

PROFILE ARCHITECTURE

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31/07/2026
APPLICATION REF
A006971515

123 & 125 RACECOURSE RD, ASCOT

Fiume

ON RACECOURSE

F i U M E

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.



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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.



S I T E P L A N | D E V E L O P M E N T D A T A

DEVELOPMENT SCHEDULE

ADDRESS:
123 -125 RACECOURSE RD ASCOT QLD 4007

LOT & RP:
LOT 2 & 3 ON RP 33692

SITE AREA:
1,100 m²

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 (m²)
GROUND	340 m²
LVL 1	549 m²
LVL 2	551 m²
LVL 3	551 m²
LVL 4	509.4 m²
ROOF TOP GARDEN	80 m²
TOTAL	2,580.4 m²

ROOFTOP GARDEN SUMMARY

FLOOR	GFA (m²)	% OF ROOF AREA
ROOF TERRACE AREA	689 m²	
GFA	80 m²	11.6%
ROOFED STRUCTURES	295 m²	
SOFT LANDSCAPING	150 m²	21.7%
ROOFED STRUCTURES EXCLUDING LIFT SHAFT & STAIRS	272 m²	

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 / 100m² 8

RETAIL / COMMERCIAL TOTAL 8

TOTAL CAR PARK REQUIRED 43

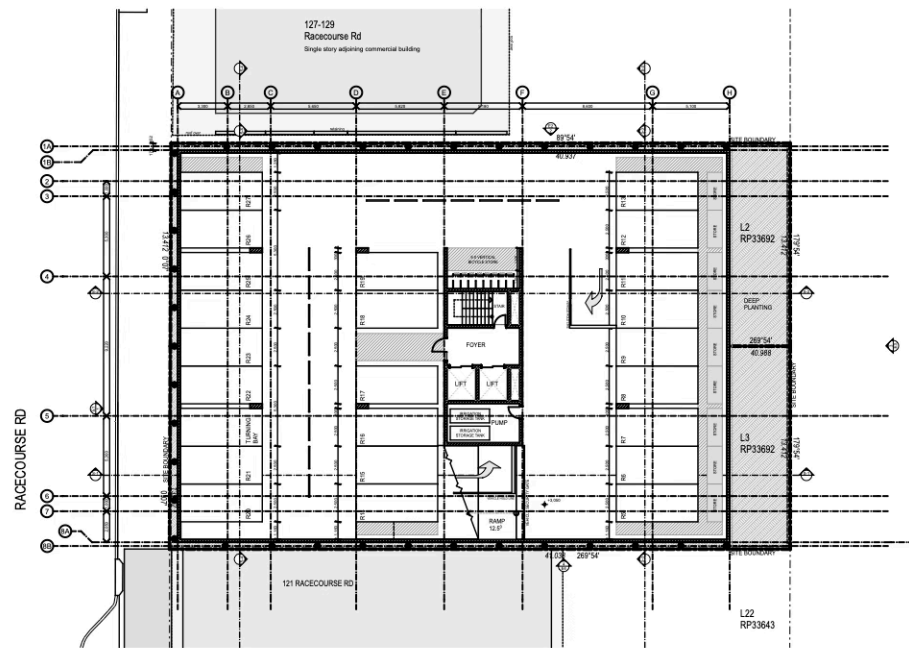
TOTAL CAR PARK PROVIDED 41



SITE PLAN
SCALE 1:500

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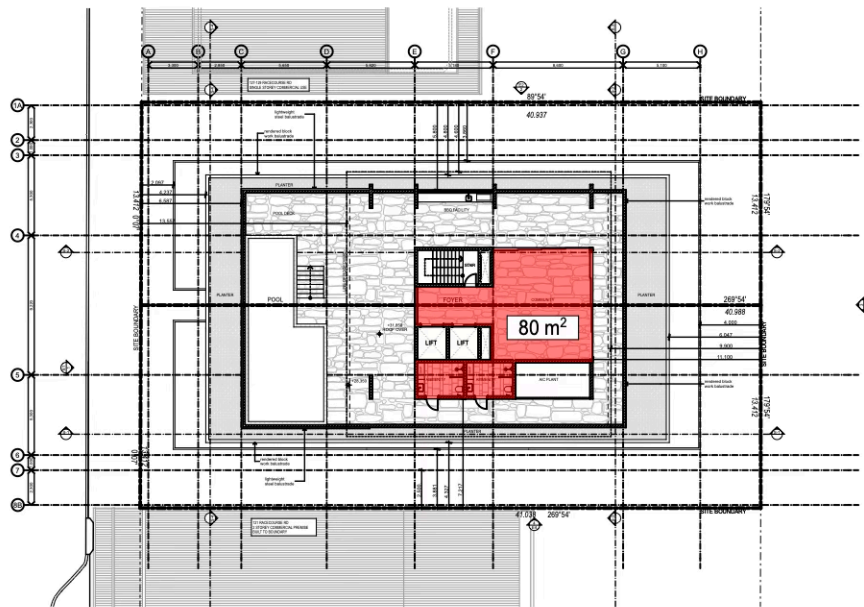
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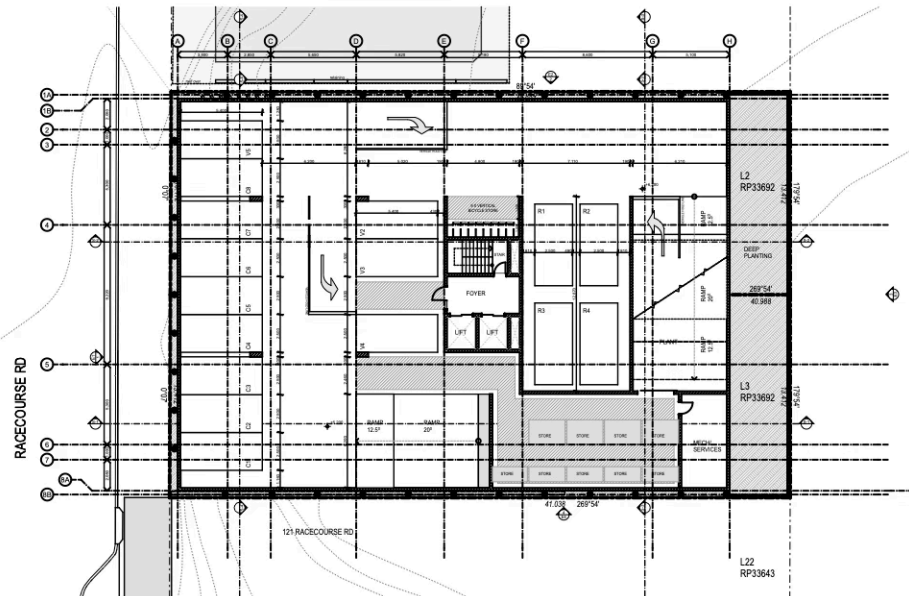
BASEMENT 2 - GFA
SCALE 1:500



LEVEL 1 - GFA
SCALE 1:500



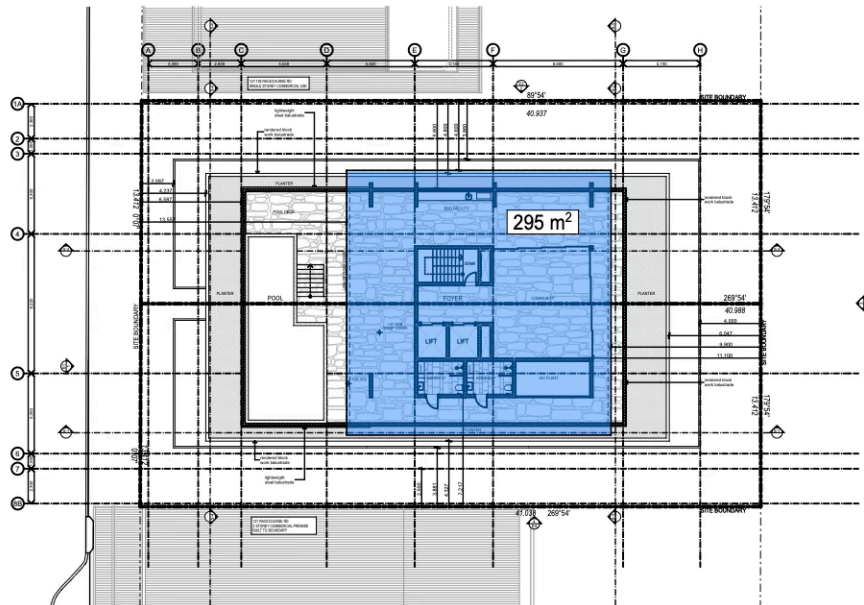
ROOF TOP GARDEN - GFA
SCALE 1:500



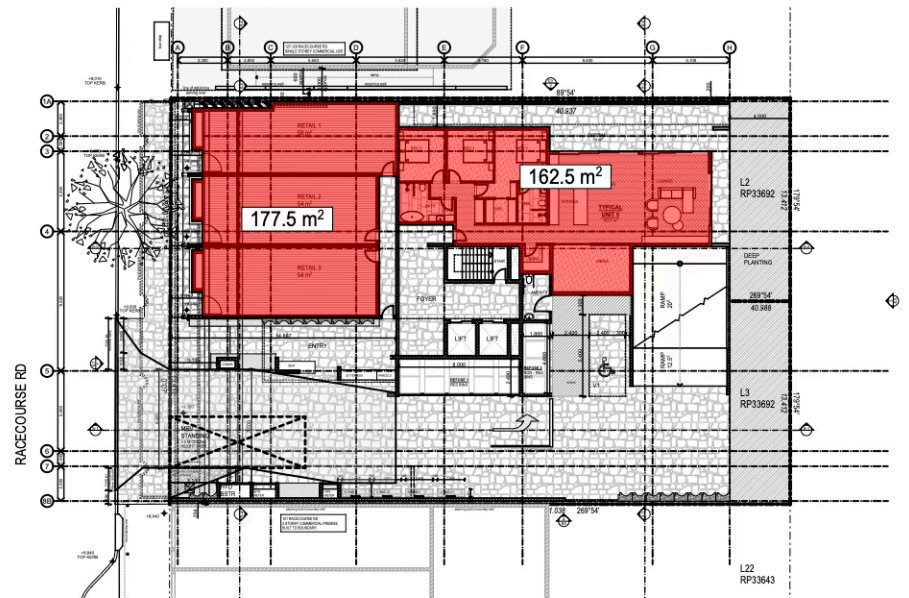
BASEMENT 1 - GFA
SCALE 1:500



LEVEL 2 - GFA
SCALE 1:500



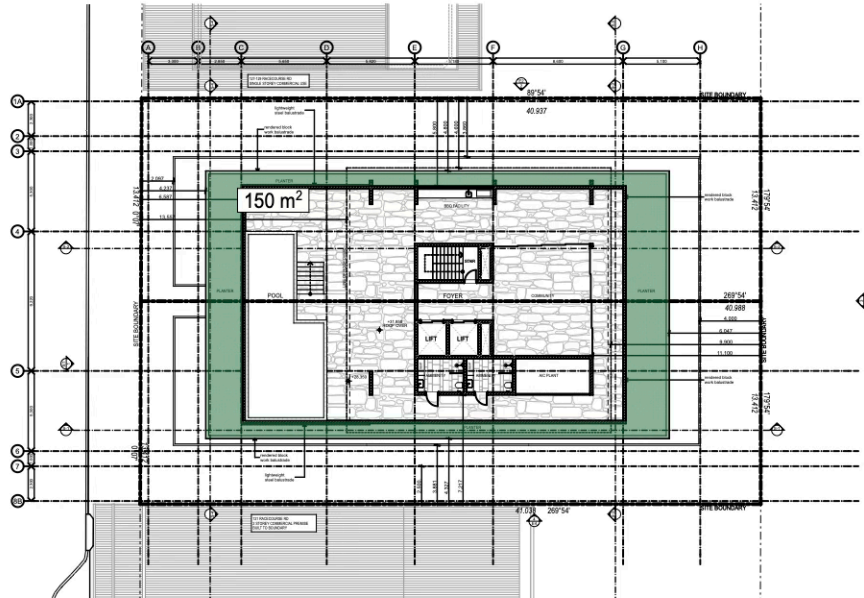
ROOF TOP GARDEN - ROOFED AREA
SCALE 1:500



GROUND - GFA
SCALE 1:500



LEVEL 3 - GFA
SCALE 1:500



ROOF TOP GARDEN - LANDSCAPING
SCALE 1:500

PLANNING G.F.A SCHEDULE

FLOOR	GFA (m²)
GROUND	340 m²
LVL 1	549 m²
LVL 2	551 m²
LVL 3	551 m²
LVL 4	509.4 m²
ROOF TOP GARDEN	80 m²
TOTAL	2,580.4 m²



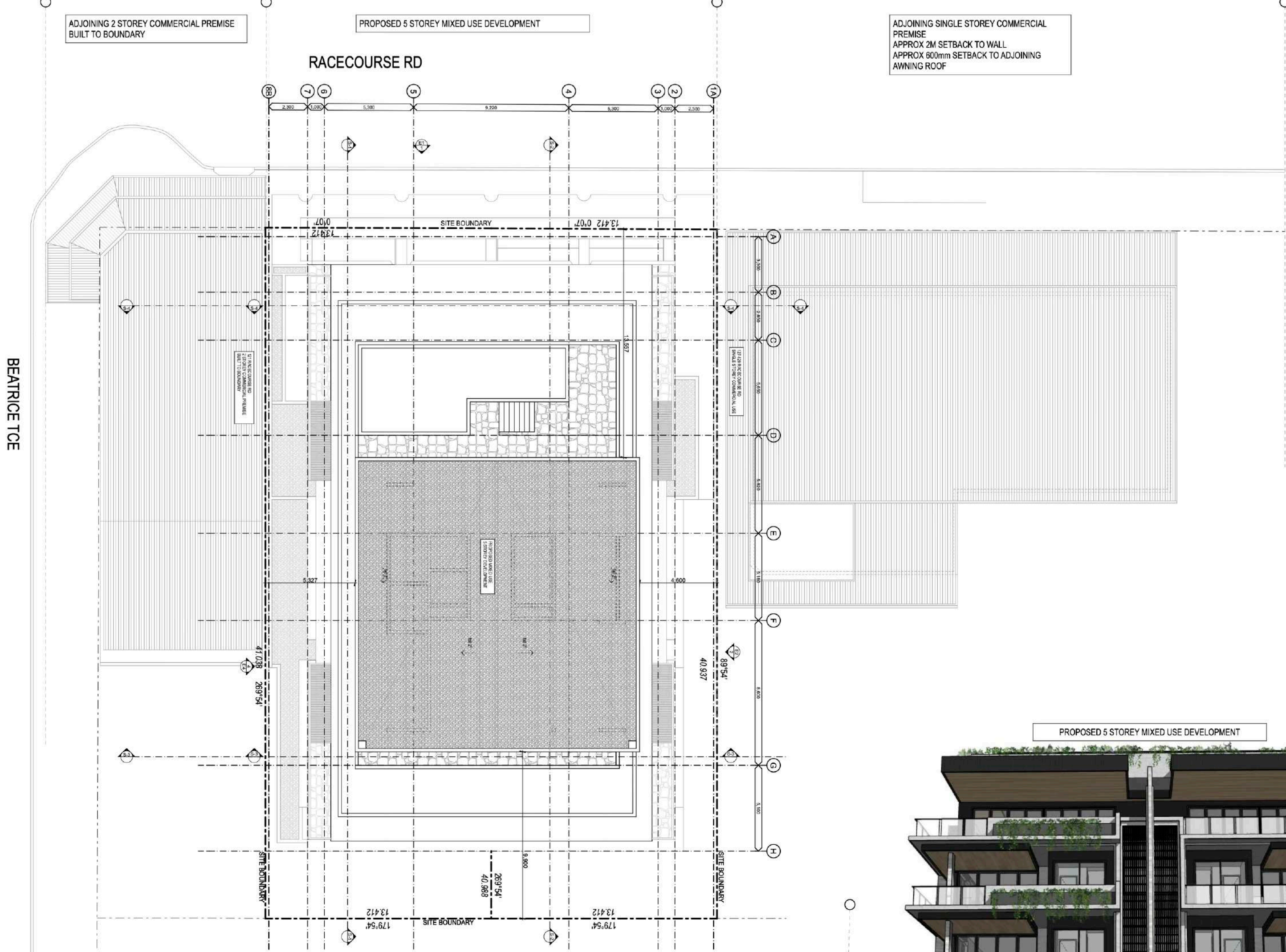
LEVEL 4 - GFA
SCALE 1:500

ROOFTOP GARDEN SUMMARY

FLOOR	GFA (m²)	% OF ROOF AREA
ROOF TERRACE AREA	689 m²	
GFA	80 m²	11.6%
ROOFED STRUCTURES	295 m²	
SOFT LANDSCAPING	150 m²	21.7%
ROOFED STRUCTURES EXCLUDING LIFT SHAFT & STAIRS	272 m²	

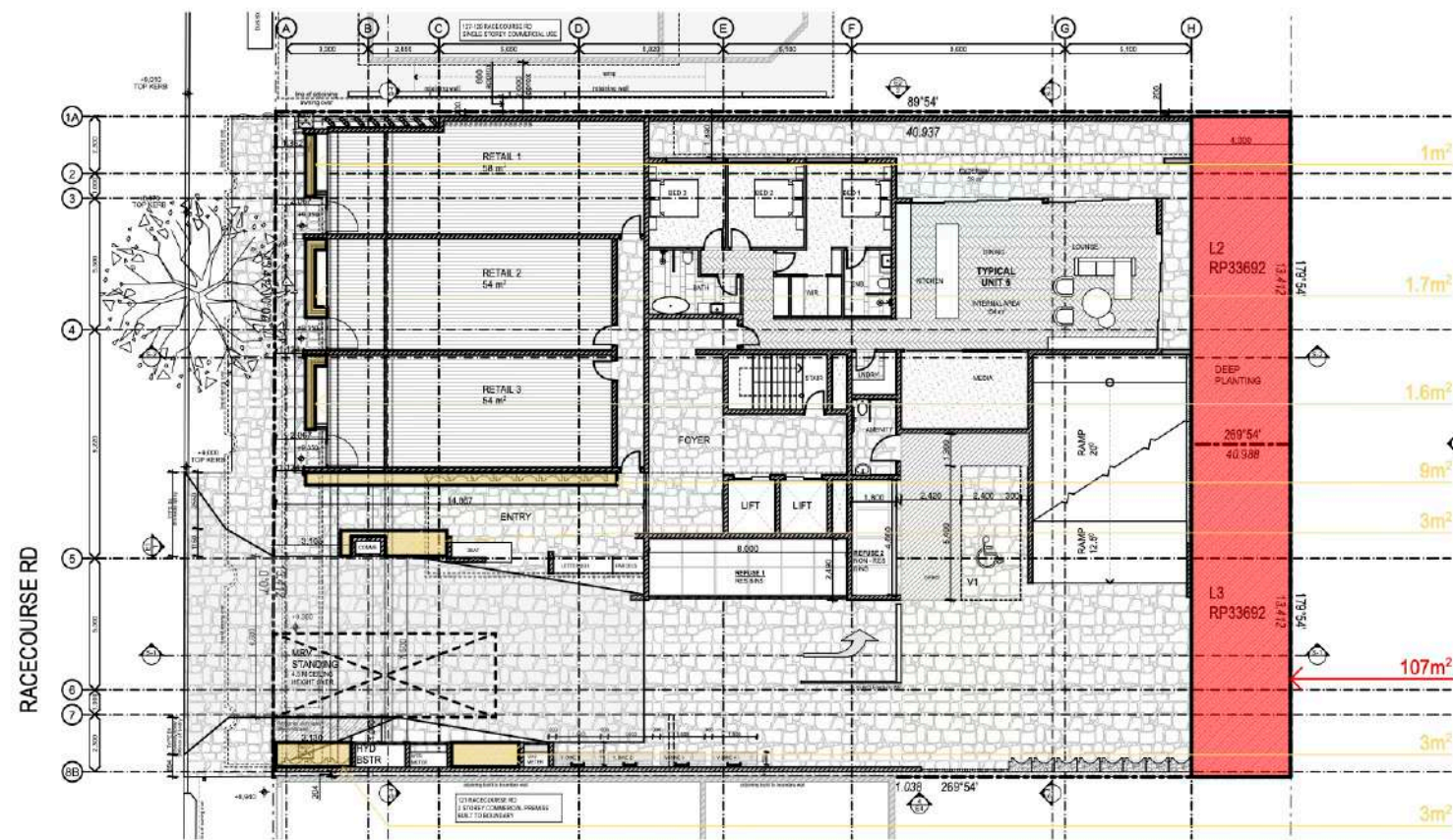
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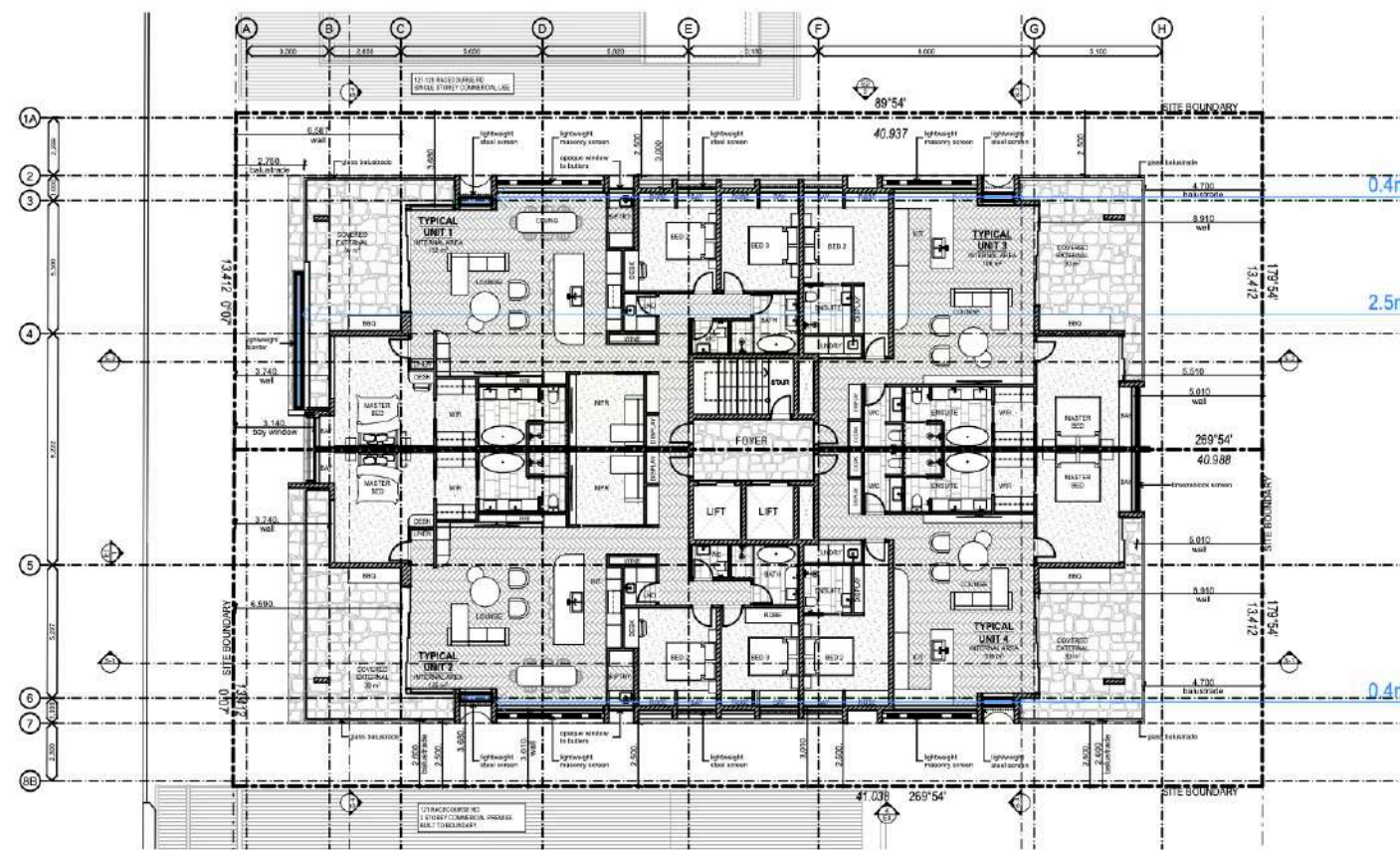
2. RACECOURSE RD - STREETSCAPE

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GROUND FLOOR - PLANTING
SCALE 1:300

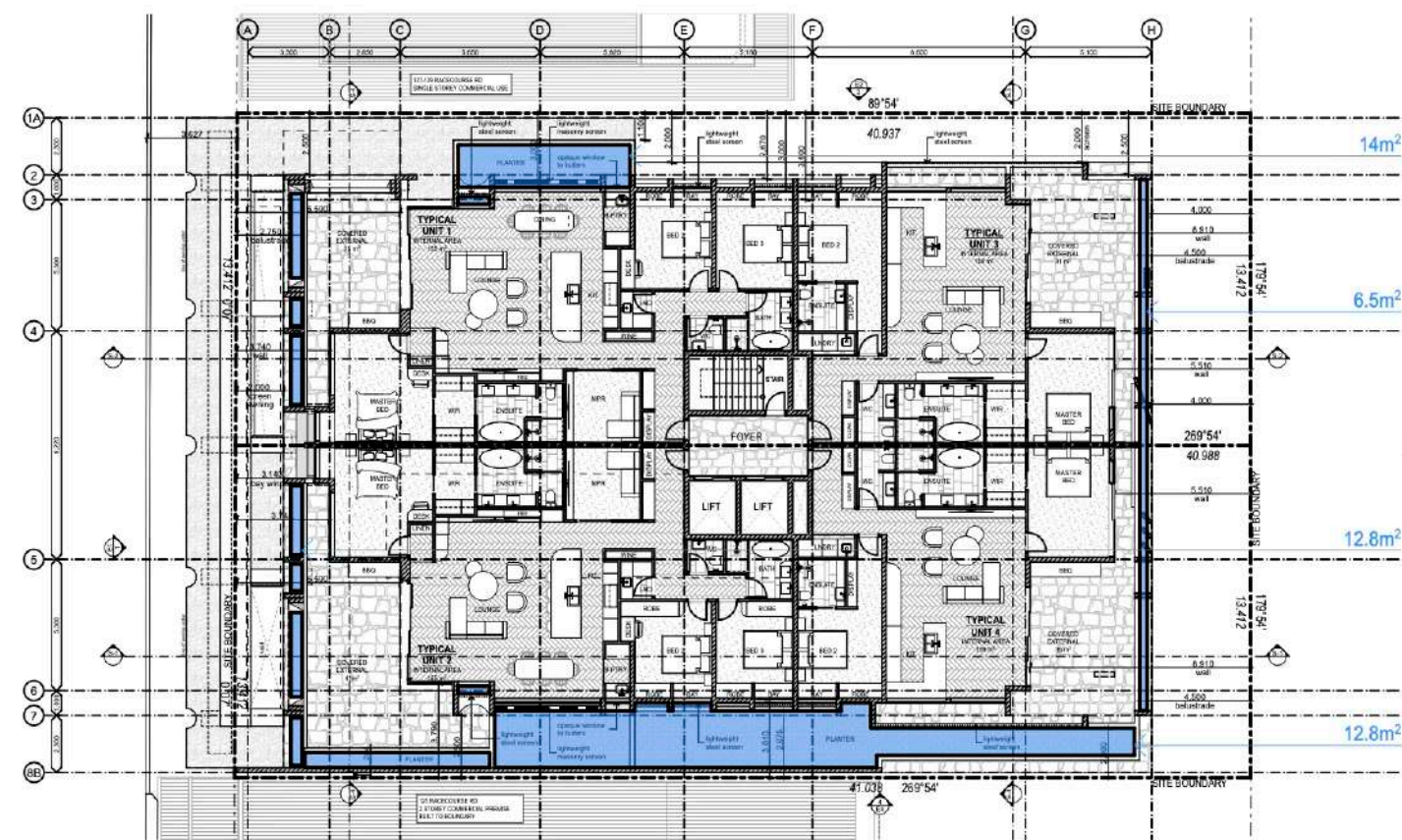
GROUND FLOOR PLANTING - m²
DEEP PLANTING - 107m²
RETAIL 1 PLANTER - 1m²
RETAIL 2 PLANTER - 1.7m²
RETAIL 3 PLANTER - 1.6m²
ENTRY PLANTER 1 - 9m²
ENTRY PLANTER 2 - 3m²
DRIVEWAY PLANTER 1 - 3m²
DRIVEWAY PLANTER 2 - 3m²



LEVEL 3 - PLANTING
SCALE 1:300

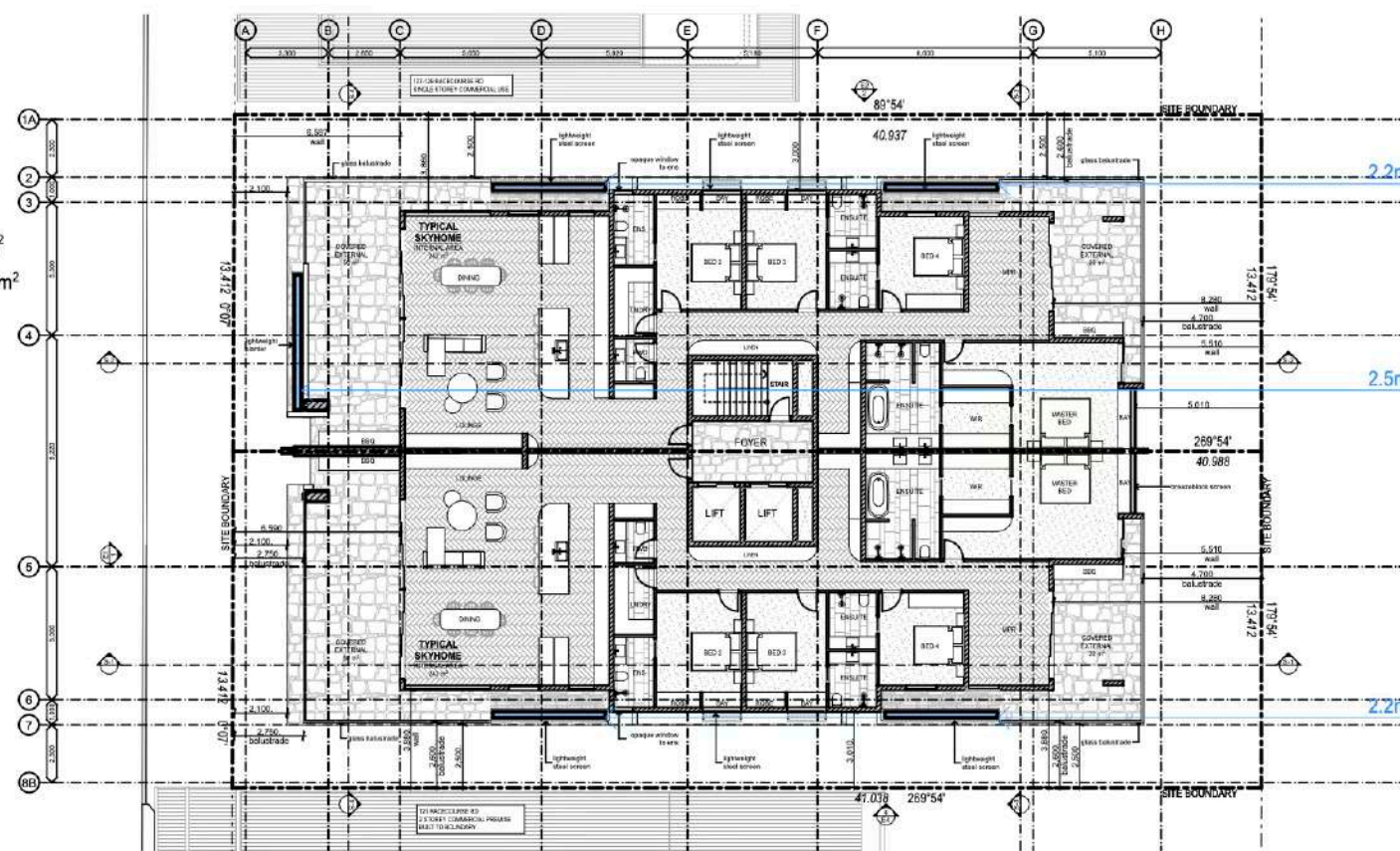
LEVEL 3 PLANTING - m²
FRONT FACADE PLANTER - 2.5m²
UNIT PLANTERS - 0.4m² EACH

PLANTER LEGEND:	
	300mm DEEP
	600mm DEEP
	800mm DEEP
	1000mm DEEP
	DEEP PLANTING



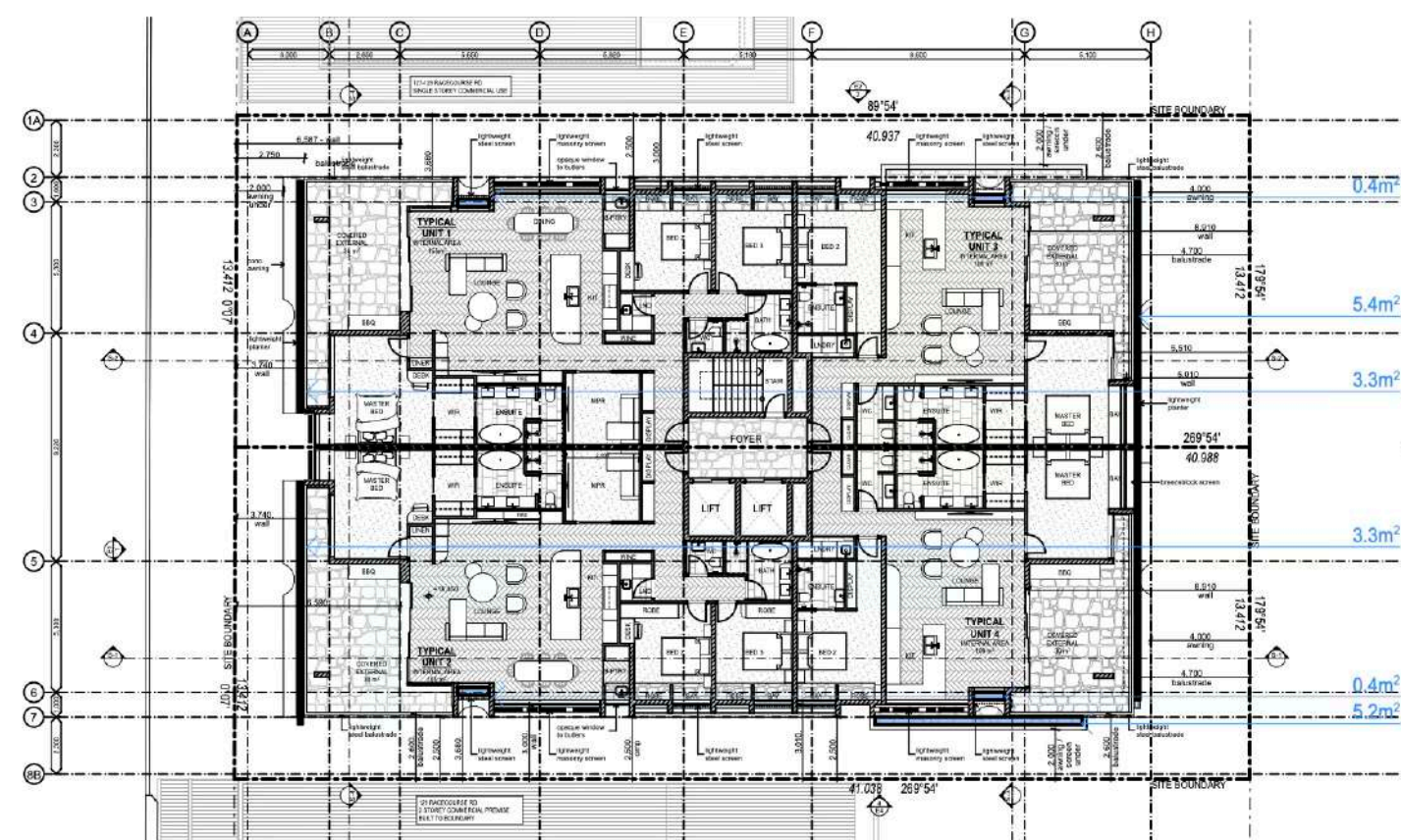
LEVEL 1 - PLANTING
SCALE 1:300

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



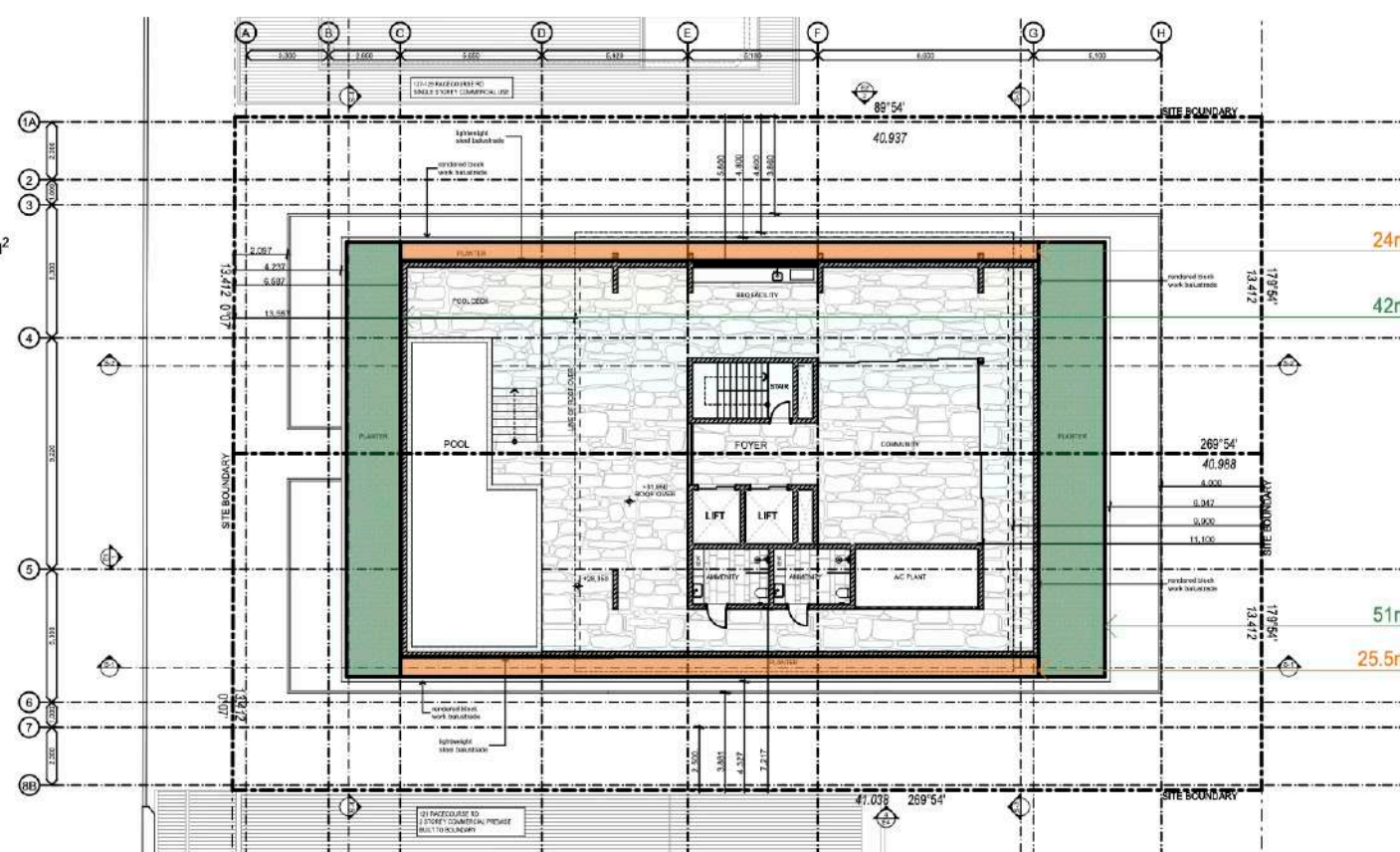
LEVEL 4 - PLANTING
SCALE 1:300

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

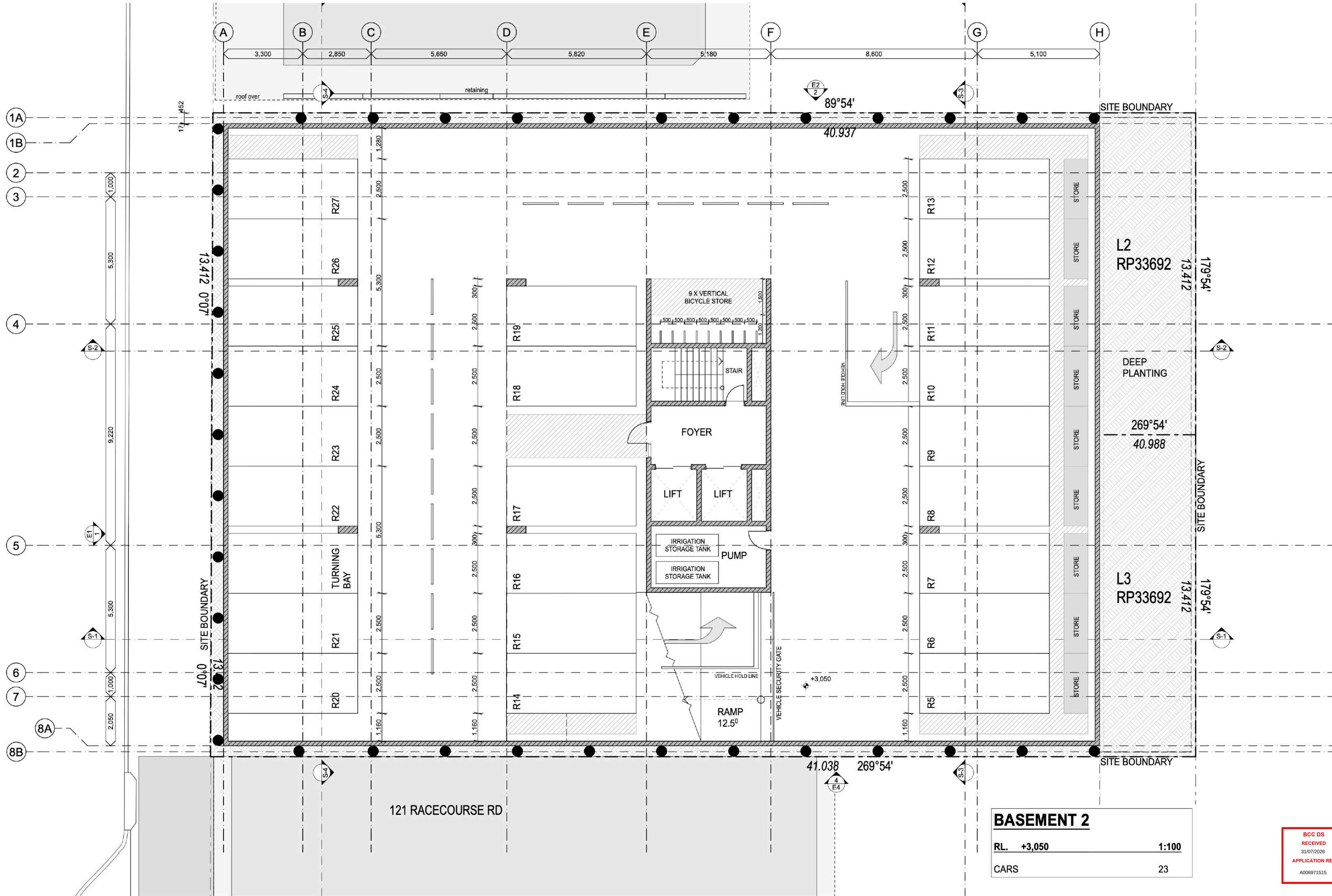


ROOFTOP - PLANTING
SCALE 1:300

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

FLOOR PLANS

RACECOURSE RD

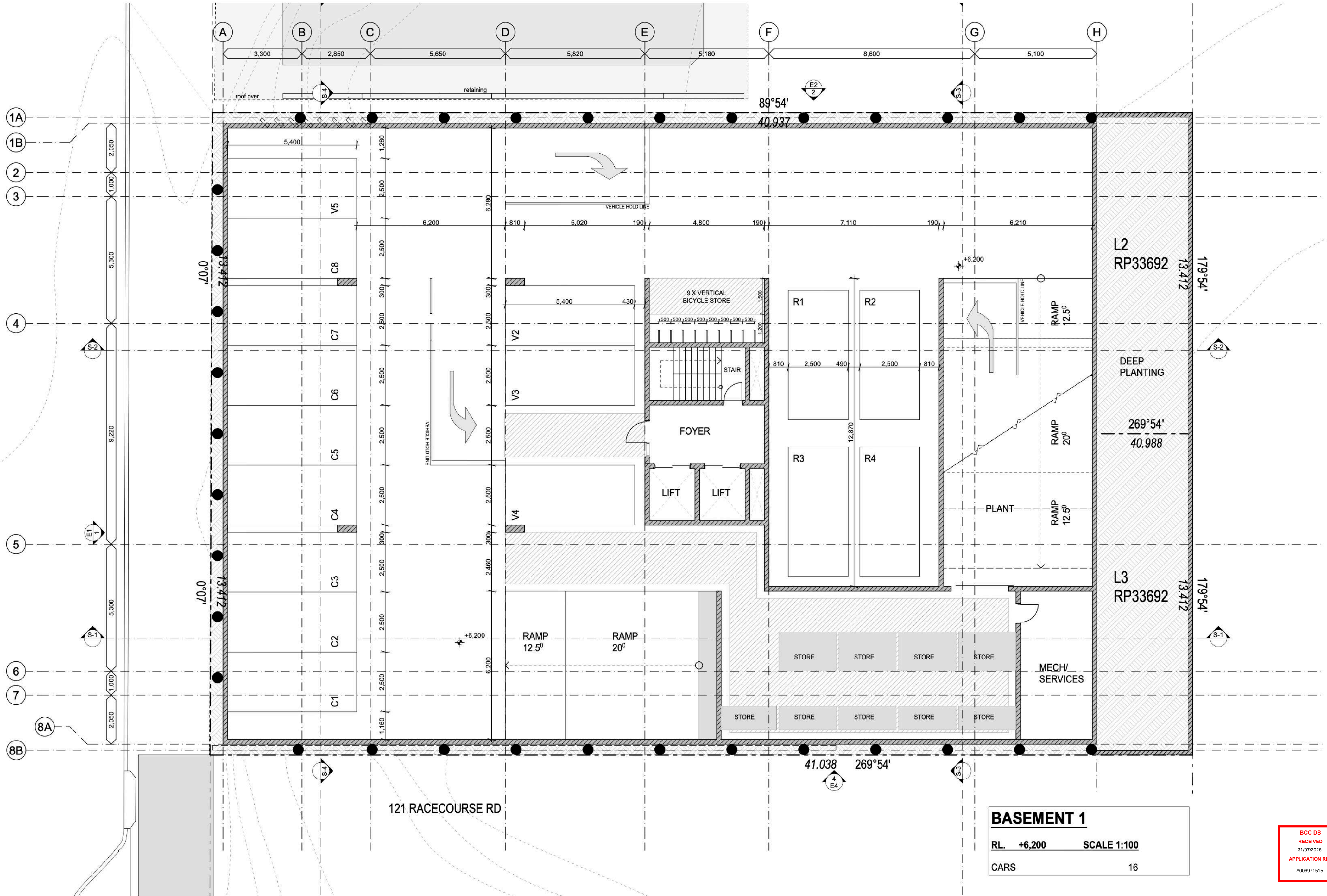


BASEMENT 2		
RL.	+3,050	1:100
CARS		23

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A2

RACECOURSE RD

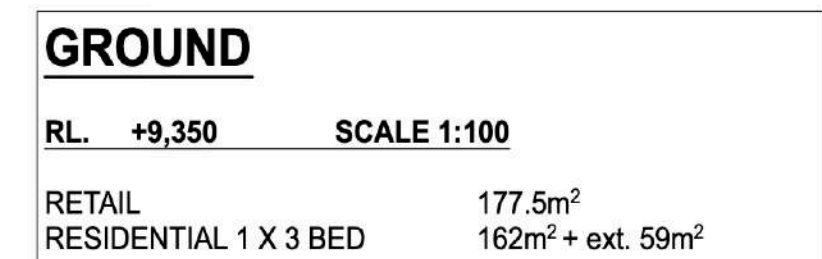


BASEMENT 1

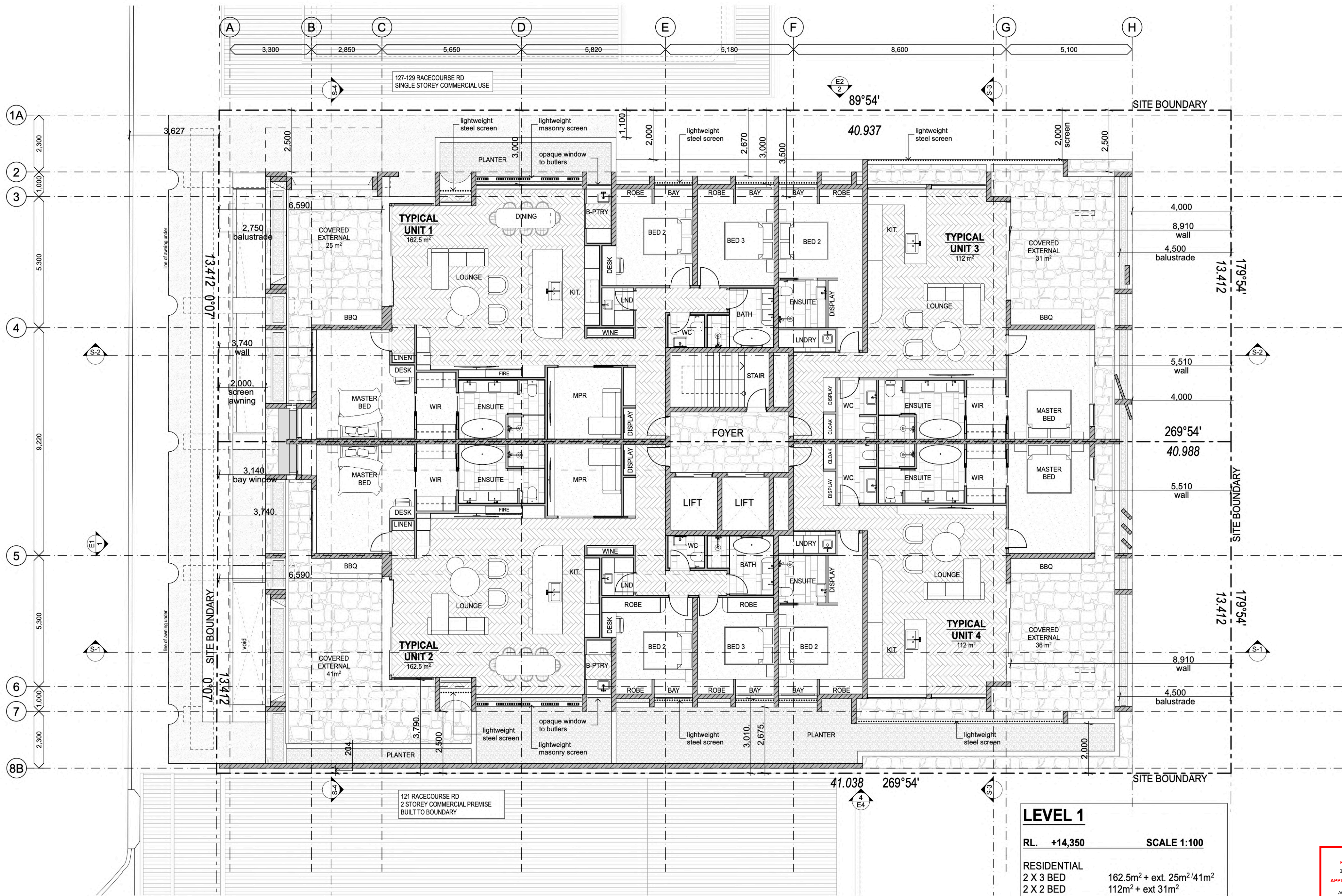
RL. +6,200 SCALE 1:100

CARS 16

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 PROFILE ARCHITECTURE 125 Racecourse Rd Ascot 4007 P 0431 575 492 info@profilearchitecture.com.au www.profilearchitecture.com.au	ISSUE SD1 24/09/25 T21 24/11/25 T12 06/02/26 T13 17/02/26 T14 26/02/26 T15 25/05/26 T16 06/07/26 T17 07/12/26 T18 09/07/26			DATE 24/09/25 24/11/25 06/02/26 17/02/26 26/02/26 25/05/26 06/07/26 07/12/26 09/07/26			DESCRIPTION CONCEPT DESIGN TOWN PLANNING - DRAFT ISSUE TOWN PLANNING - DRAFT ISSUE TOWN PLANNING - DRAFT ISSUE TOWN PLANNING - SUBMISSION TOWN PLANNING - BCC RESPONSE TOWN PLANNING - BCC RESPONSE TOWN PLANNING - BCC RESPONSE - PLANTING UPDATES TOWN PLANNING - BCC RESPONSE TOWN PLANNING - BCC RESPONSE - ADVICE UPDATE			PROJECT: 123 & 125 RACECOURSE RD ASCOT LOT 2 / 3 RP33692		CLIENT: FOUR PRO		DRAWING NAME: PROPOSED GROUND		ISSUE TP8		DWG NO. A.02.03		DATE 30/7/2026		PROJECT NO 060421		SCALE: 1:100		1:100 @ A2	
	TOWN PLANNING - BCC RESPONSE																										



LEVEL 1

RL. +14,350

SCALE 1:100

RESIDENTIAL

2 X 3 BED

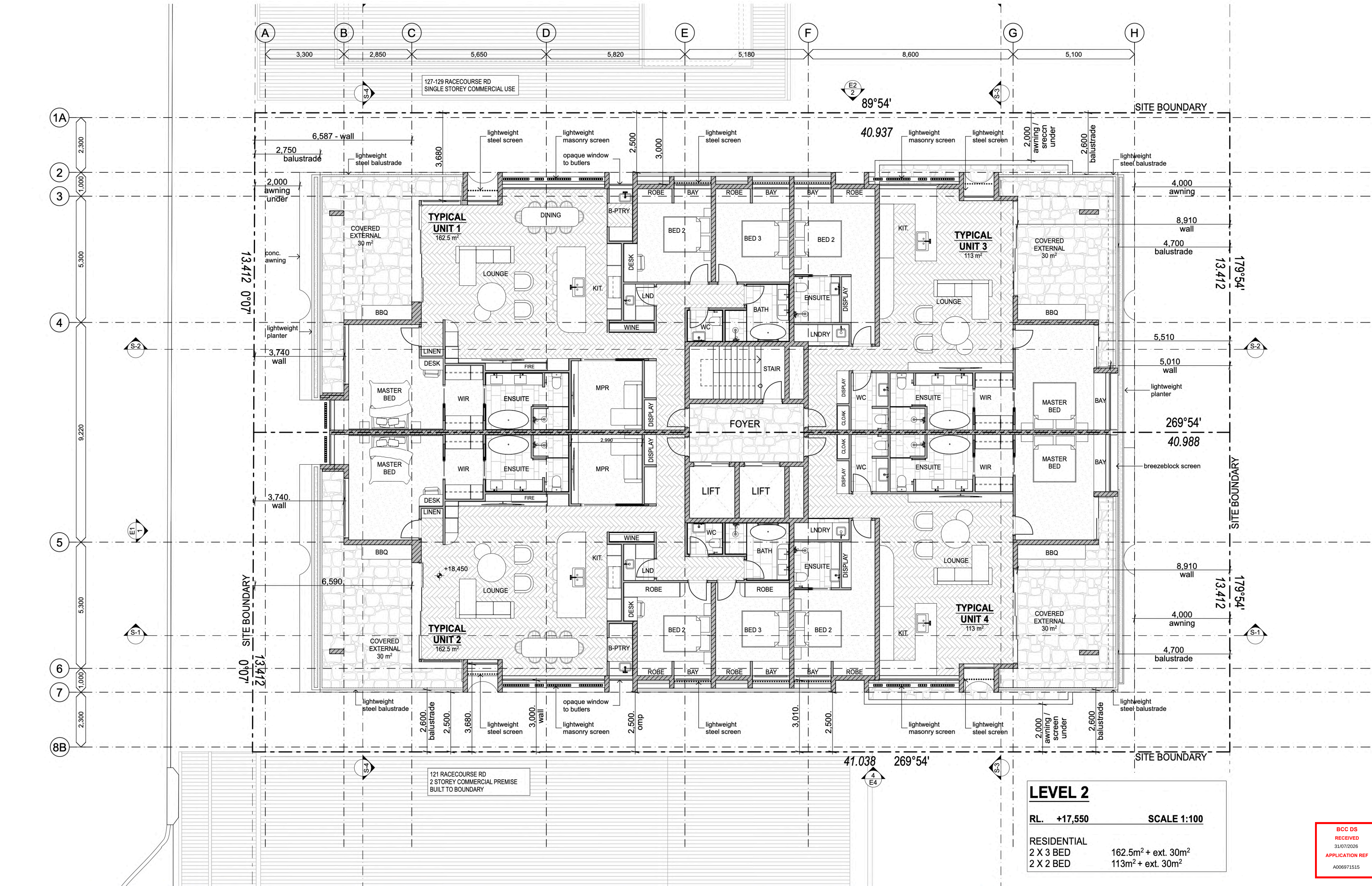
2 X 2 BED

162.5m² + ext. 25m²/41m²

112m² + ext 31m²

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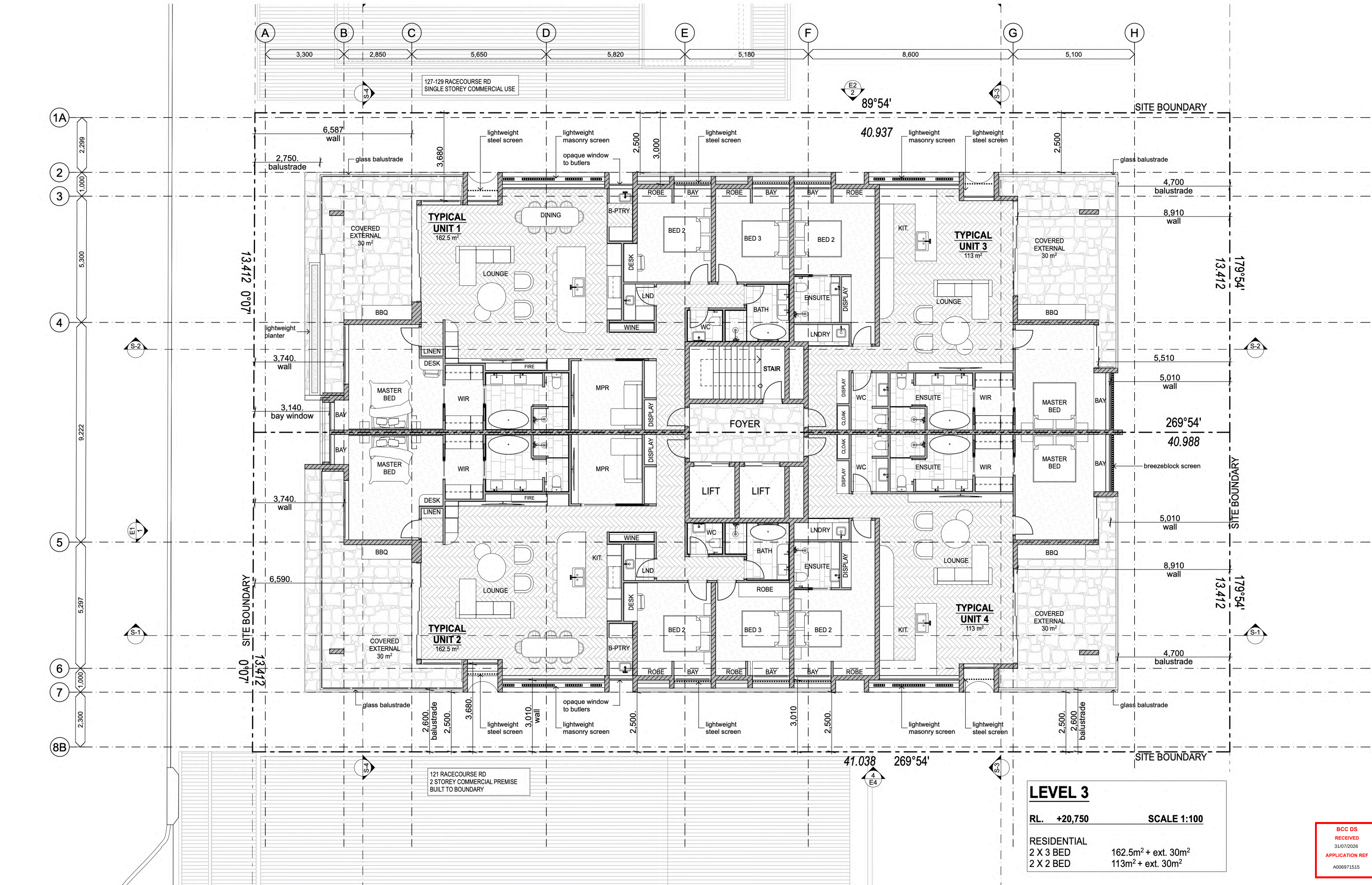


LEVEL 2

RL. +17,550 SCALE 1:100

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

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LEVEL 3

RL. +20,750

SCALE 1:100

RESIDENTIAL

2 X 3 BED

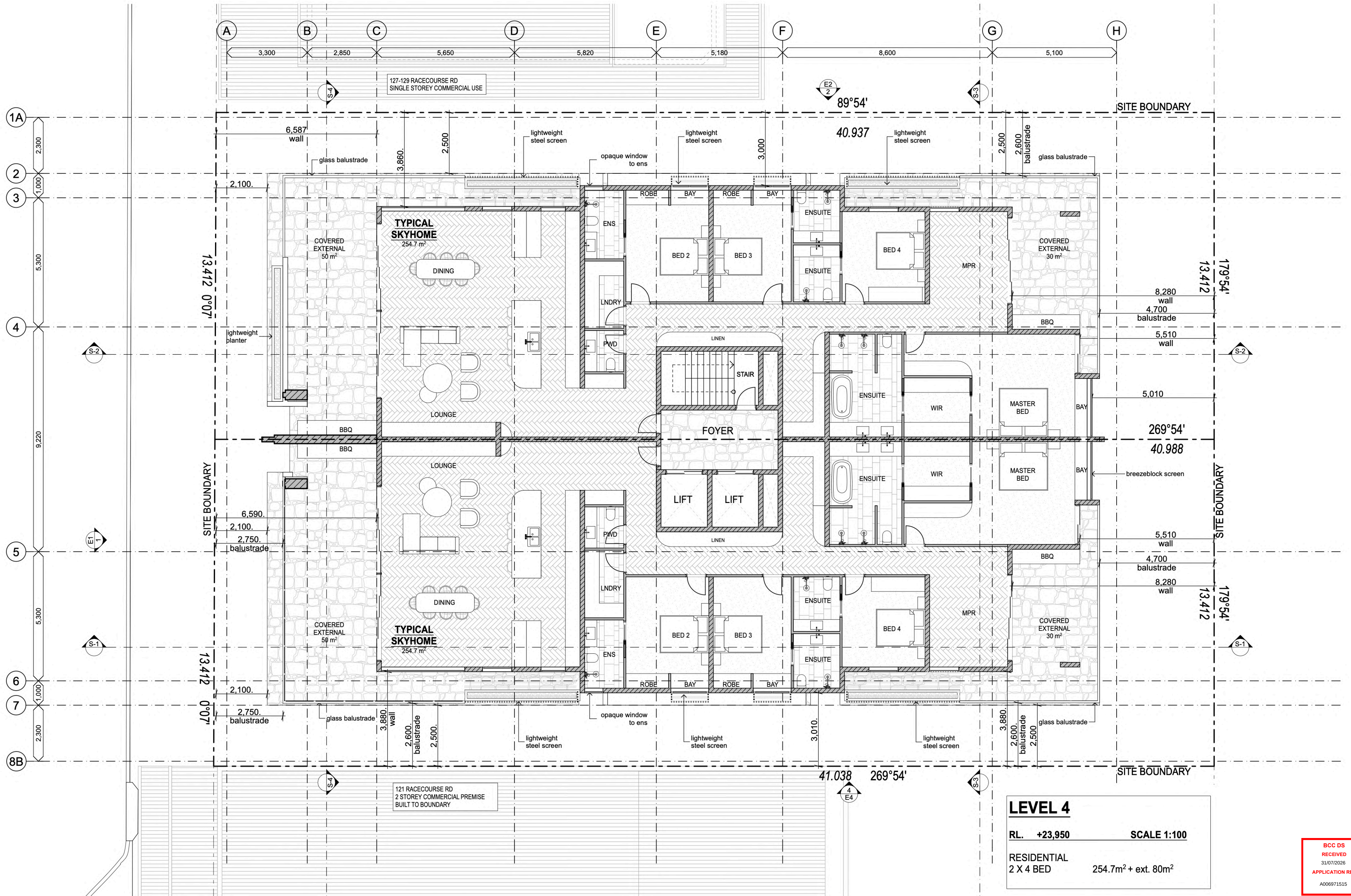
2 X 2 BED

162.5m² + ext. 30m²

113m² + ext. 30m²

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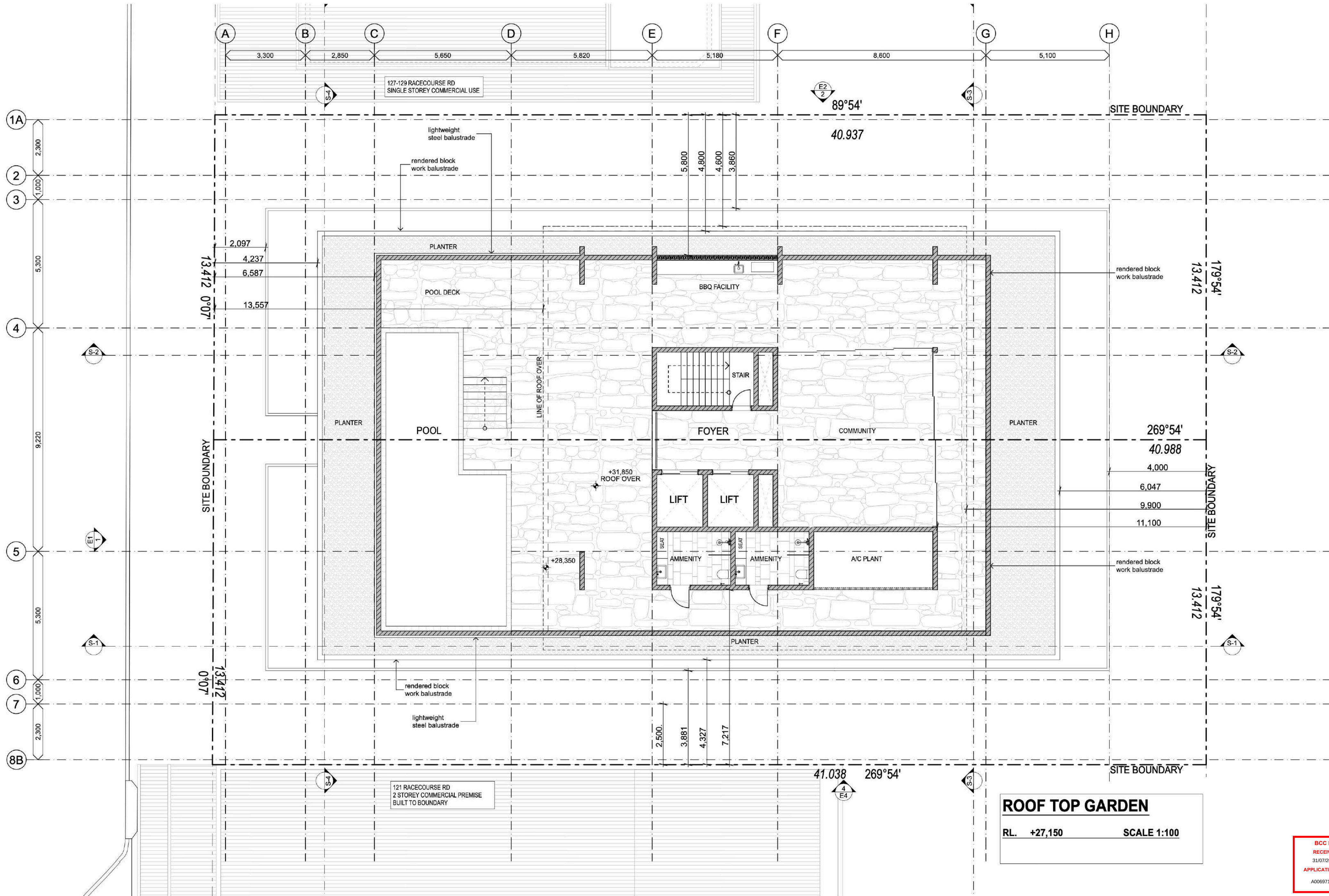


LEVEL 4

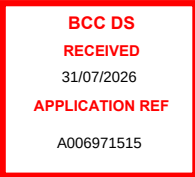
RL. +23,950 SCALE 1:100

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

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ELEVATIONS



WEST ELEVATION - 01
SCALE 1:100





NORTH ELEVATION - 02
SCALE 1:100



EAST ELEVATION - 03

SCALE 1:100



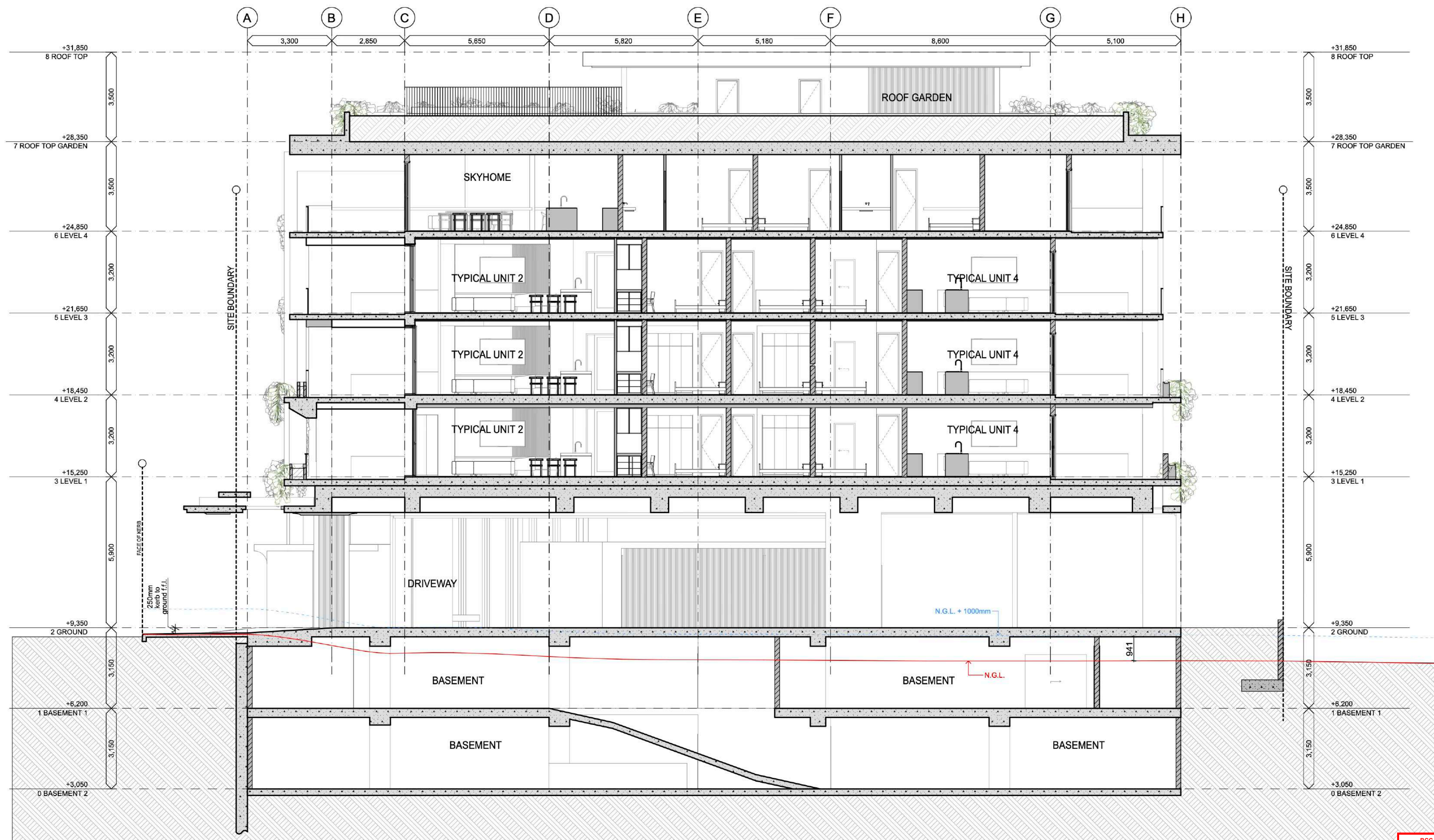
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SOUTH ELEVATION - 04
SCALE 1:100

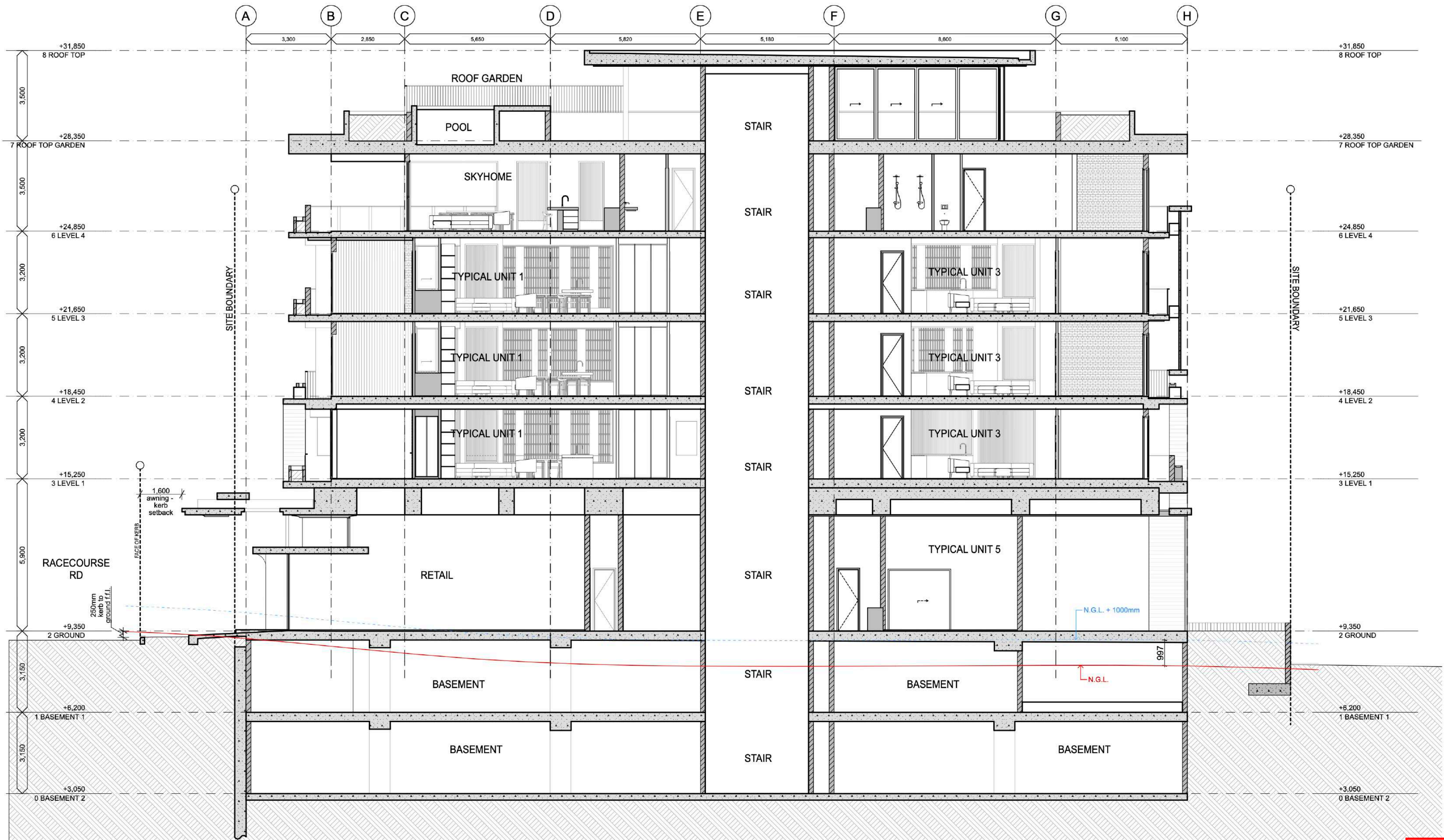
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SECTIONS



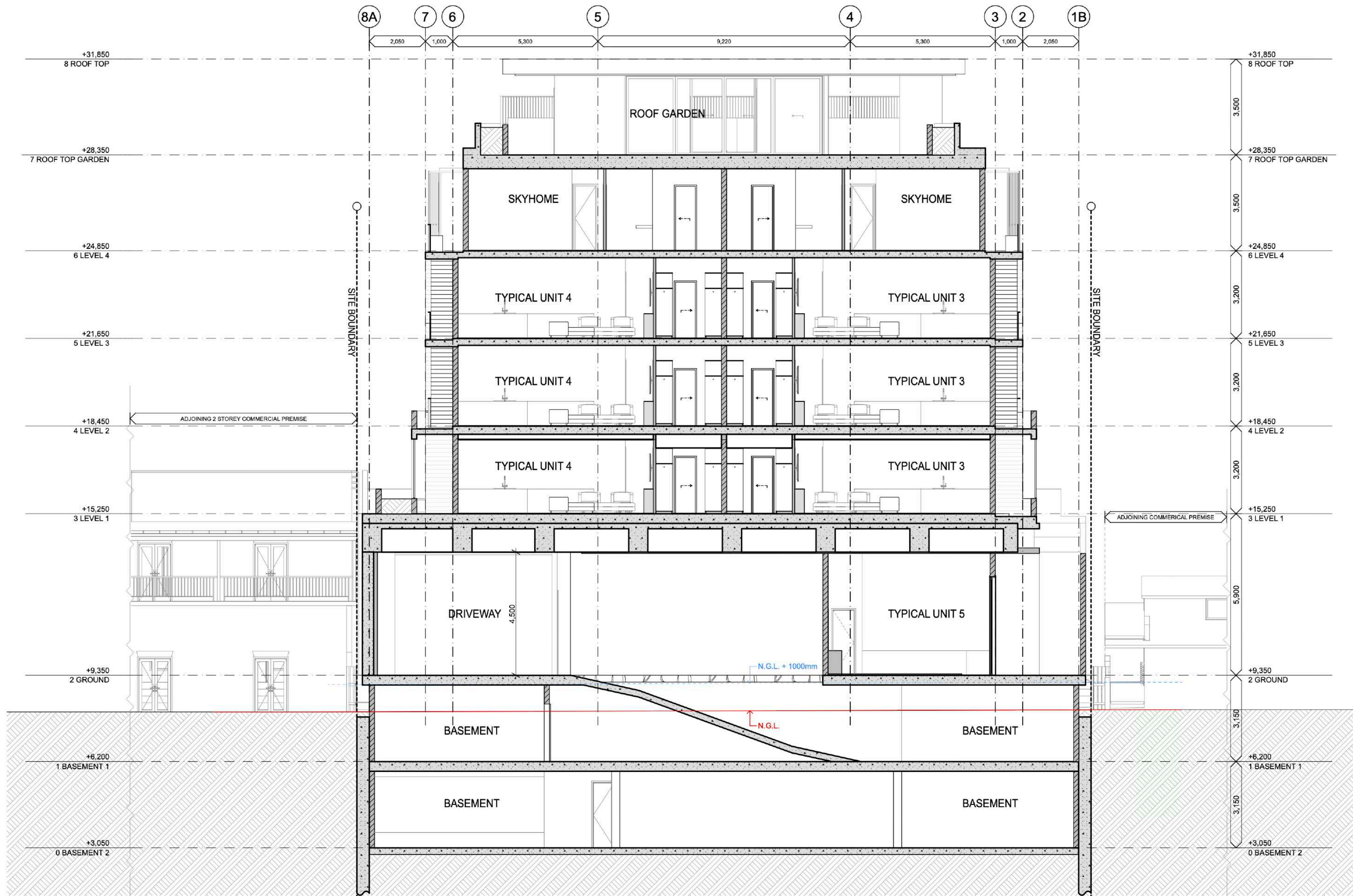
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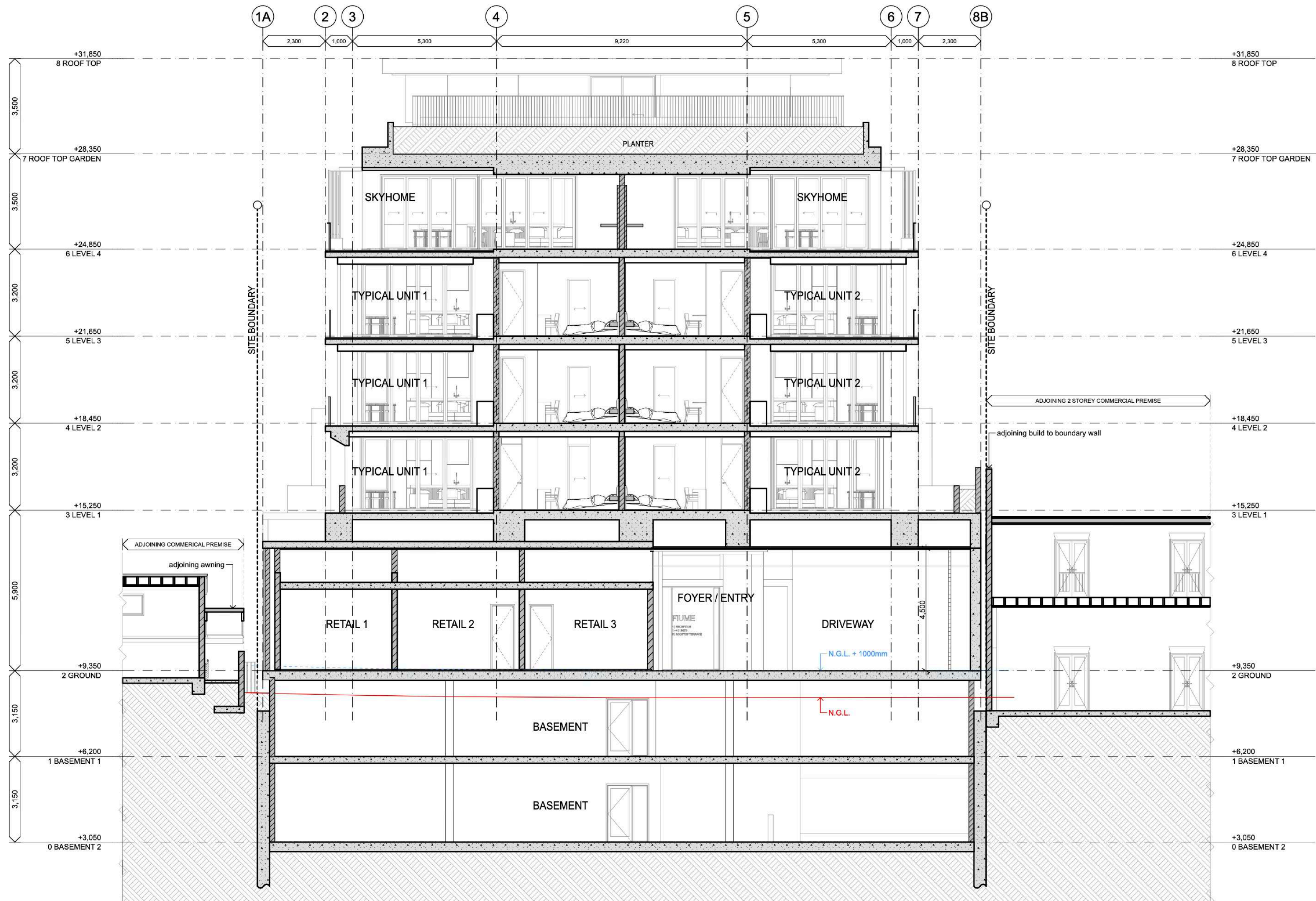
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SECTION - 03
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SECTION - 04
SCALE 1:100

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