

Neighbouring Property Consent

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PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: 13/09/2022

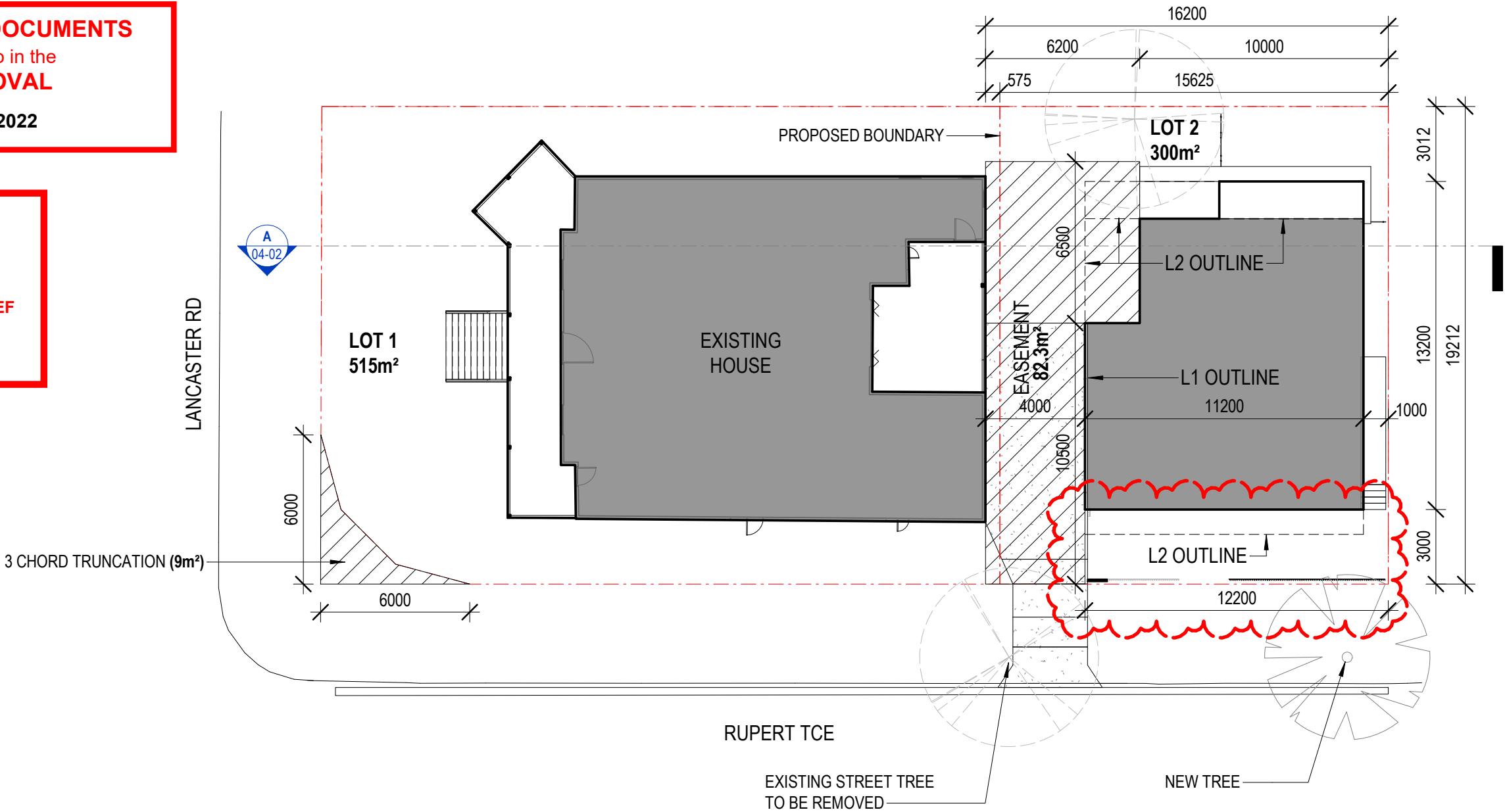
BCC DS

RECEIVED

19-AUG-2026

APPLICATION REF

A007092474

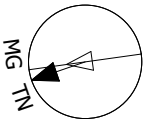


1 ROL & BUILDING ENVELOPE PLAN
1 : 200

CLIENT:

SIMONE + BRAD BENNETT

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT



ROL PLAN

PROJECT No.: 60892
DATE: 05/08/22
DRAWN BY: RF/DL

DRAWING No.
A-DA-01-05
SCALE:

REVISION
PP4
1 : 200 (@ A3)

BCC DS
RECEIVED
05/08/2022
APPLICATION REF
A005964086

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PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: **13/09/2022**

APPROVAL

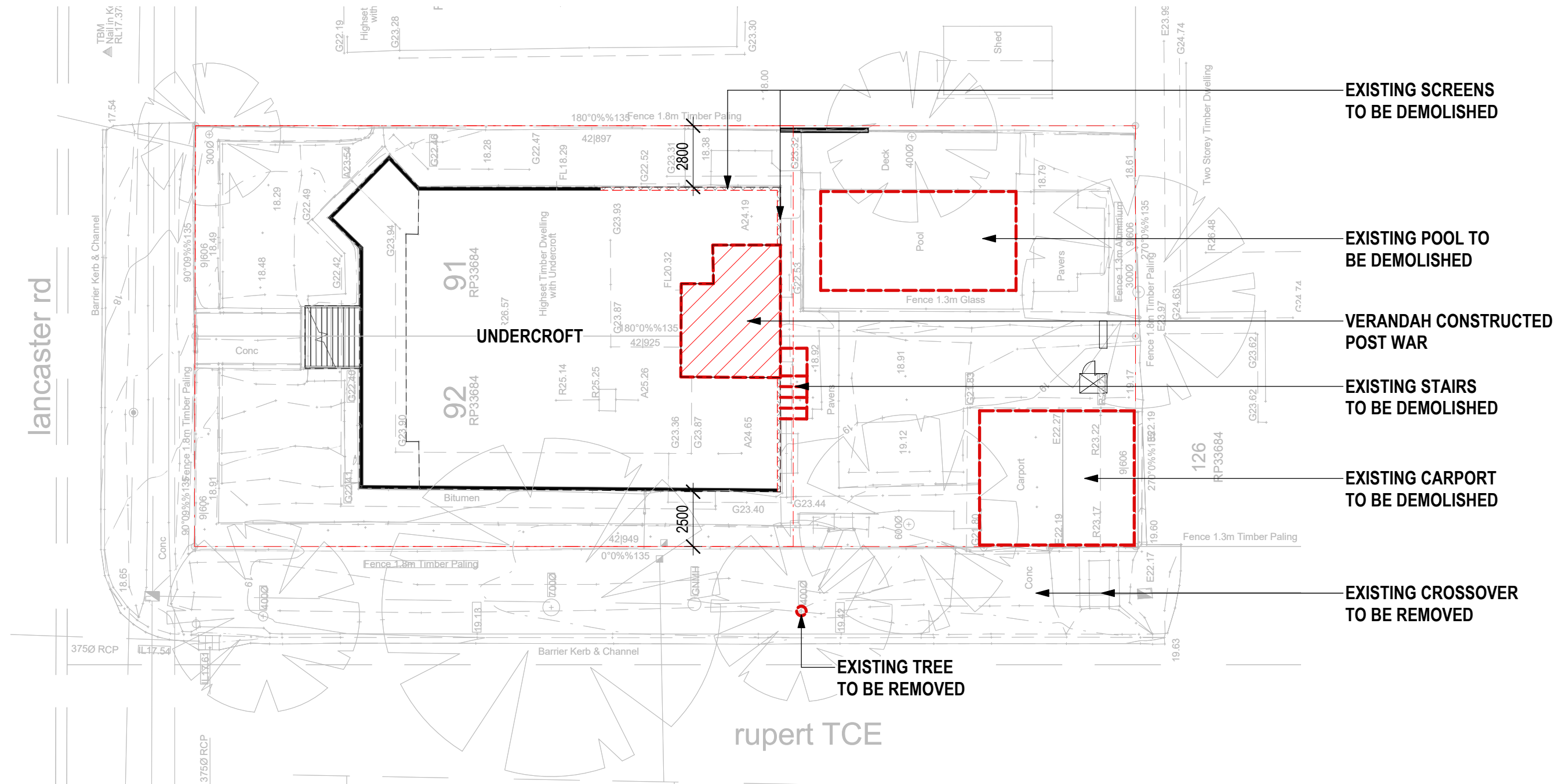
Dated: 13/09/2022

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19-AUG-2026
APPLICATION REF
A007092474

9-AUG-2026

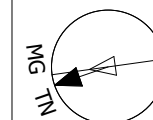
APPLICATION REF

A007092474



SIMONE + BRAD BENNETT

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT



EXISTING/DEMOLITION PLAN

PP2

(@ A3)

200 (@ A3)

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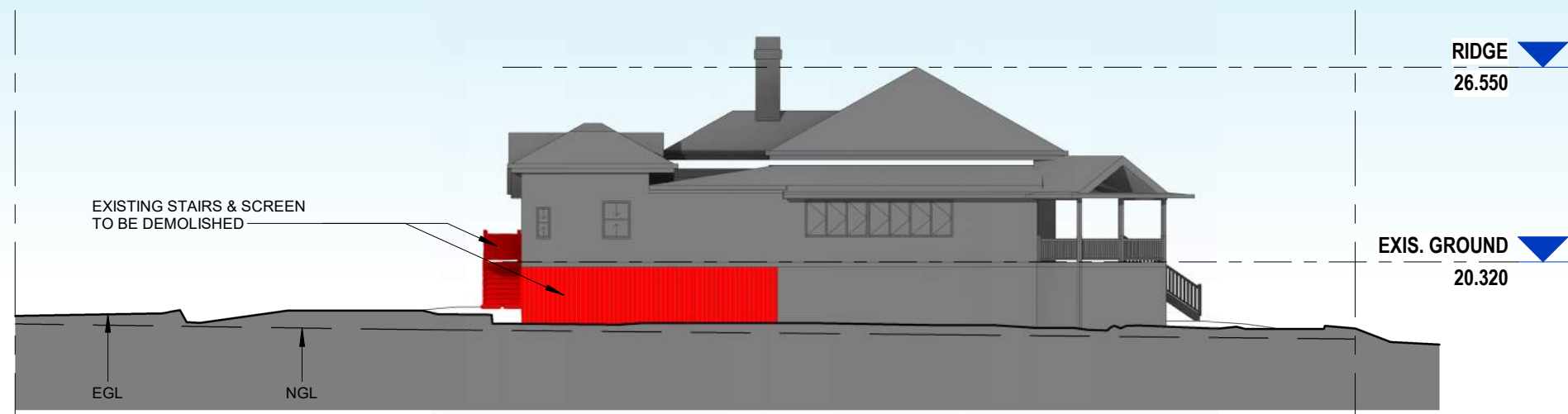
APPLICATION REF

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PLANS AND DOCUMENTS

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APPROVAL

Dated: **13/09/2022**



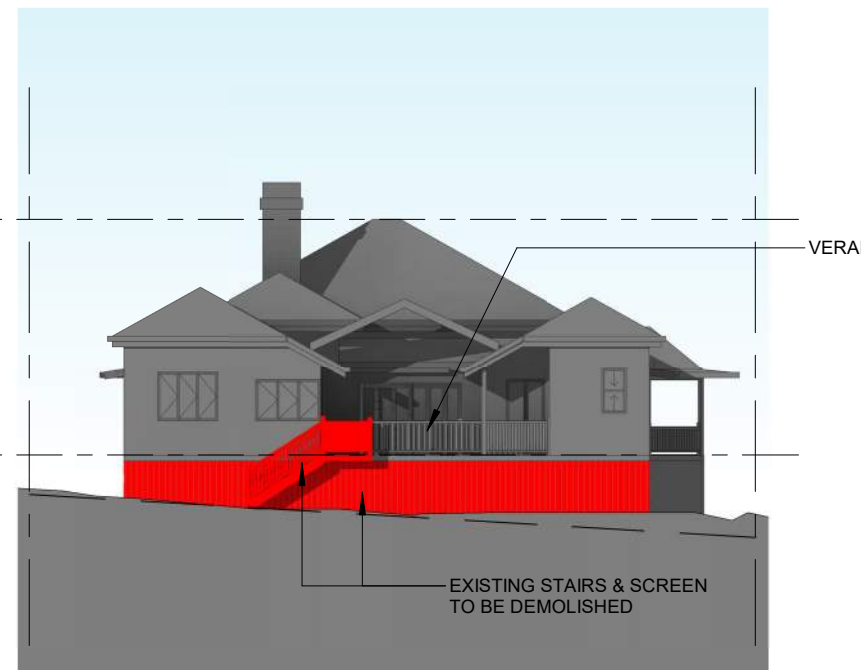
1

EXISTING / DEMOLITION EAST ELEVATION

1 : 200

RIDGE
26.550

EXIS. GROUND
20.320



2

EXISTING / DEMOLITION SOUTH ELEVATION

1 : 200

agarchitects
architecture / masterplanning / interiors

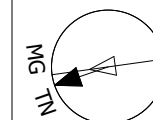
Upper Ground Level
3/47 Anderson St
Fortitude Valley Q 4006
ph. (07) 3852 1355
mail@agarchitects.net.au
www.agarchitects.net.au

CLIENT:

SIMONE + BRAD BENNETT

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RECEIVED
05/08/2022
APPLICATION REF
A005964086

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT



EXISTING / DEMOLITION ELEVATIONS

PROJECT No.: 60892
DATE: 04/05/22
DRAWN BY: RF
DRAWING No.: A-DA-02-02
SCALE:

REVISION
PP2
1 : 200 (@ A3)

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AMENDED IN RED

02/09/2022

PLANS AND DOCUMENTS

referred to in the
APPROVAL

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BCC DS

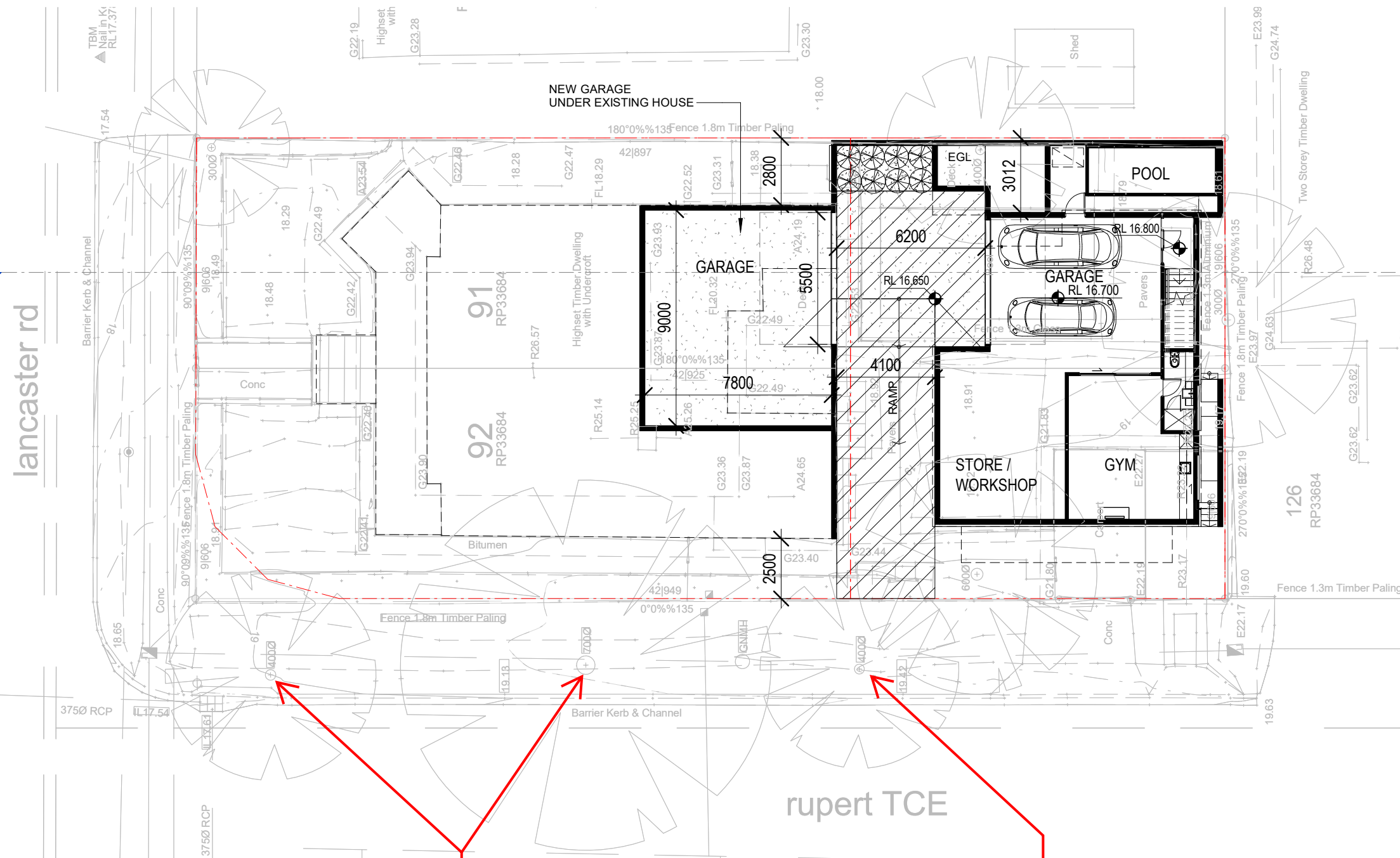
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19-AUG-2026

APPLICATION REF

A007092474

Existing street trees along Lancaster Road are to be retained.



BASEMENT FLOOR PLAN

1 1 : 200

Existing street trees along Rupert Terrace to be retained.

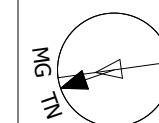
Existing street tree to be removed and replaced in accordance with the approved conditions.

CLIENT:

SIMONE + BRAD BENNETT

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RECEIVED
05/08/2022
APPLICATION REF
A005964086

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT



OVERALL SITE BASEMENT FLOOR PLAN

PROJECT No.: 60892
DATE: 04/05/22
DRAWN BY: RF/DL

DRAWING No.: A-DA-03-01
SCALE:

REVISION
PP4
1 : 200 (@ A3)

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Dated: **13/09/2022**

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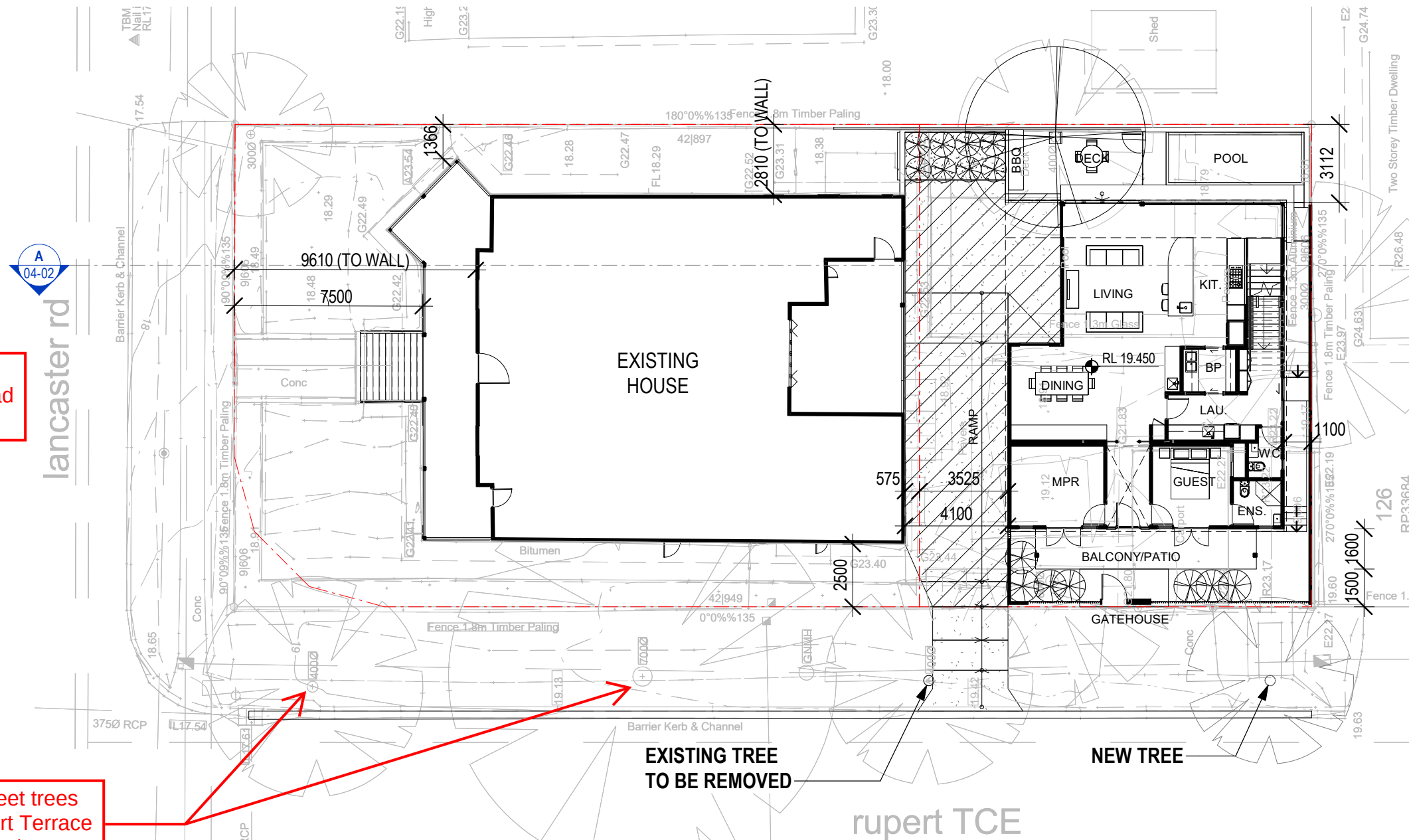
19-AUG-2026

APPLICATION REF

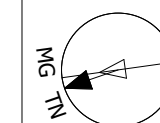
A007092474

Existing street trees along Lancaster Road are to be retained.

Existing street trees along Rupert Terrace to be retained.



1 LEVEL 1(GROUND) FLOOR PLAN
1 : 200



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PLANS AND DOCUMENTS

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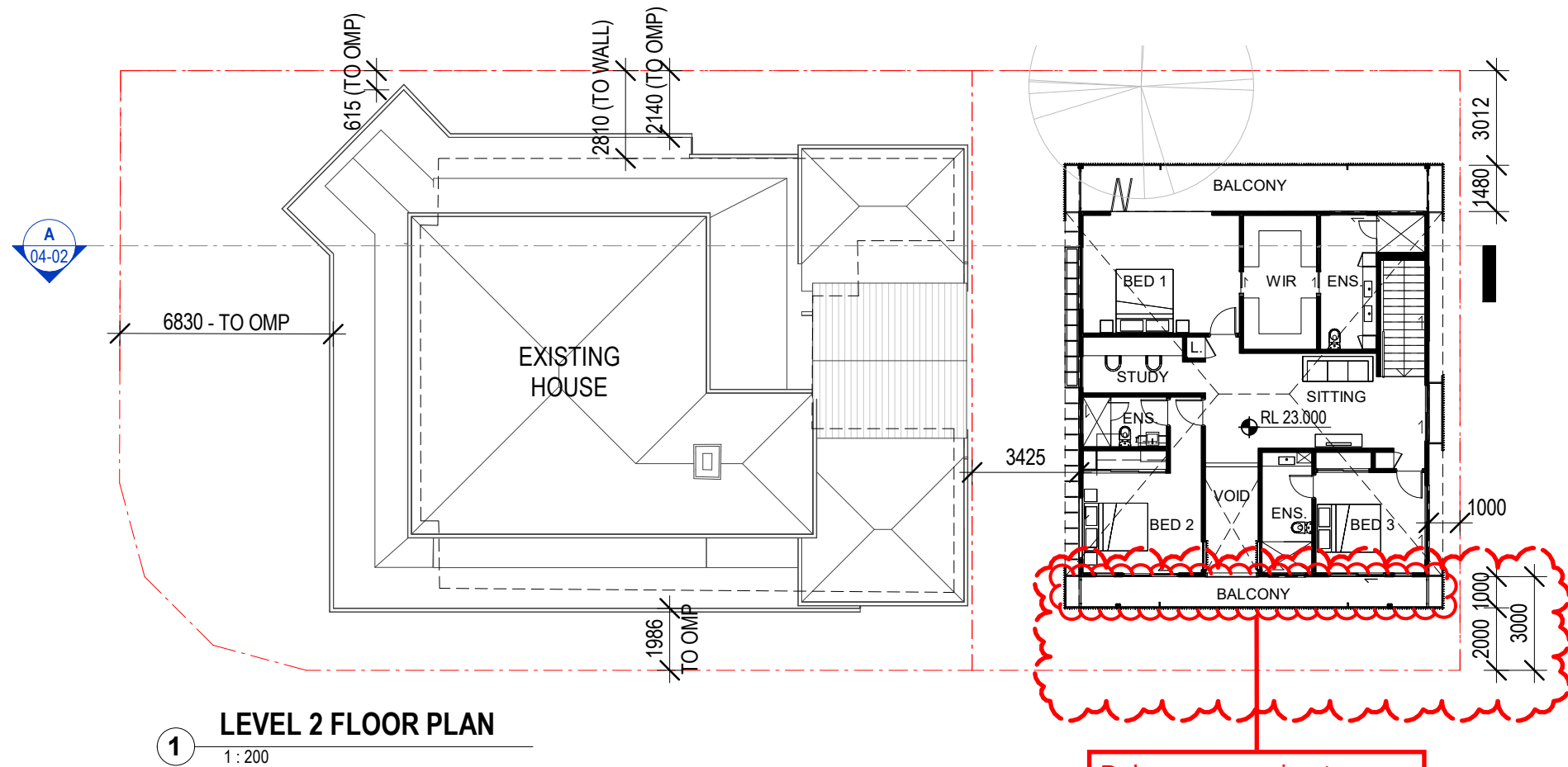
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19-AUG-2026

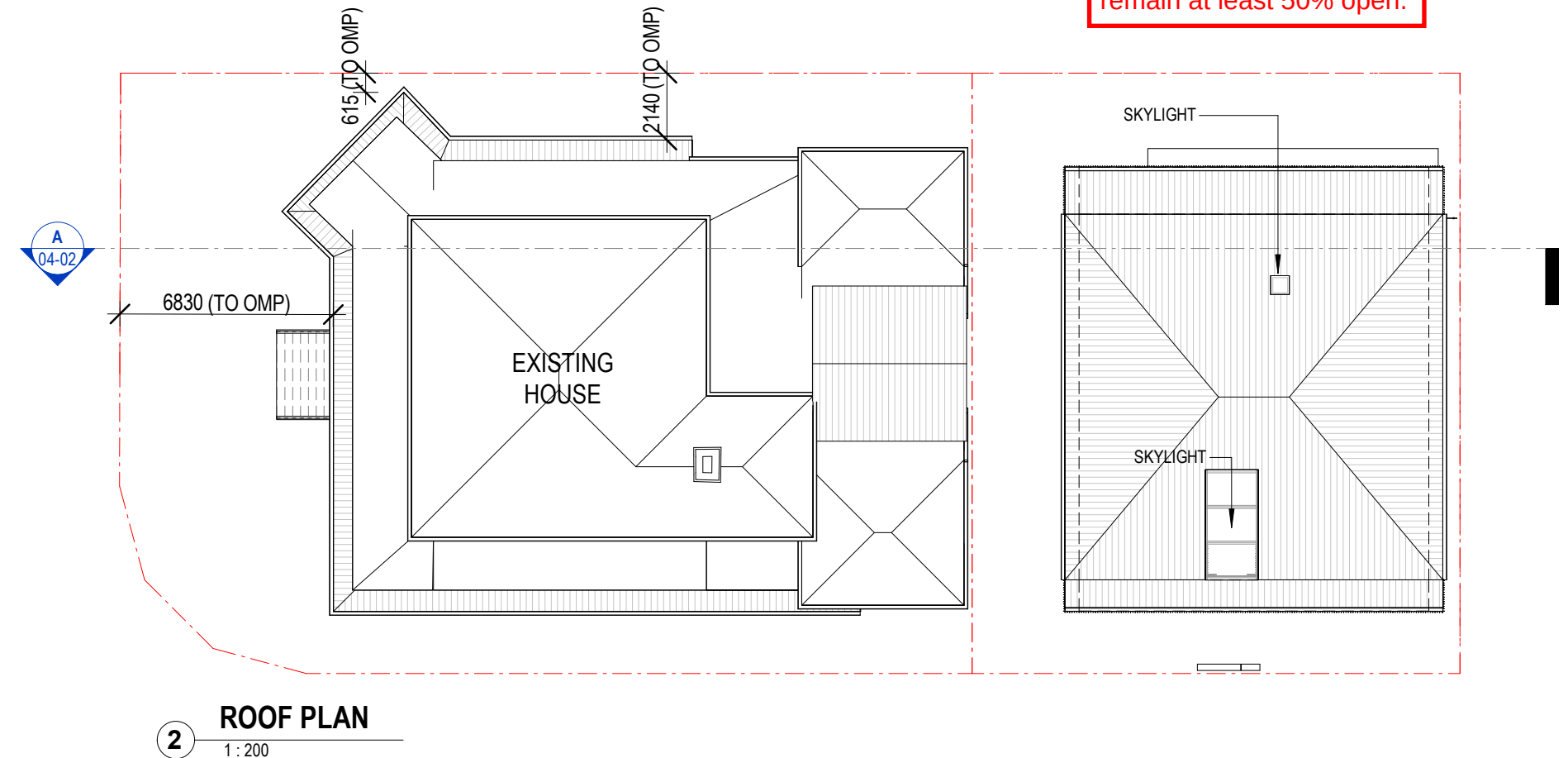
APPLICATION REF

A007092474



LEVEL 2 FLOOR PLAN

1 1:200



ROOF PLAN

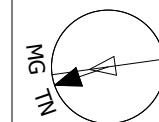
2 1:200

CLIENT:

SIMONE + BRAD BENNETT

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05/08/2022
APPLICATION REF
A005964086

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT



OVERALL SITE LEVEL 2 & ROOF PLAN

PROJECT No.: 60892
DATE: 05/08/22
DRAWN BY: RF/DL

DRAWING No.: A-DA-03-03
SCALE:

REVISION
PP4
1:200 (@ A3)



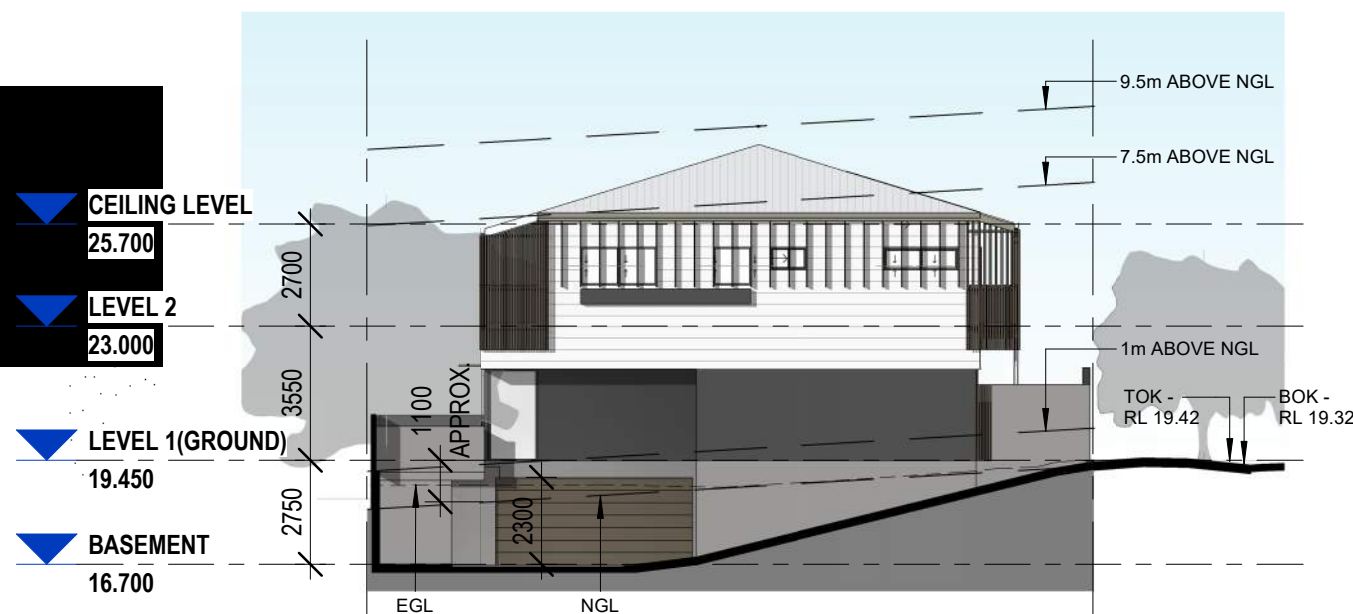
1 NORTH ELEVATION
1:200



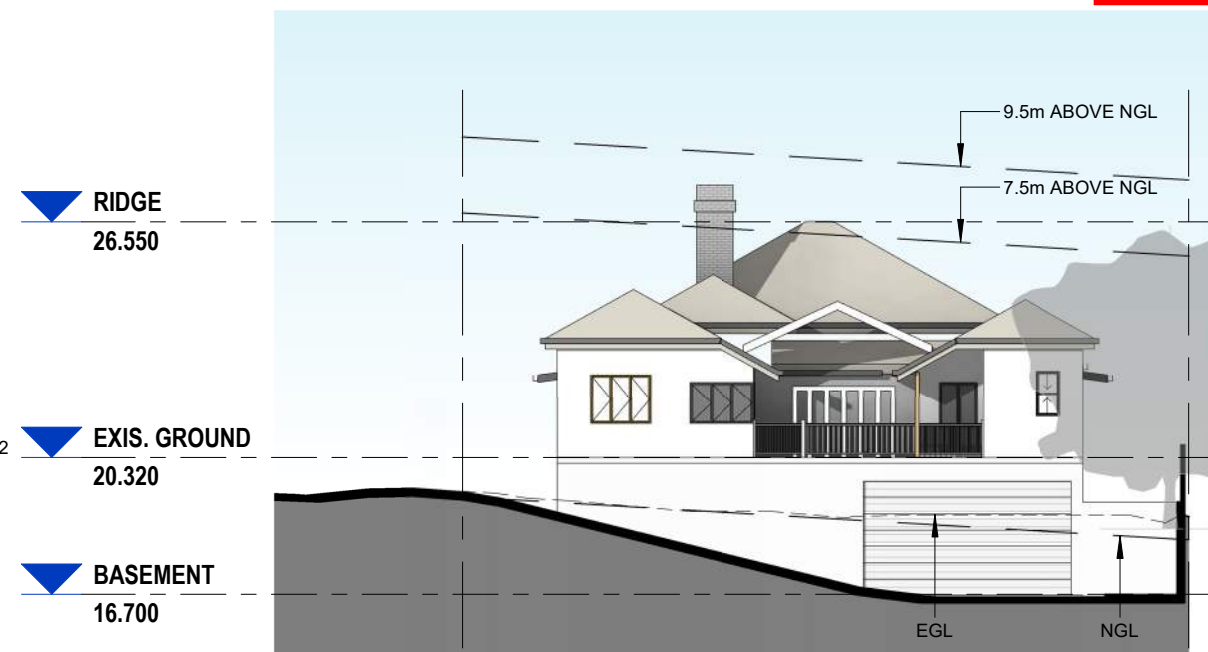
2 SOUTH ELEVATION
1:200

PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: **13/09/2022**



4 NORTH ELEVATION - INTERNAL
1:200



3 SOUTH ELEVATION - INTERNAL
1:200

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OVERALL SITE ELEVATIONS

PROJECT No.:	60892	DRAWING No.	REVISION
DATE:	04/05/22	A-DA-04-01	PP3
DRAWN BY:	DL	SCALE:	1:200 (@ A3)

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AMENDED IN RED

02/09/2022

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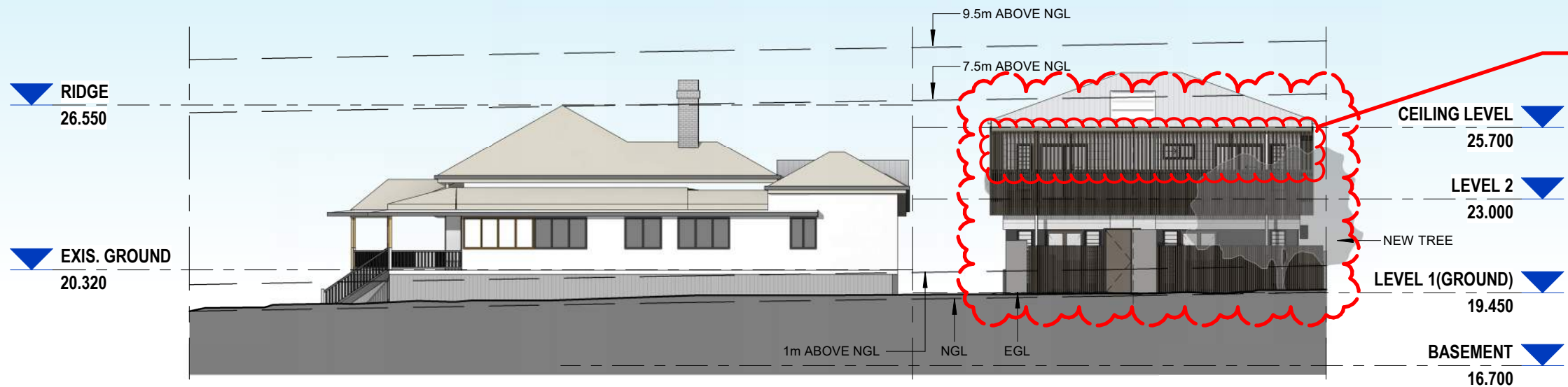
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APPLICATION REF

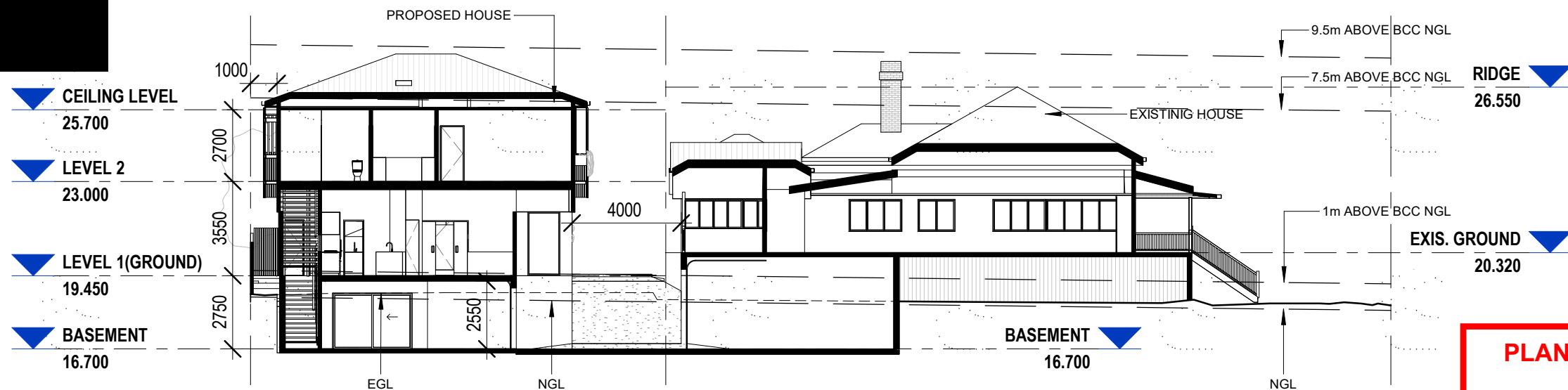
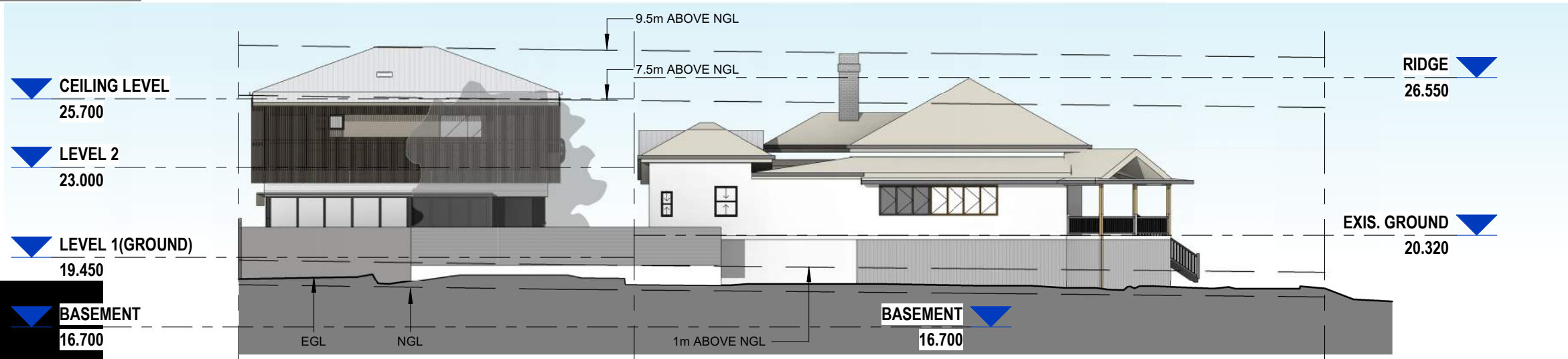
A007092474

Balcony screening to be minimum 50% transparent with hit and miss balustrade.



WEST ELEVATION

1 1:200



SECTION A

A 1:200

agarchitects
architecture / masterplanning / interiors

Upper Ground Level
3/47 Anderson St
Fortitude Valley Q 4006
ph. (07) 3852 1355
mail@agarchitects.net.au
www.agarchitects.net.au

CLIENT:

SIMONE + BRAD BENNETT

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT

PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: 13/09/2022

OVERALL SITE ELEVATIONS & SECTION

PROJECT No.: 60892
DATE: 05/08/22
DRAWN BY: DL

DRAWING No.: A-DA-04-02
SCALE:

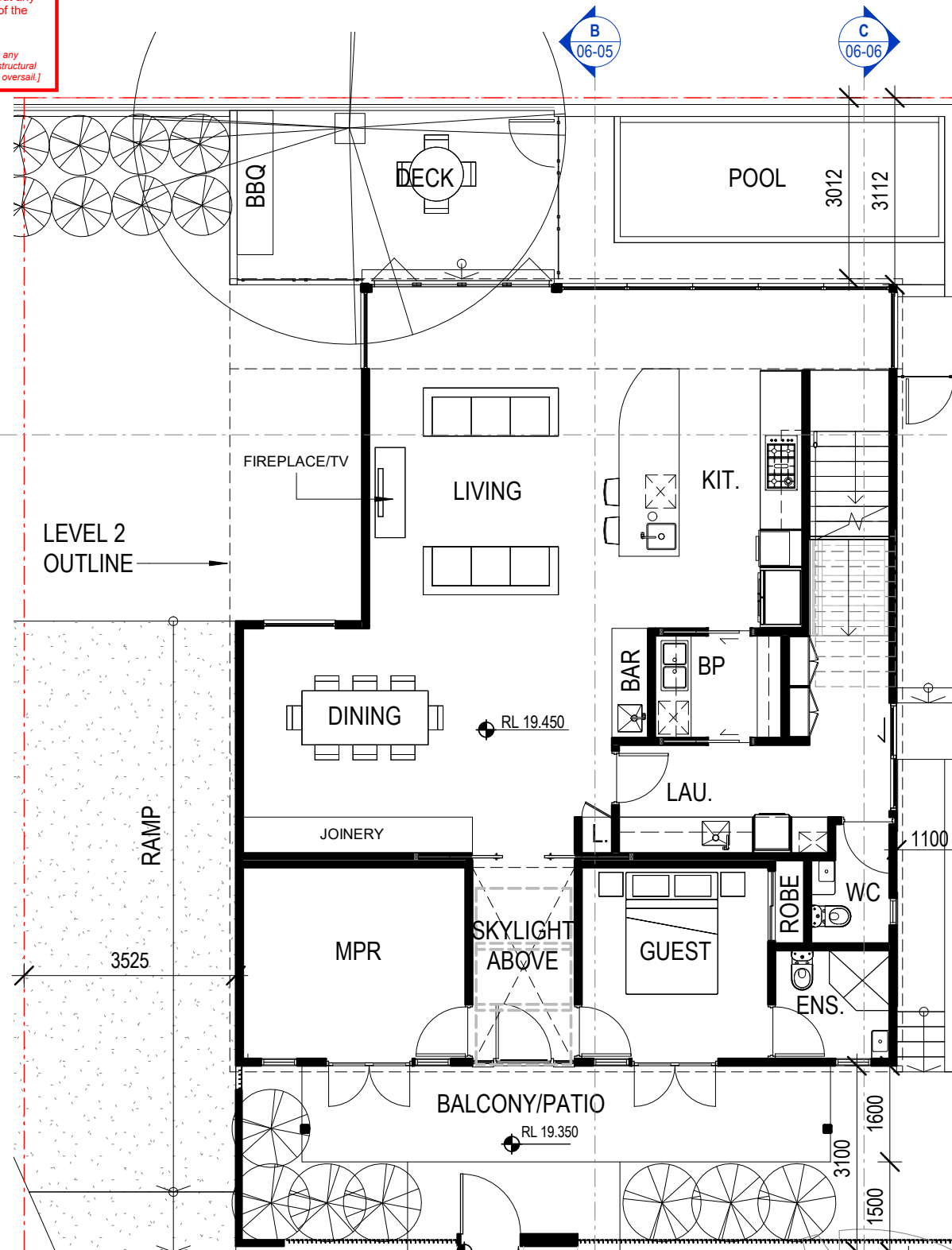
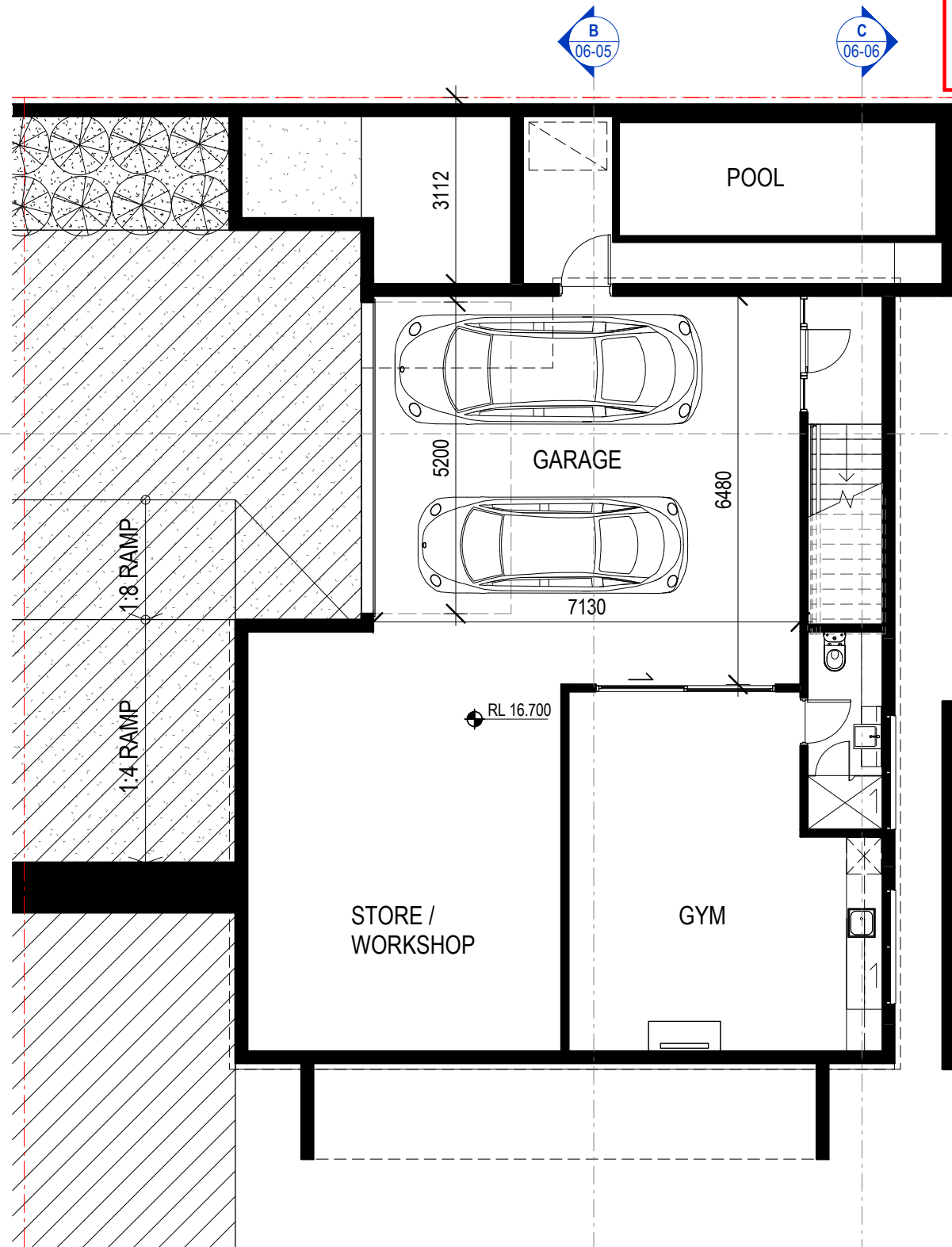
REVISION
PP5
1:200 (@ A3)

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2 BASEMENT FLOOR PLAN 1-100

1 : 100

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PLANS AND DOCUMENTS

referred to in the APPROVAL

Dated: 13/09/2022

1 LEVEL 1(GROUND) FLOOR PLAN - 1-100

1 : 100

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19-AUG-2026

APPLICATION REF

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agarchitects
planning / interiors

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Fortitude Valley Q 4006
ph. (07) 3852 1355
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CLIENT:

SIMONE + BRAD BENNETT

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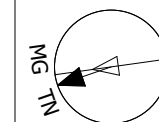
05/08/2022

APPLICATION REF

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BENNETT RESIDENCE

191 LANCASTER RD - ASCOT

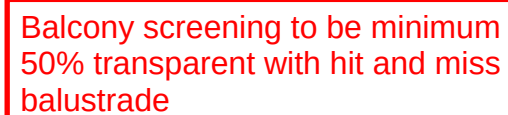


1-100 PLANS - Basement & Level 1 Floor Plan

PROJECT No.: 60892
DATE: 04/05/22
DRAWN BY: RF/DL

DRAWING No.: A-DA-05-02
SCALE:

REVISION
PP4
1 : 100 (@ A3)



GHT

LEVEL 2 OUTLINE
UNDER _____



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BENNETT RESIDENCE
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CLIENT: SIMONE + BRAD BENNETT

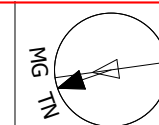
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agarchitects
architecture / masterplanning / interiors

~~1-100 PLANS~~ Level 2 Floor Plan & Roof Plan

PROJECT No.:	60892	DRAWING No.	REVISION
DATE:	05/08/22	A-DA-05-03	PP5
DRAWN BY:	RF/DL	SCALE:	1 : 100 (@ A3)



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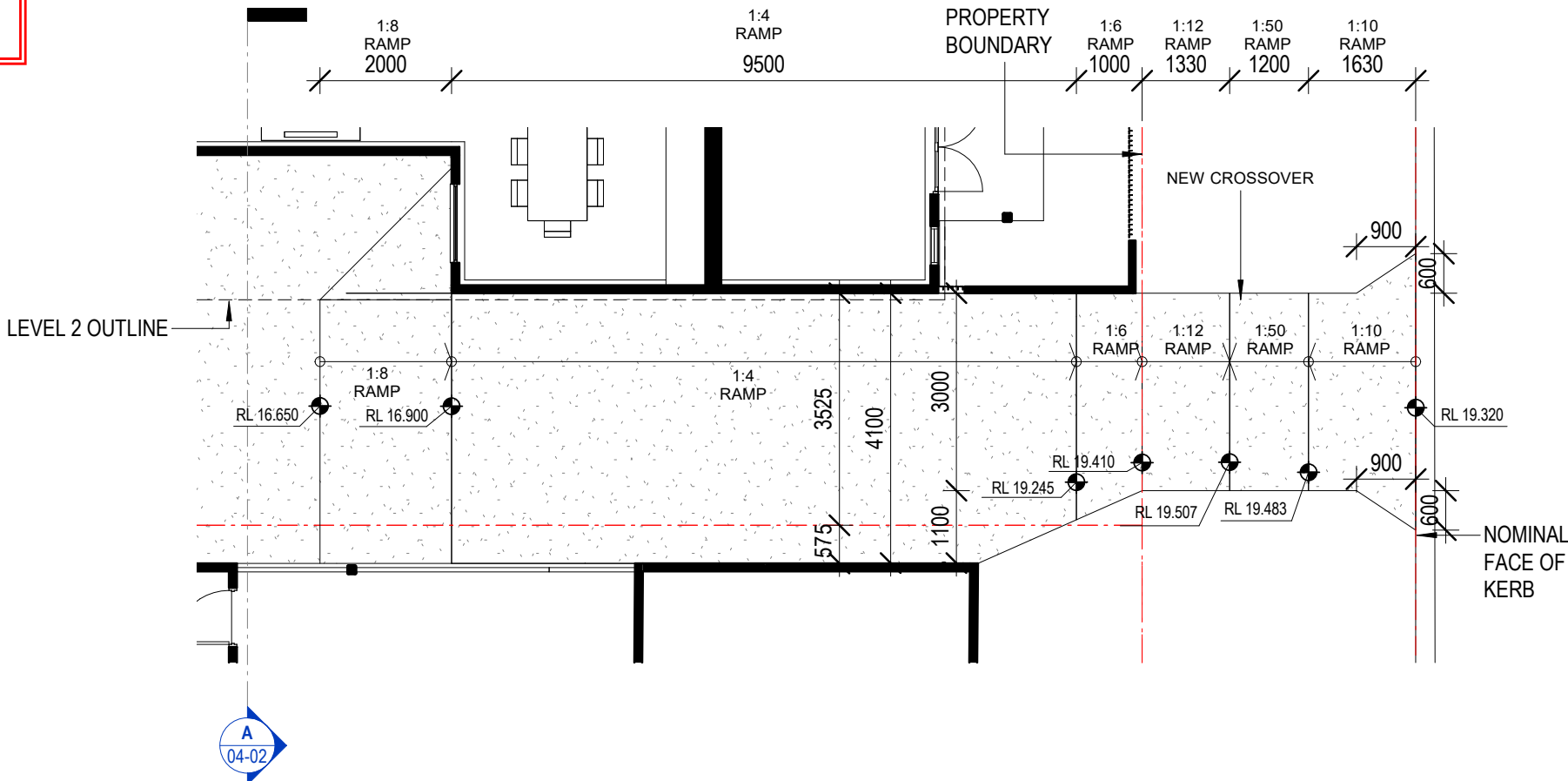
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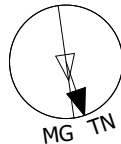
DRIVEWAY GRADIENT

1 1 : 100

CLIENT:

SIMONE + BRAD BENNETT

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT



DRIVEWAY GRADIENT

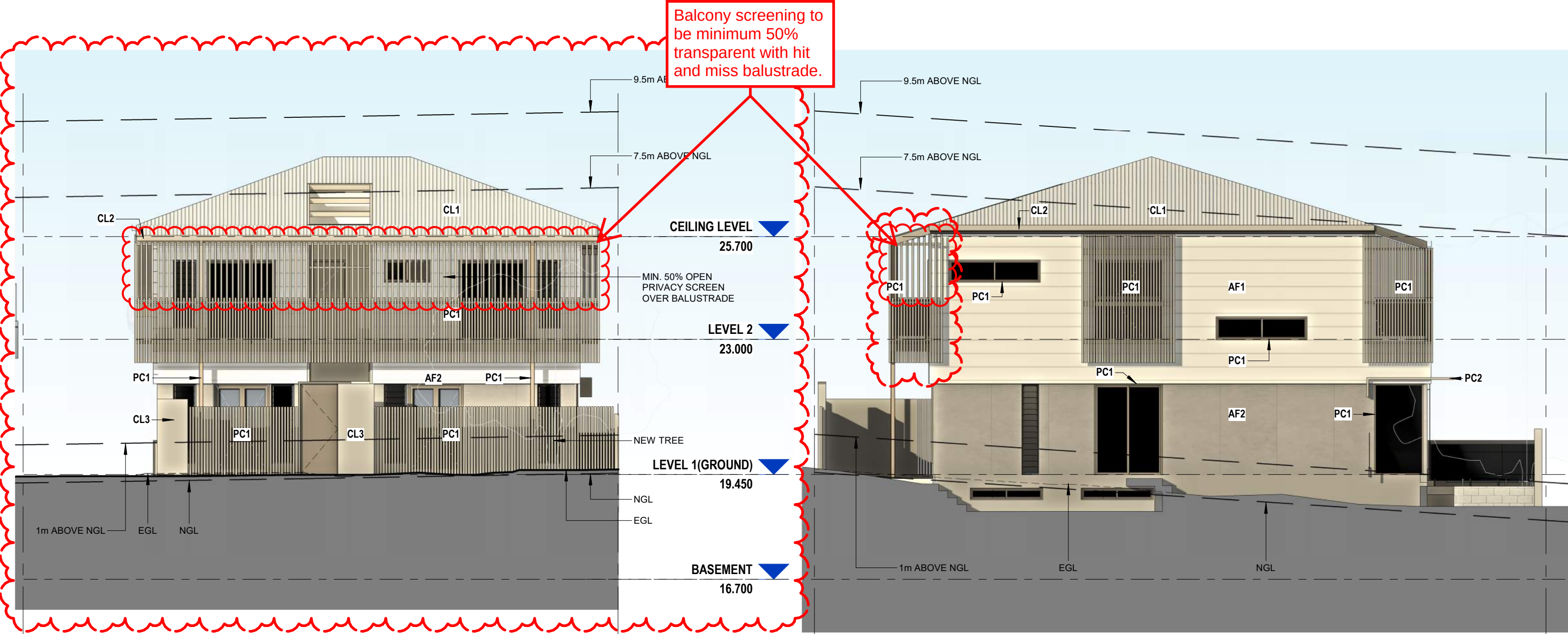
PROJECT No.: 60892
DATE: 04/05/22
DRAWN BY: RF/DL

DRAWING No.
A-DA-05-04
SCALE:

REVISION

PP3

1 : 100 (@ A3)



1 WEST ELEVATION 1-100
1:100

2 SOUTH ELEVATION 1-100
1:100

MATERIALS LEGEND

AF1-		EXTERNAL WALL COLOUR 1 RENDER / PAINT	PC1-		WINDOW & DOOR FRAMES, SCREENS & BALUSTRADES POWDERCOAT COLOUR 1	CL1-		ROOFING METAL ROOF
AF2-		EXTERNAL WALL COLOUR 2 FC SHEETING / PAINT	PC2-		HOODS, GARAGE DOOR POWDERCOAT COLOUR 2	CL2-		FASCIA & GUTTER POWDERCOAT
AF3-		EXTERNAL WALL COLOUR 3 RENDER / PAINT	TF-		BOUNDARY FENCE TIMBER PALING FENCE	CL3-		FRONT YARD WALL RENDER / PAINT

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02/09/2022

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05/08/2022
APPLICATION REF
A005964086

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT

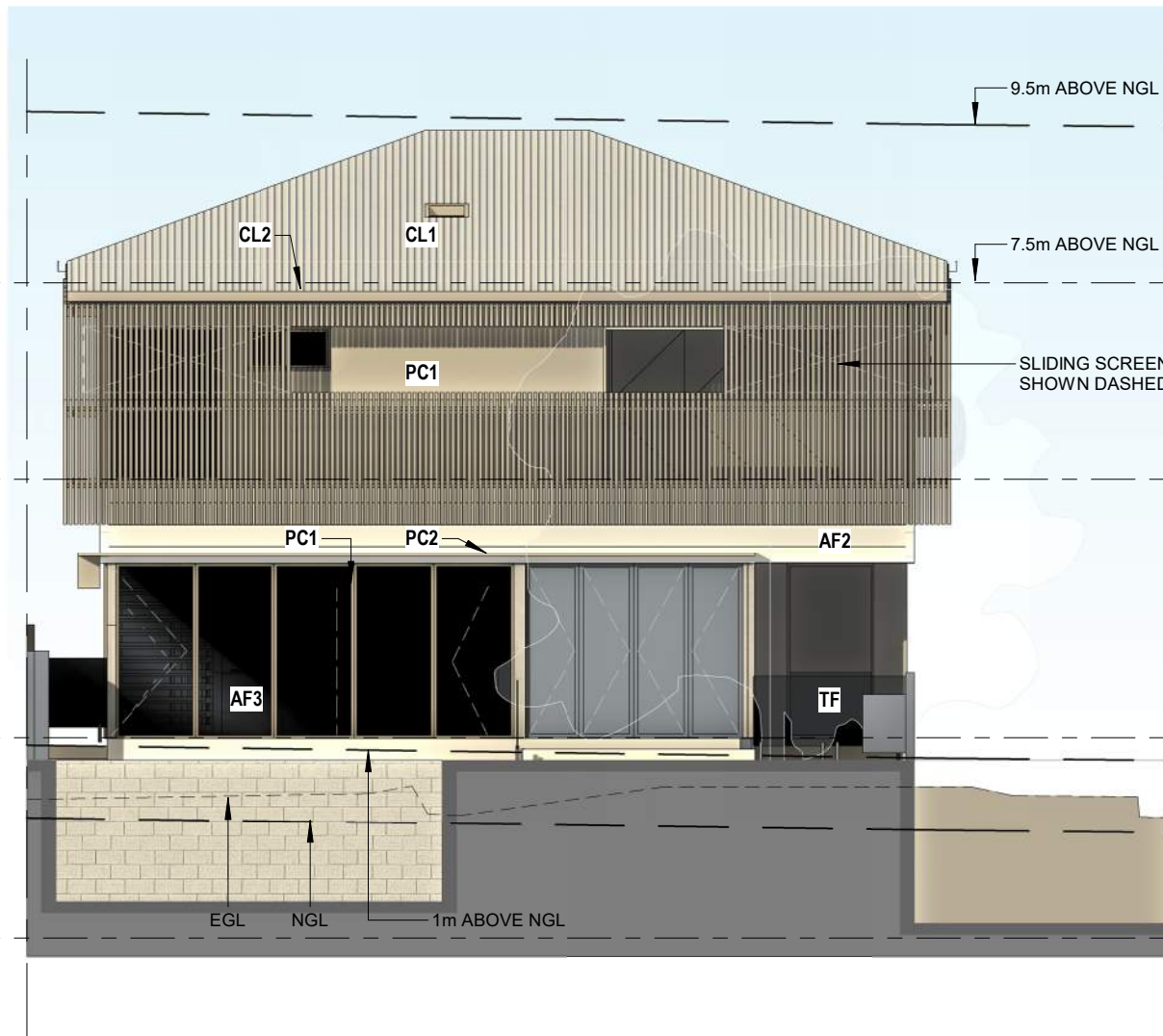
ELEVATIONS - 1:100 - West & South

PROJECT No.:	60892	DRAWING No.	REVISION
DATE:	05/08/22	A-DA-06-03	PP5
DRAWN BY:	RF/DL	SCALE:	1:100 (@ A3)

PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: **13/09/2022**



EAST ELEVATION - 1-100

1:100

MATERIALS LEGEND

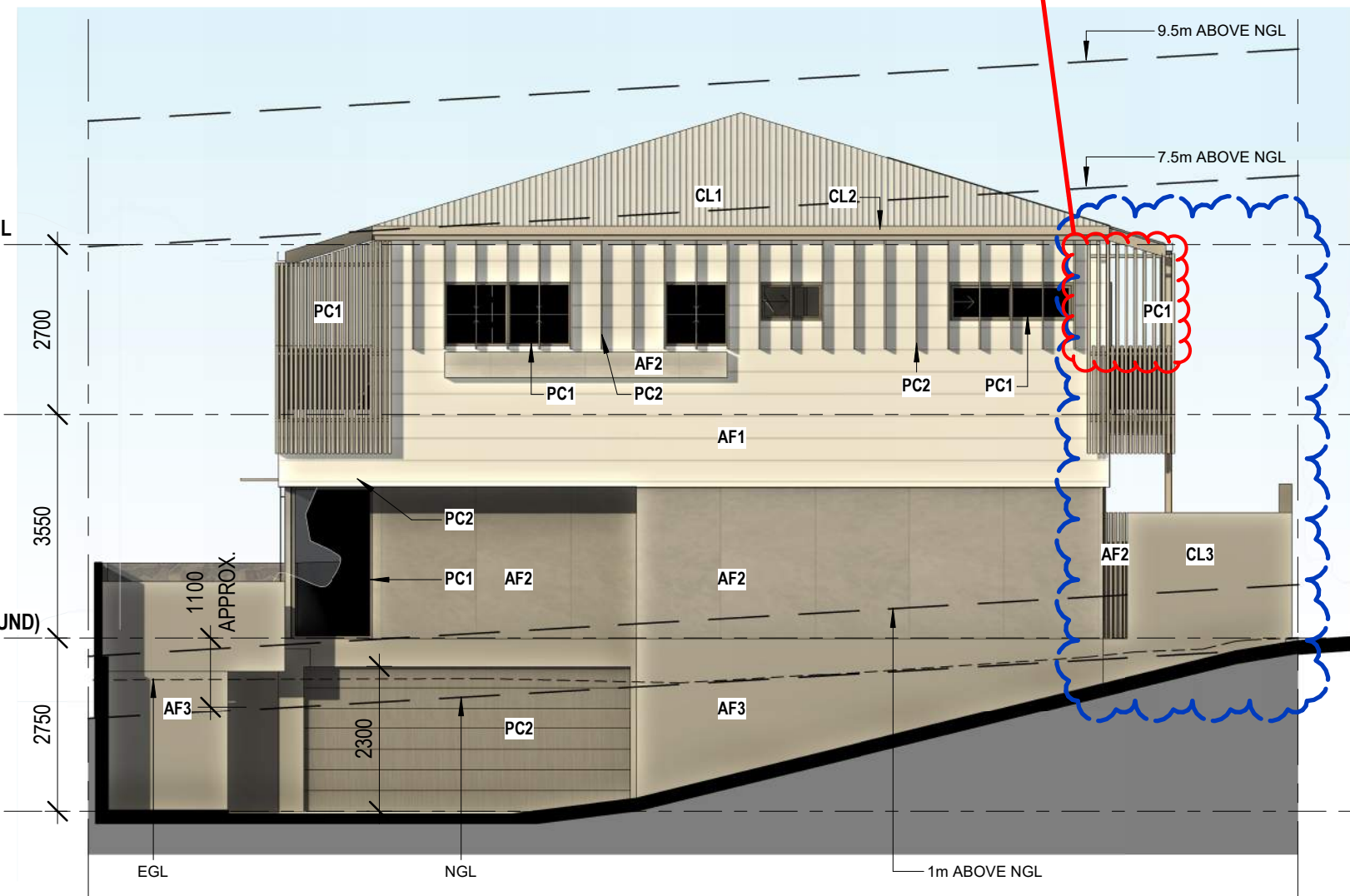
AF1-		EXTERNAL WALL COLOUR 1 RENDER / PAINT	PC1-		WINDOW & DOOR FRAMES, SCREENS & BALUSTRADES POWDERCOAT COLOUR 1
AF2-		EXTERNAL WALL COLOUR 2 FC SHEETING / PAINT	PC2-		HOODS , GARAGE DOOR POWDERCOAT COLOUR 2
AF3-		EXTERNAL WALL COLOUR 3 RENDER / PAINT	TF-		BOUNDARY FENCE TIMBER PALING FENCE

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19-AUG-2026

APPLICATION REF

A007092474



NORTH ELEVATION - INTERNAL 1-100

1:100

AMENDED IN RED

02/09/2022

ANY EARTHWORK NOT
INCIDENTAL TO BUILDING
WORK OR STRUCTURES
DOES NOT FORM PART
OF THIS APPROVAL.
WHERE NOT INCIDENTAL
ANY CUT/FILL/RETAINING
EXCEEDING 1 VERTICAL
METRE WILL REQUIRE A
SEPARATE OPERATIONAL
WORKS APPLICATION

Neighbouring Property Consent

This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

[This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring; or crane oversail.]

BRISBANE CITY COUNCIL ADVISORY NOTE

This application has NOT been assessed against the building assessment provisions of the *Building Act 1975*, including:

- The Building Code of Australia
- The Queensland Development Code
- Local Laws.

Please note that the proposed development may require further approval/s from Council.

Height not to exceed 9.5 metres from
Ground Level, as defined in the
Brisbane City Plan 2014, at any point.

ELEVATIONS - 1-100 - East & North

PROJECT No.:	60892	DRAWING No.:	REVISION
DATE:	05/08/22	A-DA-06-04	PP4
DRAWN BY:	RF/DL	SCALE:	1:100 (@ A3)

Neighbouring Property Consent

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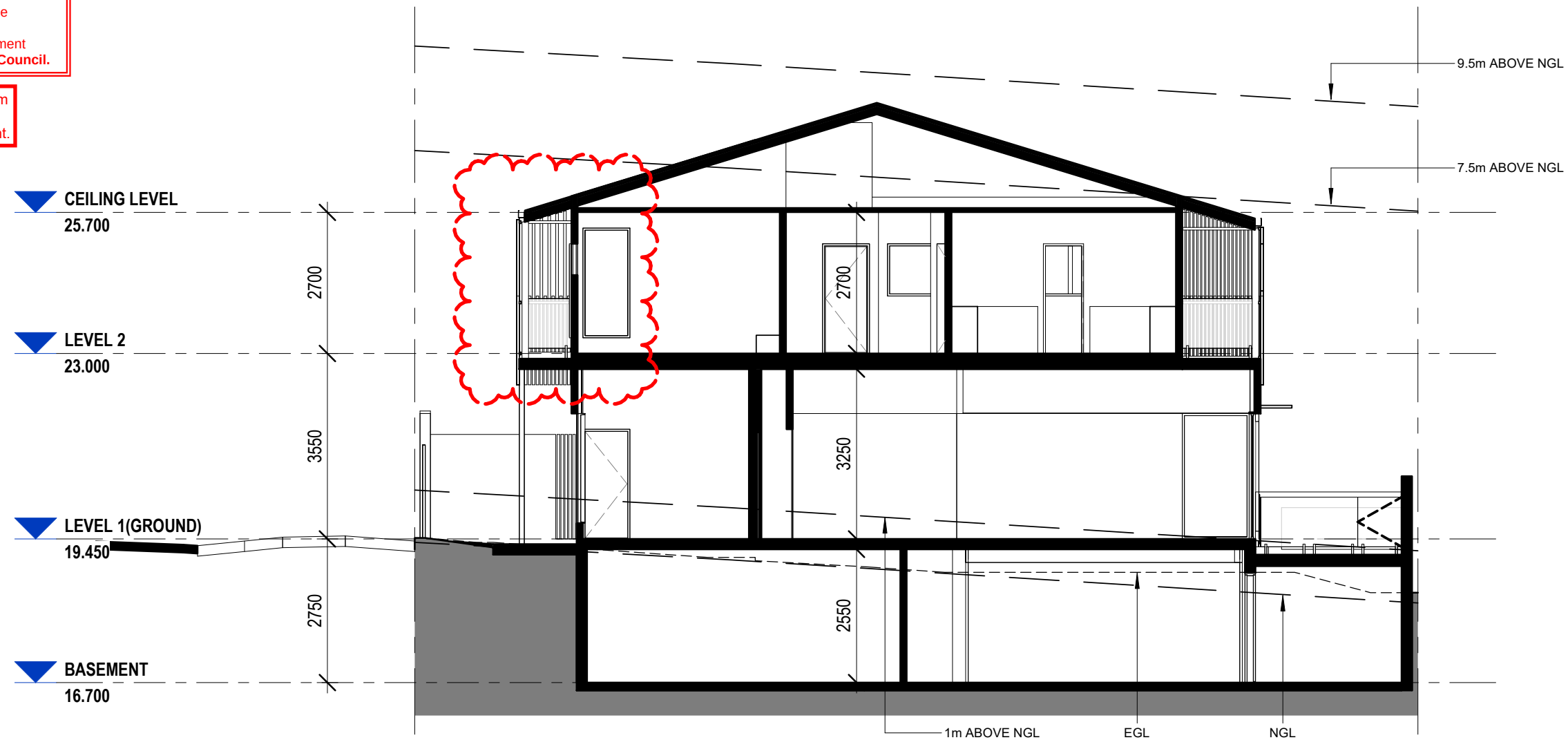
Height not to exceed 9.5 metres from *Ground Level*, as defined in the *Brisbane City Plan 2014*, at any point.

ANY EARTHWORK NOT INCIDENTAL TO BUILDING WORK OR STRUCTURES DOES NOT FORM PART OF THIS APPROVAL. WHERE NOT INCIDENTAL ANY CUT/FILL/RETAINING EXCEEDING 1 VERTICAL METRE WILL REQUIRE A SEPARATE OPERATIONAL WORKS APPLICATION

PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: **13/09/2022**



B SECTION B
1 : 100

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19-AUG-2026

APPLICATION REF

A007092474

agarchitects
architecture / masterplanning / interiors

Upper Ground Level
3/47 Anderson St
Fortitude Valley Q 4006
ph. (07) 3852 1355
mail@agarchitects.net.au
www.agarchitects.net.au

CLIENT:

SIMONE + BRAD BENNETT

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05/08/2022
APPLICATION REF
A005964086

BENNETT RESIDENCE
191 LANCASTER RD - ASCOT

SECTION B

PROJECT No.: 60892
DATE: 05/08/22
DRAWN BY: RF/DL

DRAWING No.
A-DA-06-05
SCALE:

REVISION
PP5
1 : 100 (@ A3)

Neighbouring Property Consent

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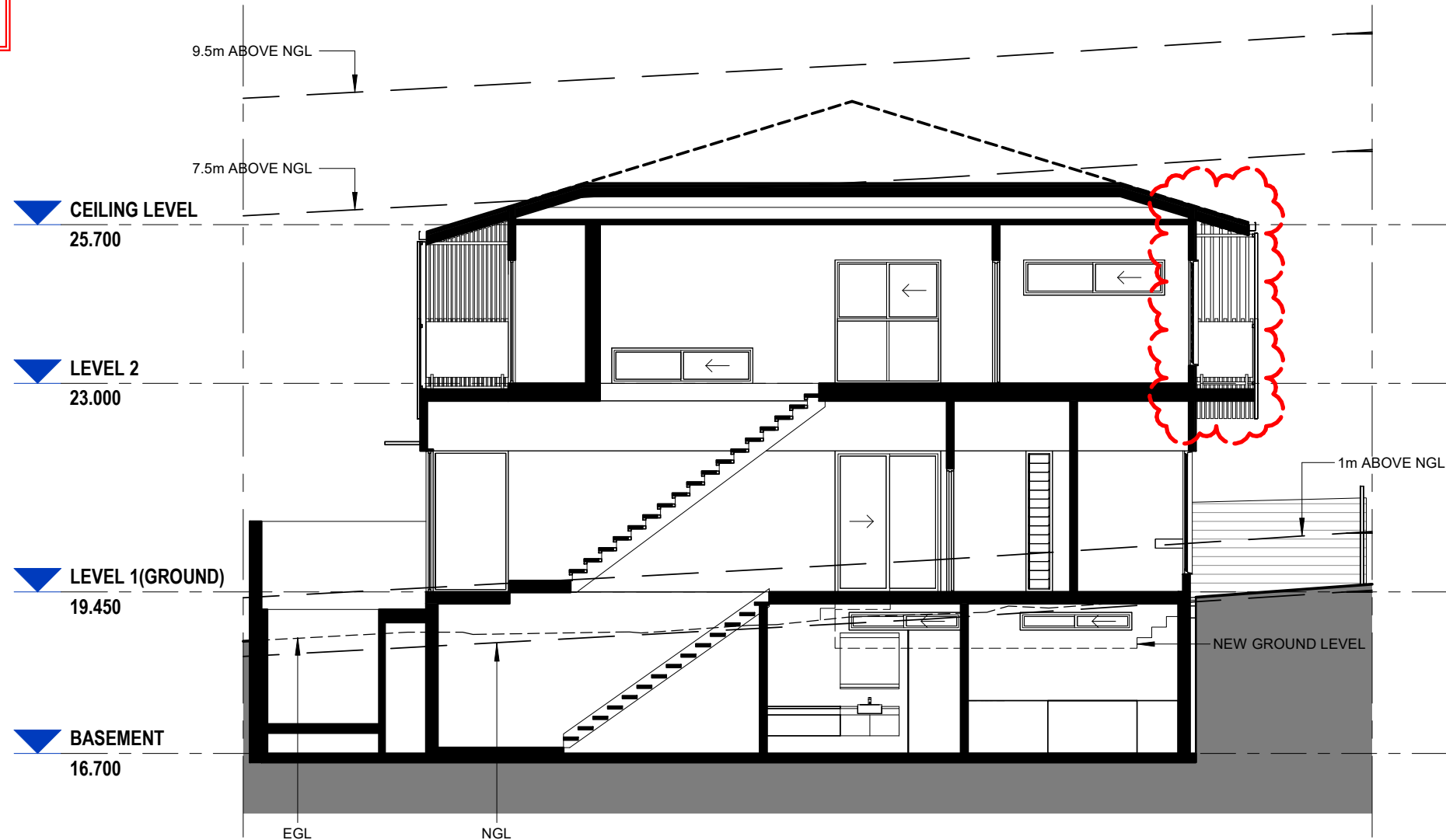
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PLANS AND DOCUMENTS

referred to in the
APPROVAL

Dated: **13/09/2022**



SECTION C
1 : 100

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19-AUG-2026

APPLICATION REF

A007092474

agarchitects
architecture / masterplanning / interiors

Upper Ground Level
3/47 Anderson St
Fortitude Valley Q 4006
ph. (07) 3852 1355
mail@agarchitects.net.au
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CLIENT:

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BENNETT RESIDENCE
191 LANCASTER RD - ASCOT

SECTION C

PROJECT No.: 60892
DATE: 05/08/22
DRAWN BY: RF/DL
DRAWING No.: A-DA-06-06
SCALE:

REVISION
PP4
1 : 100 (@ A3)