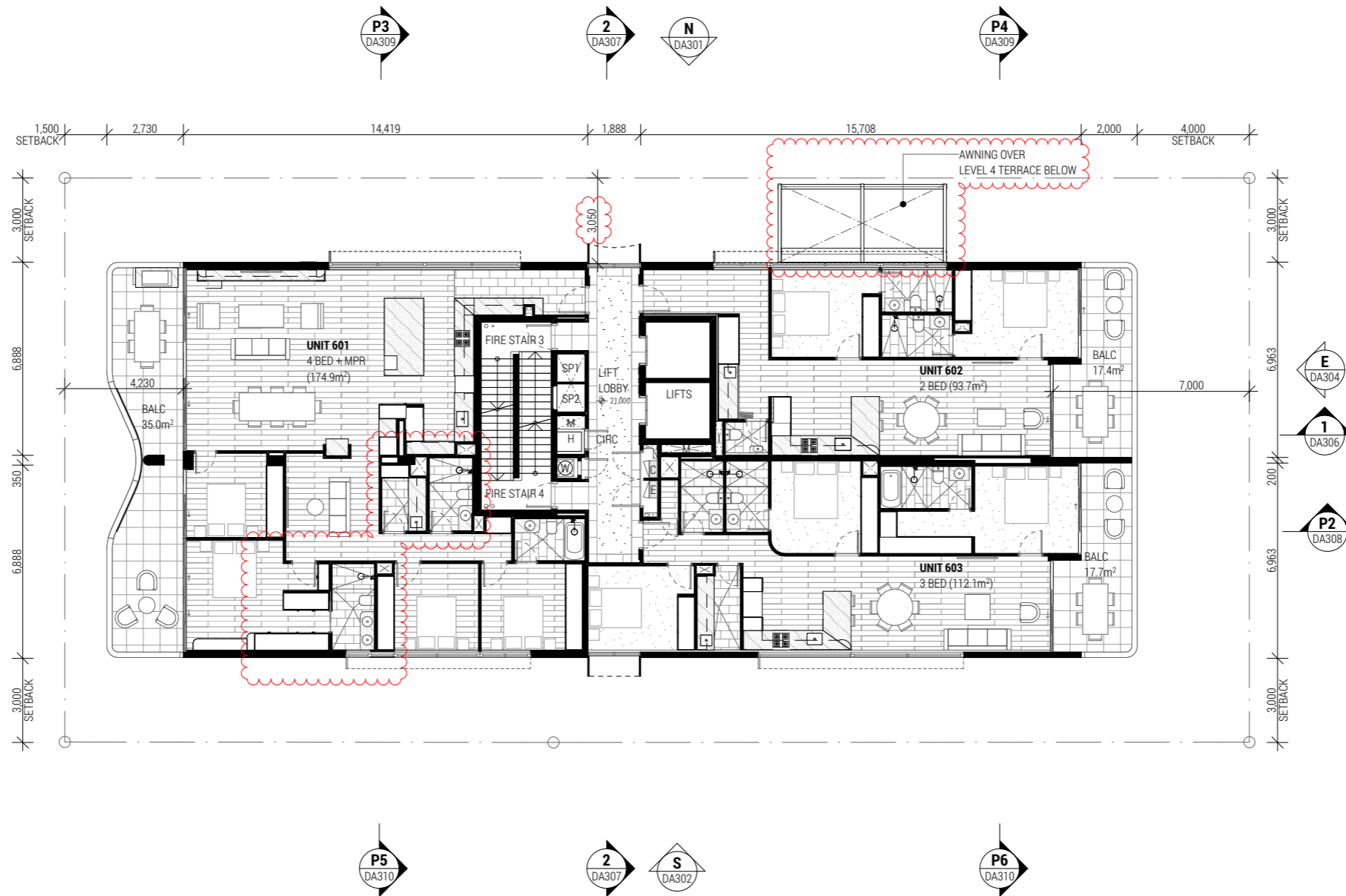
culprit.

BY



**PLAN - LEVEL 4**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



**PLAN - LEVEL 5**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

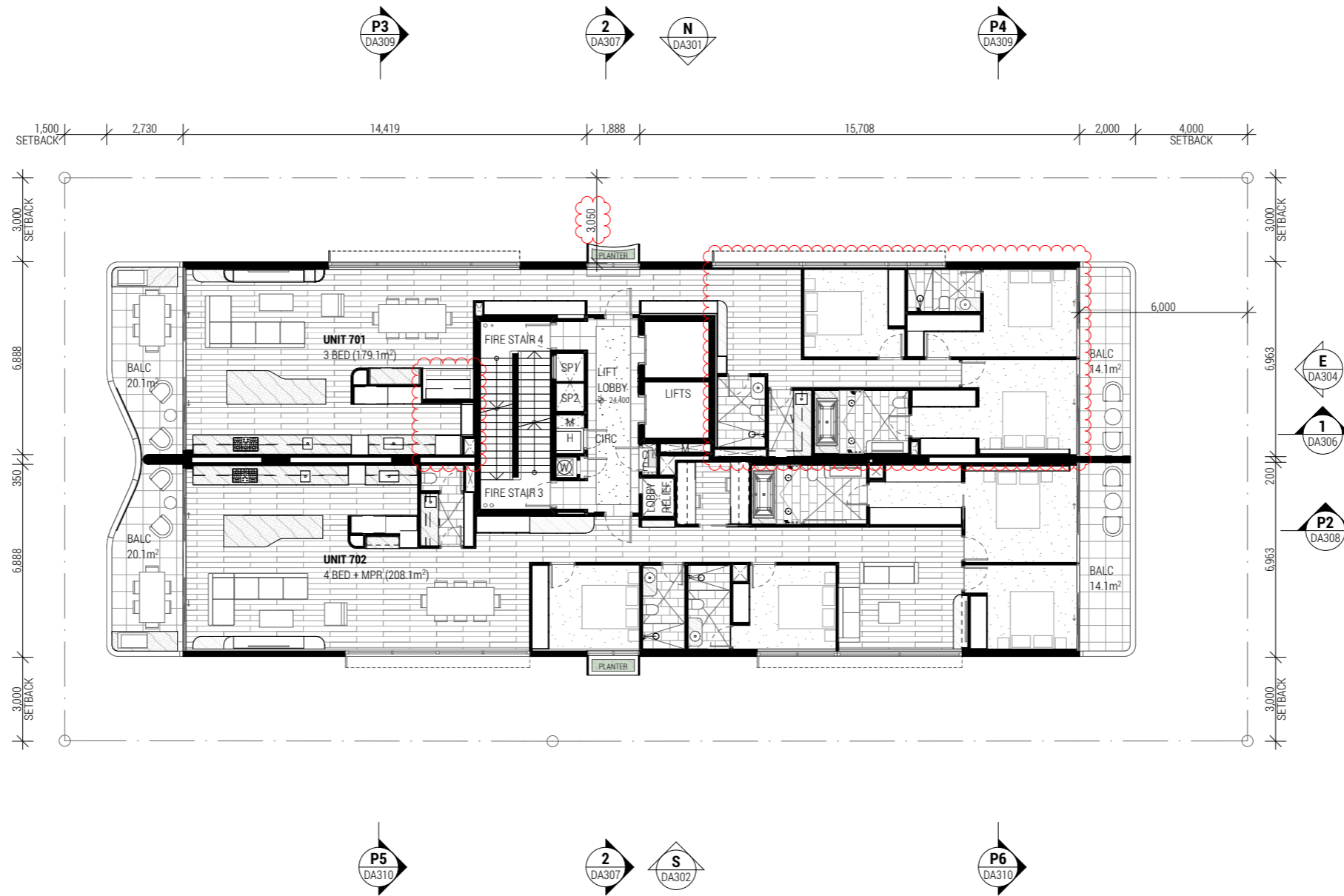
**DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005**

ISSUE \_ 21/05/26 - FOR GIA SUBMISSION

**frank.**

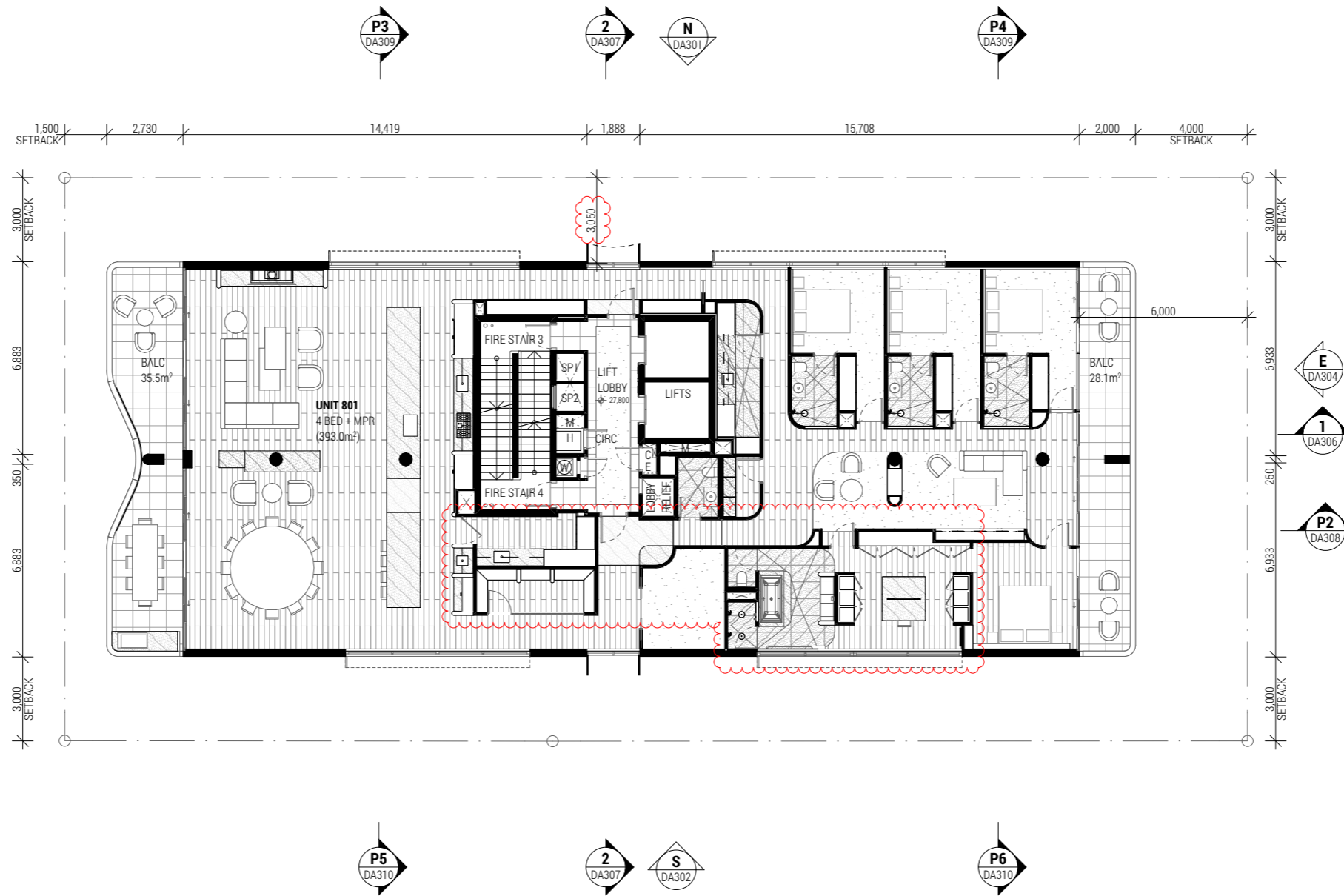
culprit.

BY



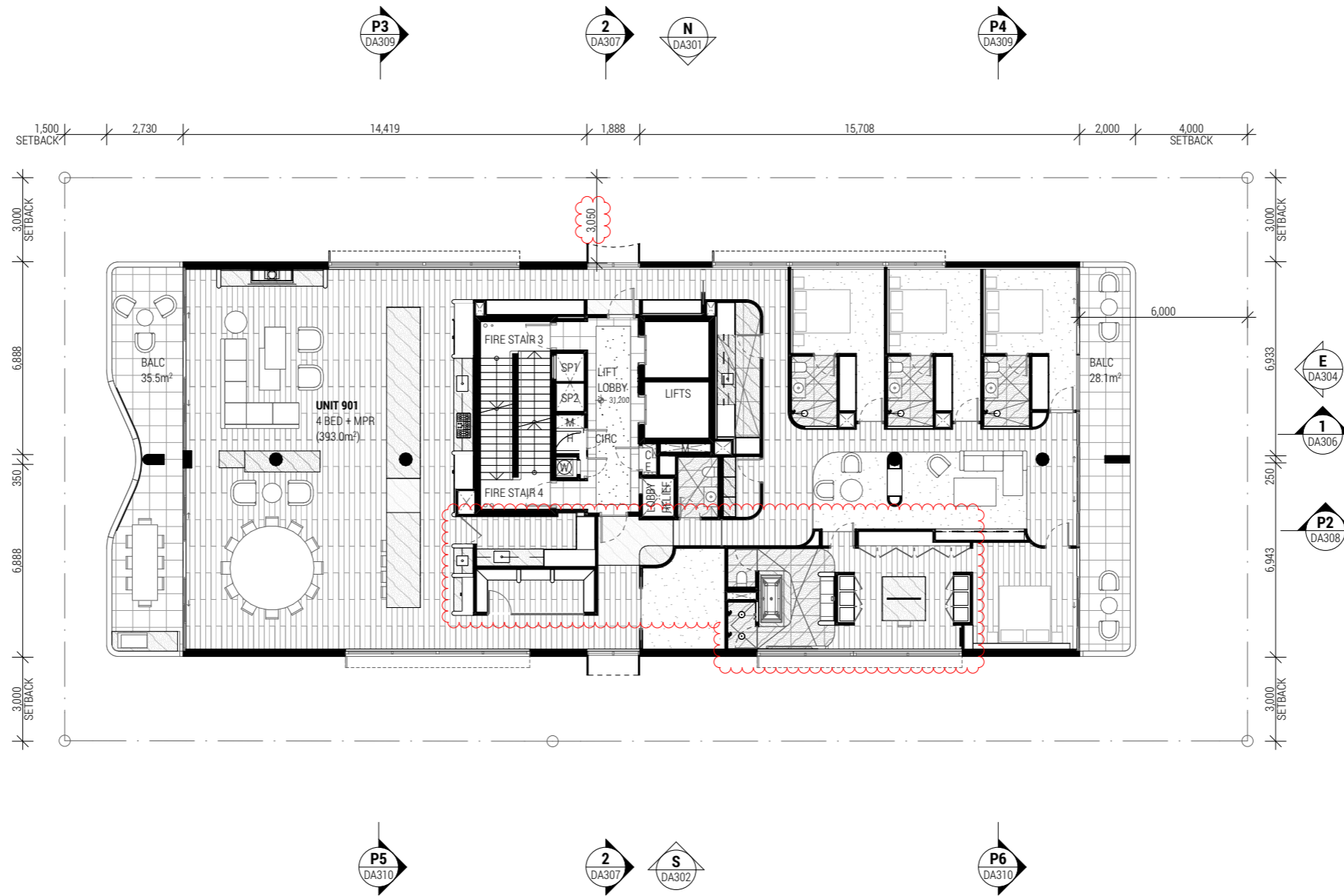
PLAN - LEVEL 6  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



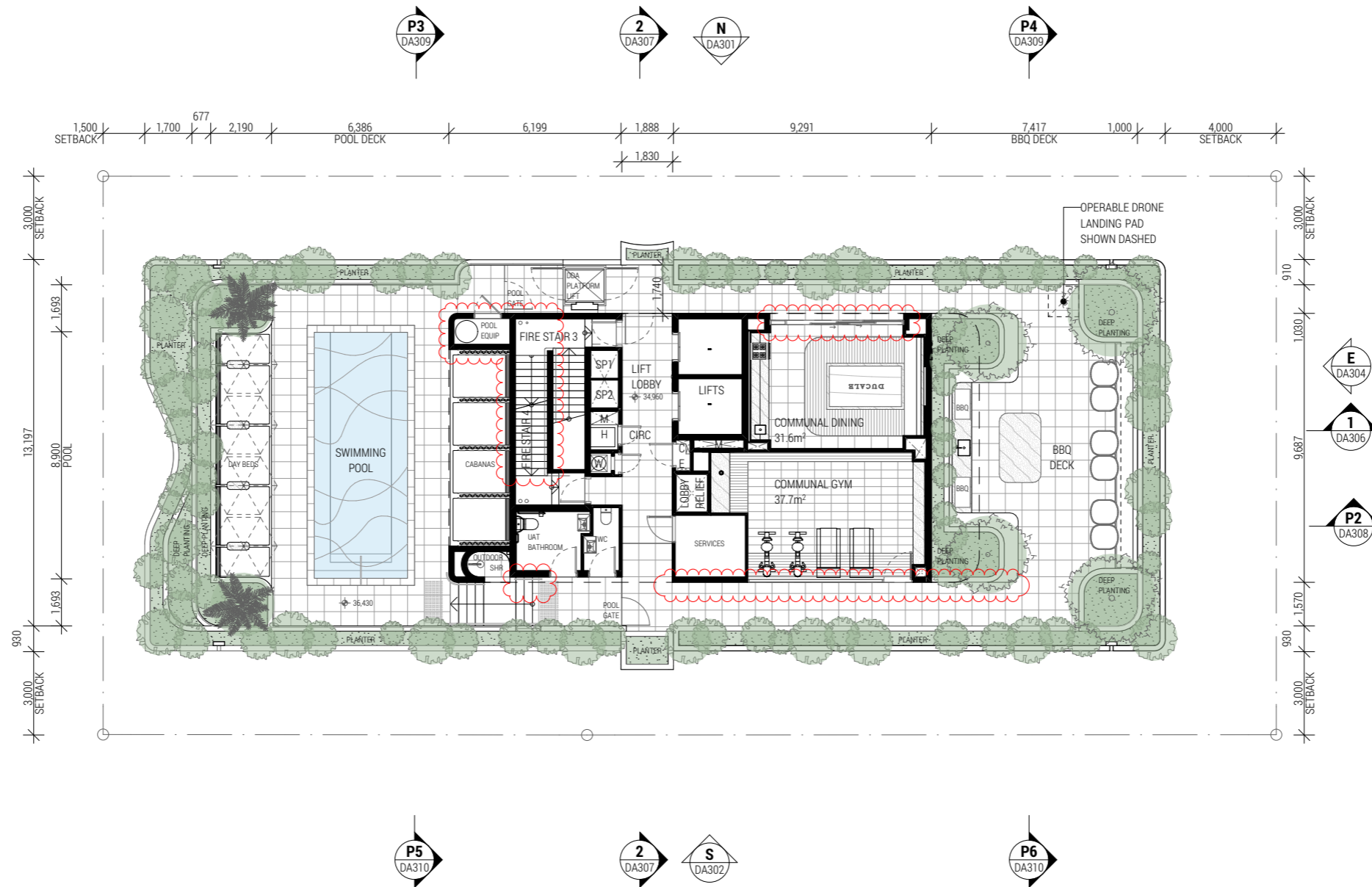
PLAN - LEVEL 7  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



PLAN - LEVEL 8  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



**PLAN - ROOF TERRACE**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

**DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005**

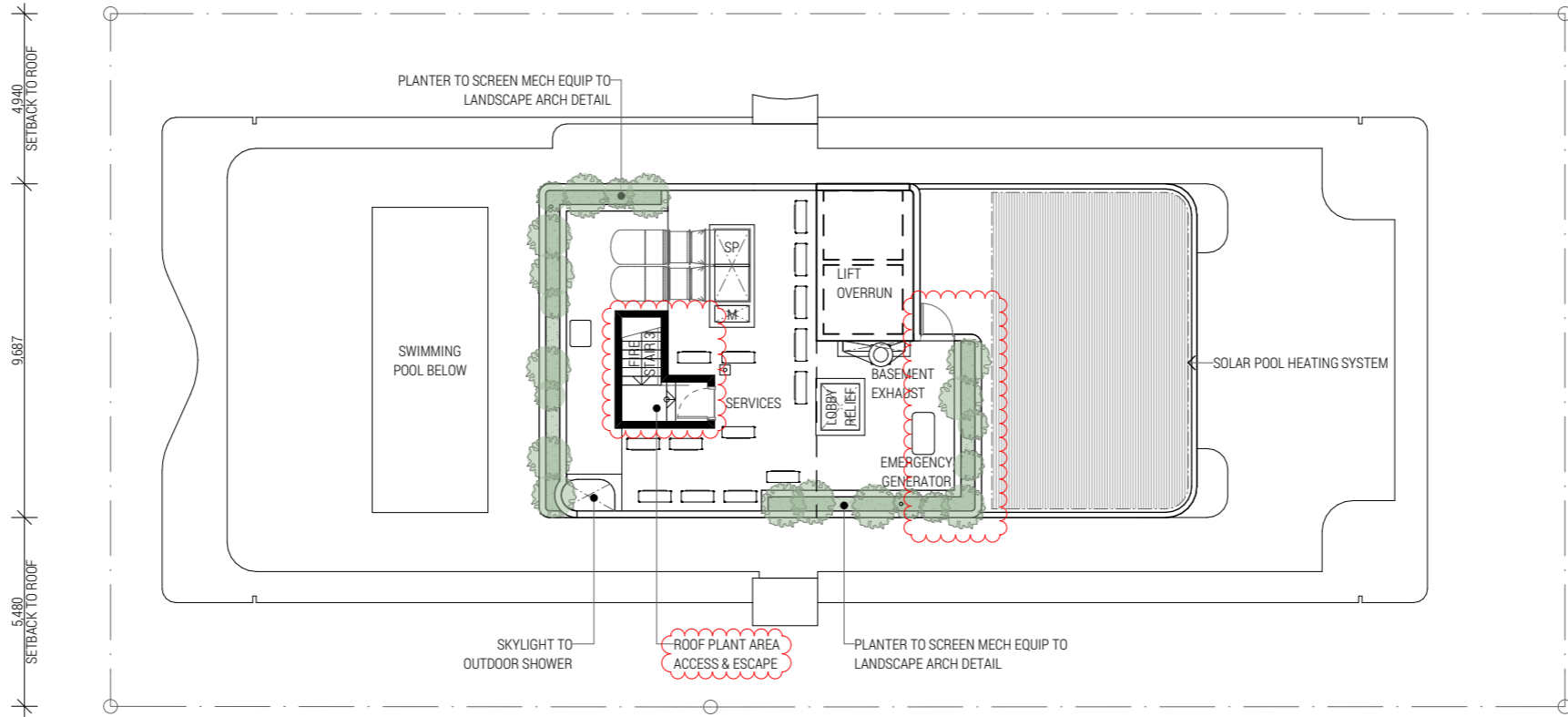
ISSUE \_ 21/05/26 - FOR GIA SUBMISSION

**frank.**

culprit.

BY

WYANDRA STREET



PLAN - ROOF  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005

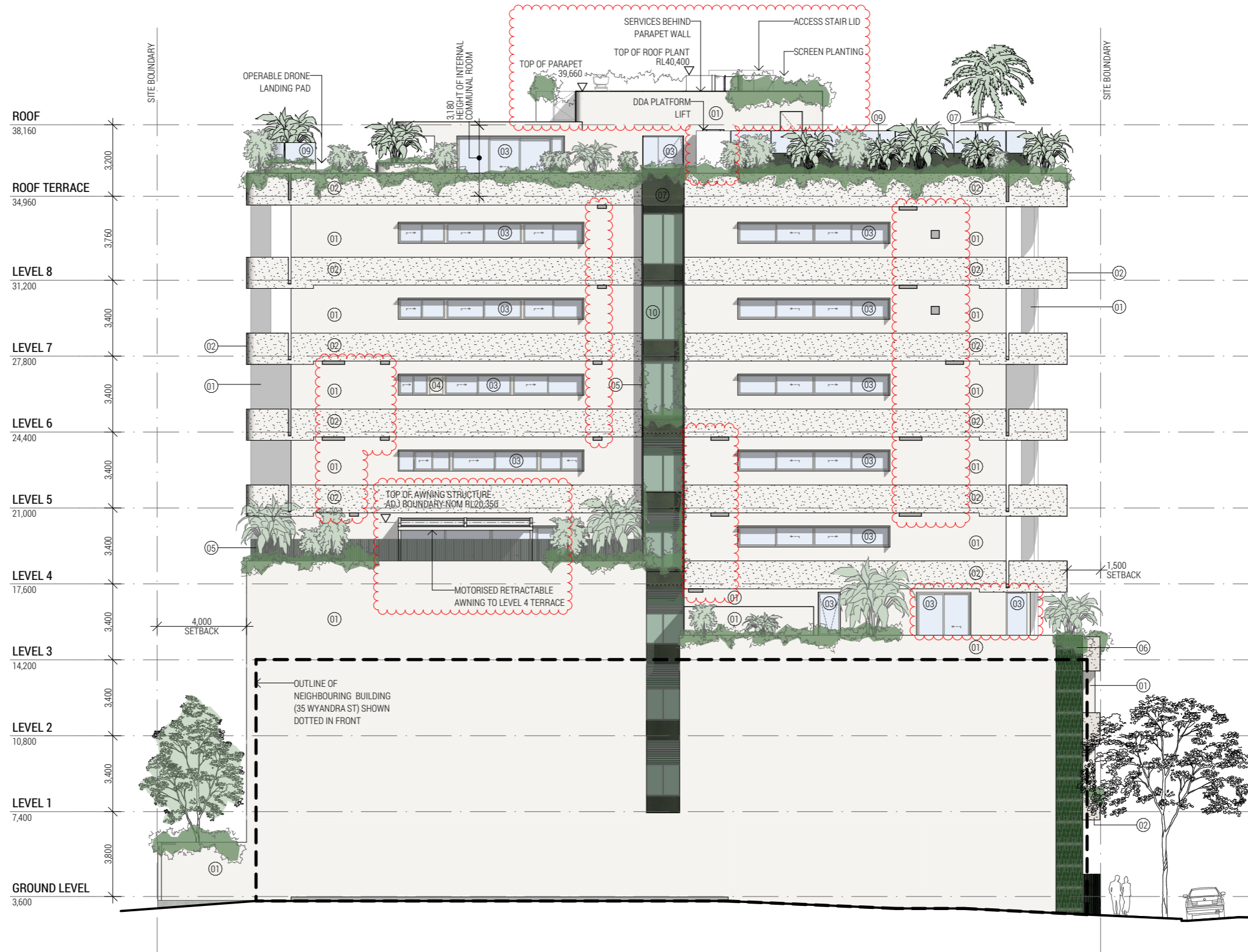
ISSUE \_ 21/05/26 - FOR GIA SUBMISSION

frank.

culprit.

BY

- MATERIAL LEGEND**
- 01 SMOOTH FINISH - OFF WHITE
  - 02 TEXTURED FINISH - OFF WHITE
  - 03 GLASS - CLEAR
  - 04 POWDERCOATED - OFF WHITE
  - 05 POWDERCOATED - GREEN
  - 06 TILES - GREEN
  - 07 SMOOTH FINISH - GREEN
  - 08 ROD BALUSTRADE WITH FLAT HANDRAIL
  - 09 GLASS BALUSTRADE
  - 10 GLASS - GREEN

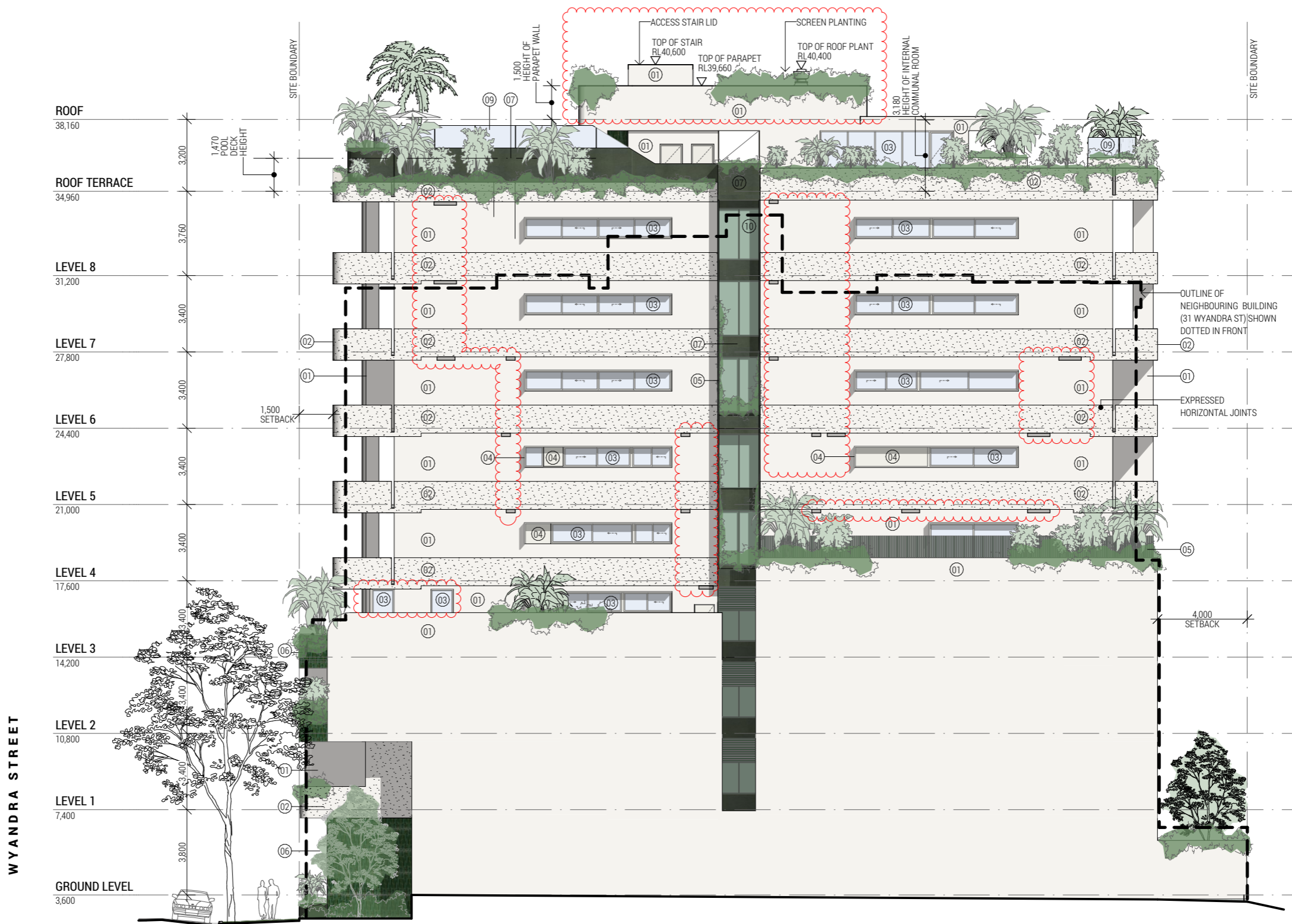


**NORTH ELEVATION**  
SCALE 1:200 @A3

WYANDRA STREET

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

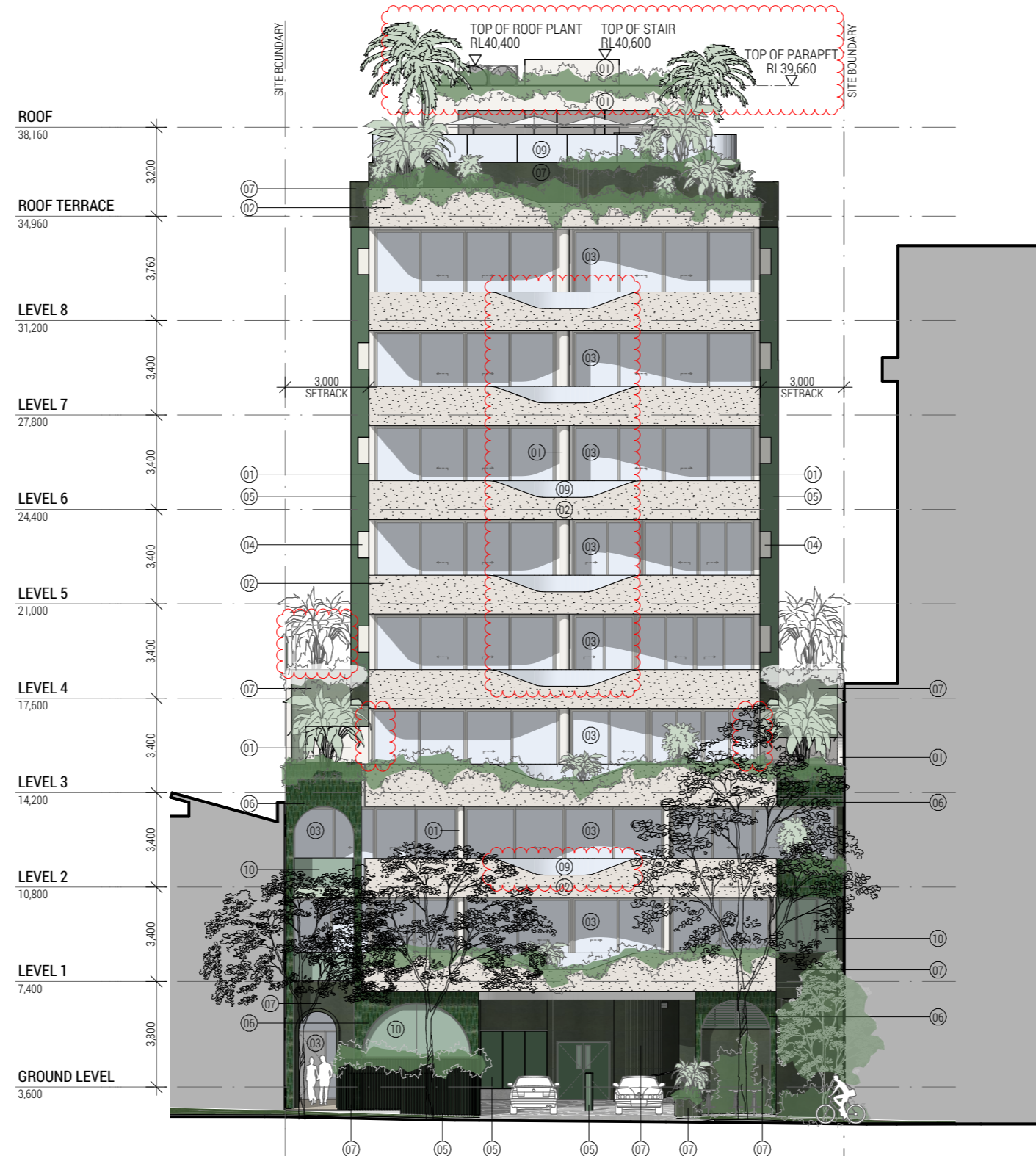
- MATERIAL LEGEND**
- 01 SMOOTH FINISH - OFF WHITE
  - 02 TEXTURED FINISH - OFF WHITE
  - 03 GLASS - CLEAR
  - 04 POWDERCOATED - OFF WHITE
  - 05 POWDERCOATED - GREEN
  - 06 TILES - GREEN
  - 07 SMOOTH FINISH - GREEN
  - 08 ROD BALUSTRADE WITH FLAT HANDRAIL
  - 09 GLASS BALUSTRADE
  - 10 GLASS - GREEN



**SOUTH ELEVATION**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

- MATERIAL LEGEND**
- 01 SMOOTH FINISH - OFF WHITE
  - 02 TEXTURED FINISH - OFF WHITE
  - 03 GLASS - CLEAR
  - 04 POWDERCOATED - OFF WHITE
  - 05 POWDERCOATED - GREEN
  - 06 TILES - GREEN
  - 07 SMOOTH FINISH - GREEN
  - 08 ROD BALUSTRADE WITH FLAT HANDRAIL
  - 09 GLASS BALUSTRADE
  - 10 GLASS - GREEN



**WEST ELEVATION\_WYANDRA ST**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

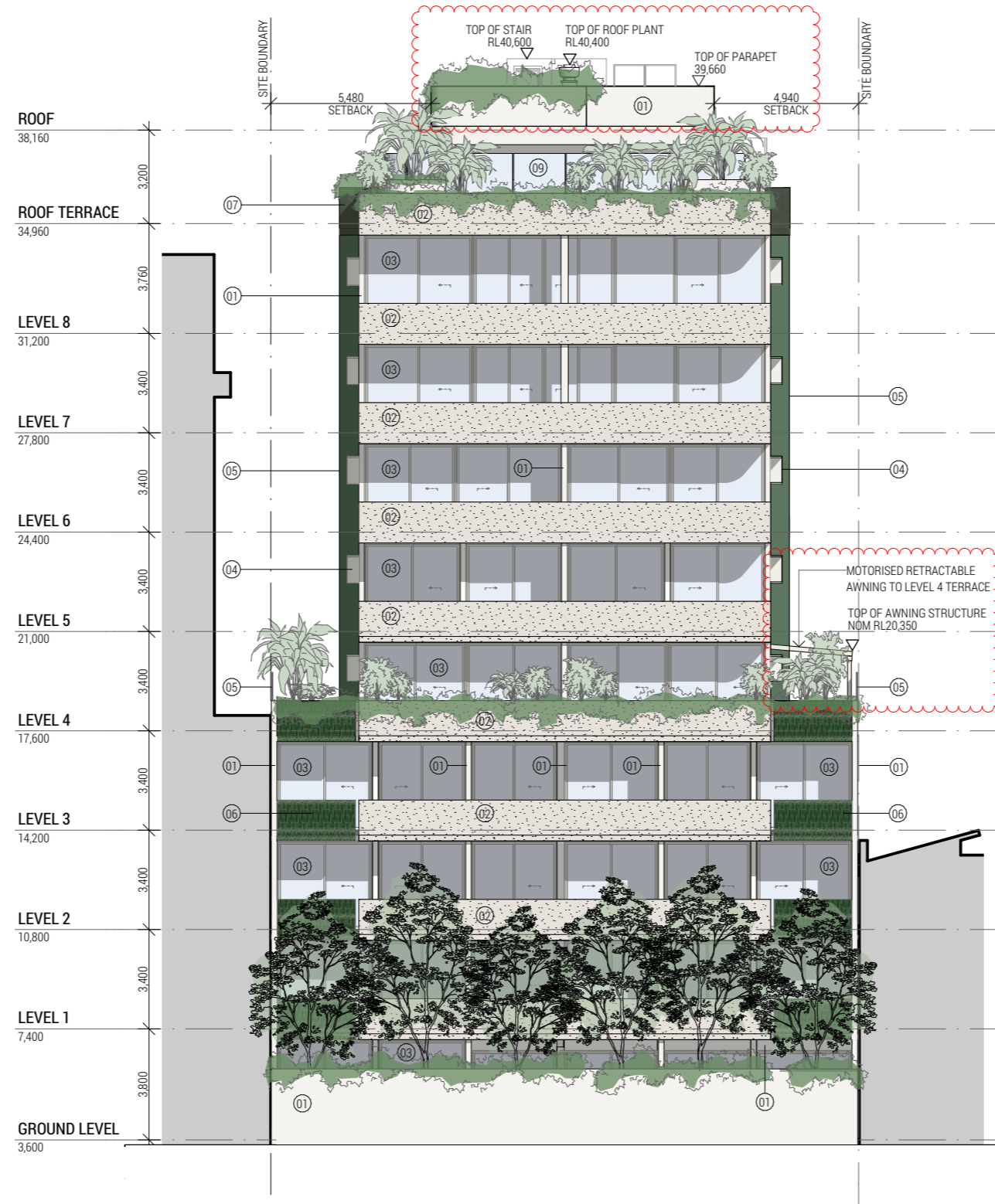
**DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005**

ISSUE \_ 21/05/26 - FOR GIA SUBMISSION

**frank.**

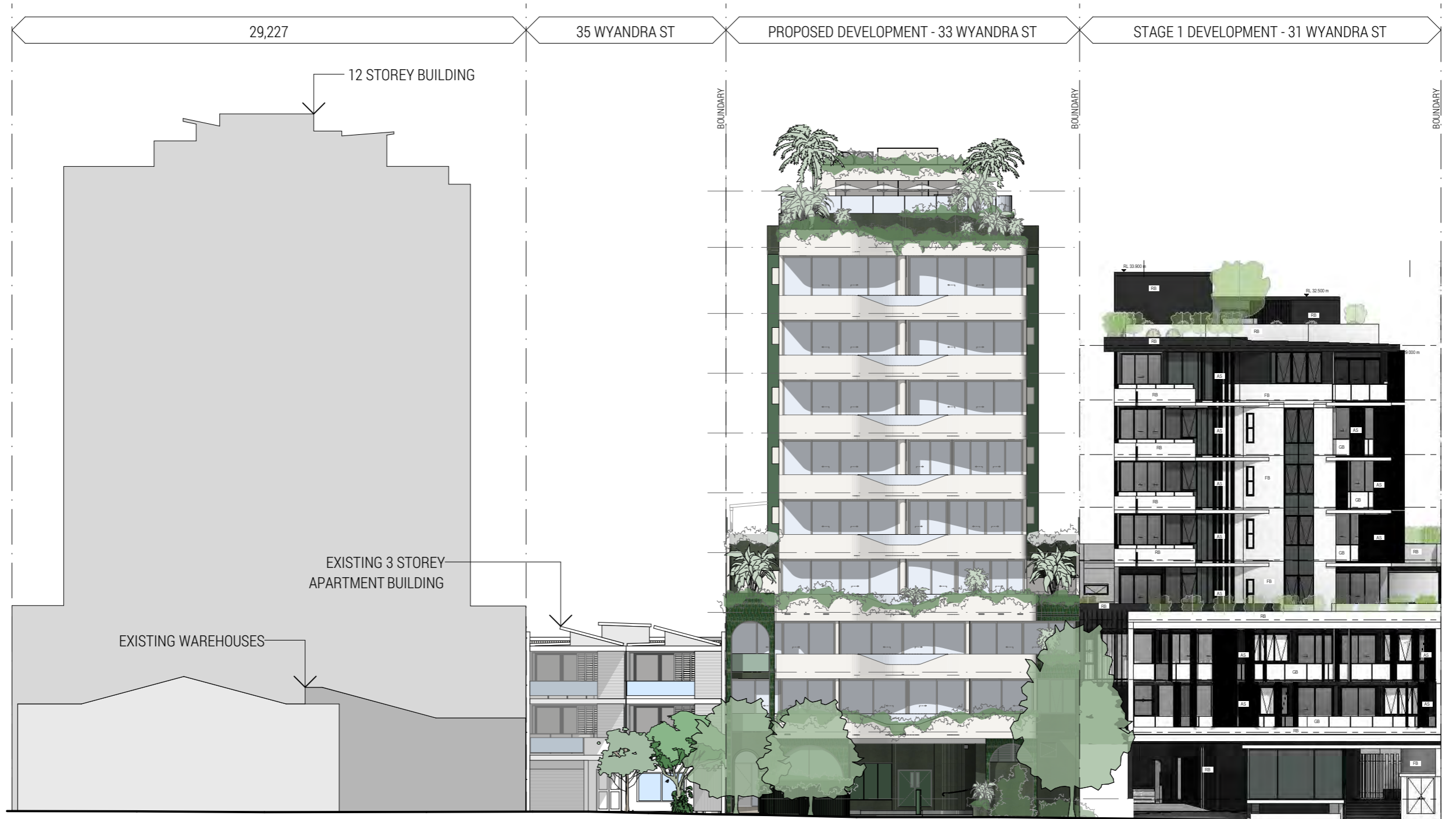
culprit.  
BY

- MATERIAL LEGEND**
- 01 SMOOTH FINISH - OFF WHITE
  - 02 TEXTURED FINISH - OFF WHITE
  - 03 GLASS - CLEAR
  - 04 POWDERCOATED - OFF WHITE
  - 05 POWDERCOATED - GREEN
  - 06 TILES - GREEN
  - 07 SMOOTH FINISH - GREEN
  - 08 ROD BALUSTRADE WITH FLAT HANDRAIL
  - 09 GLASS BALUSTRADE
  - 10 GLASS - GREEN



**EAST ELEVATION**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478



W Y A N D R A   S T R E E T

STREETScape  
SCALE 1:250 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

DUCALE \_ 33 WYANDRA STREET, TENERIFFE Q 4005

ISSUE \_ 21/05/26 - FOR GIA SUBMISSION

frank.

culprit.  
BY

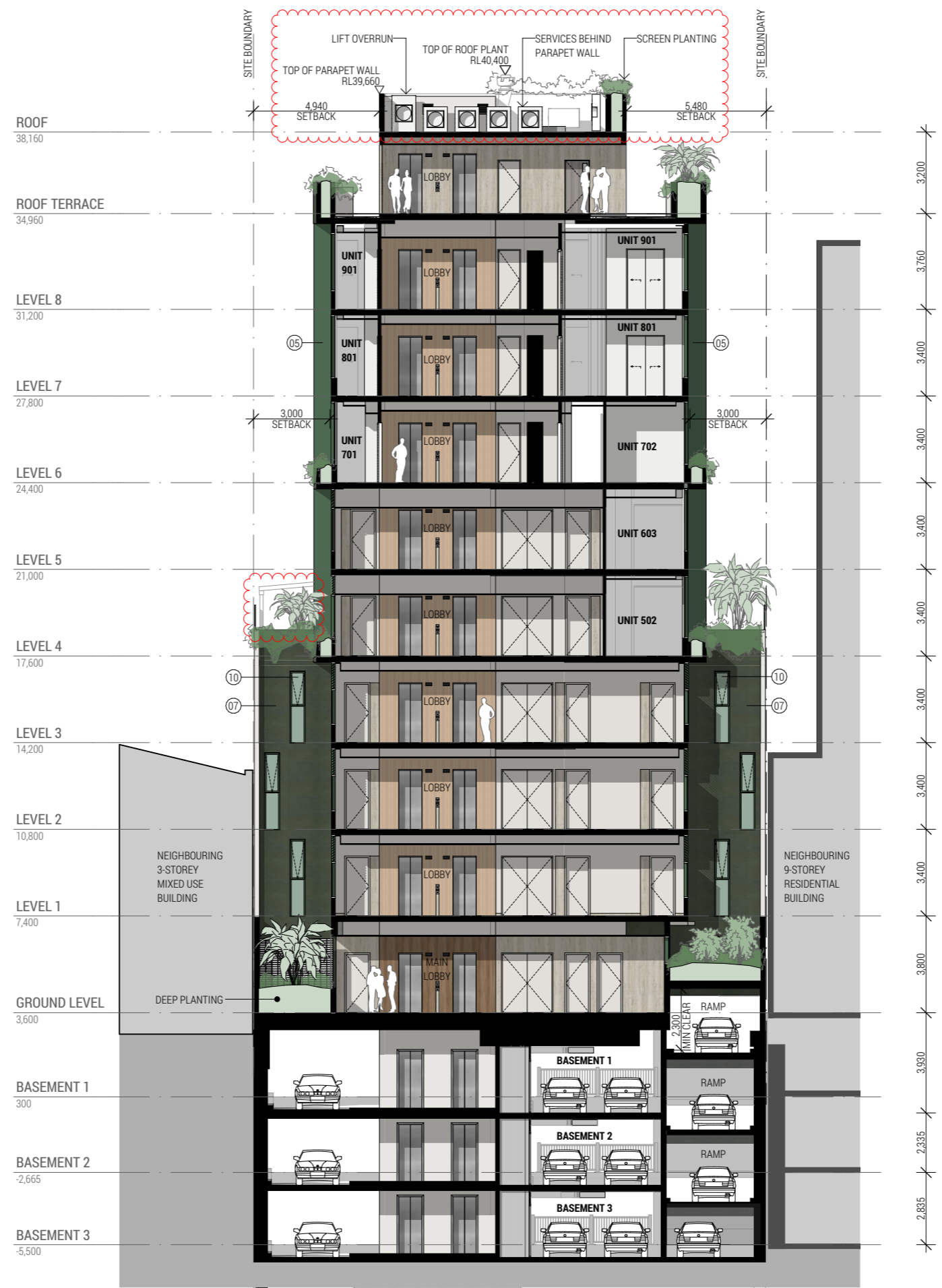
- MATERIAL LEGEND**
- 01 SMOOTH FINISH - OFF WHITE
  - 02 TEXTURED FINISH - OFF WHITE
  - 03 GLASS - CLEAR
  - 04 POWDERCOATED - OFF WHITE
  - 05 POWDERCOATED - GREEN
  - 06 TILES - GREEN
  - 07 SMOOTH FINISH - GREEN
  - 08 ROD BALUSTRADE WITH FLAT HANDRAIL
  - 09 GLASS BALUSTRADE
  - 10 GLASS - GREEN



**1 LONG SECTION**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478

- MATERIAL LEGEND**
- 01 SMOOTH FINISH - OFF WHITE
  - 02 TEXTURED FINISH - OFF WHITE
  - 03 GLASS - CLEAR
  - 04 POWDERCOATED - OFF WHITE
  - 05 POWDERCOATED - GREEN
  - 06 TILES - GREEN
  - 07 SMOOTH FINISH - GREEN
  - 08 ROD BALUSTRADE WITH FLAT HANDRAIL
  - 09 GLASS BALUSTRADE
  - 10 GLASS - GREEN



**2 CROSS SECTION**  
SCALE 1:200 @A3

BCC DS  
RECEIVED  
22/05/2026  
APPLICATION REF  
A006997478