

BCC DS

LODGED

21/07/2021

APPLICATION REF

A005794918

APPENDIX E

ARCHITECTURAL PLANS AND URBAN CONTEXT REPORT

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21/07/2021
APPLICATION REF
A005794918

GENERAL NOTES - DEVELOPMENT APPLICATION	
<p><u>1. Design Resolution</u></p> <p>1.1 The drawings represent general architectural intent for the purpose of this development application only.</p> <p>1.2 The internal layout is shown indicatively and is subject to further design development.</p> <p>1.3 The dimensions shown are general only and are subject to further design resolution.</p> <p>1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.</p> <p>1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.</p> <p>1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.</p> <p>1.7 Landscape component is shown indicatively only and subject to further design development at later stage.</p>	<p>1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.</p> <p><u>2. Graphic presentation</u></p> <p>2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.</p> <p><u>3. Existing Structures and Services</u></p> <p>3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.</p> <p>3.2 All unchanged site levels are as per the existing survey information.</p>

date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
Architects
Planners
Interior Designers

Level 29, 255 George Street
Sydney NSW 2000
Tel: 61 2 969 9000

Mirvac Design Pty Ltd
ABN 79 021 399 121

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VIC: Diana Saccomano 1938 Anja Verma 5500 Michael Marner 2556 David Hunt 2267 Parinang Sitirachth 1628
QLD: Diana Saccomano 5291 Anja Verma 5073 Michael Marner 5291 David Hunt 5287 Parinang Sitirachth 2915
WA: Diana Saccomano 1962 Anja Verma 2082 Michael Marner 2050 David Hunt 2081 Parinang Sitirachth 2012
Mirvac Design VIC: 5129 Mirvac Design WA: 3364

client:



project:
BRISBANE RACING CLUB (TOWER C & D)
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title:
COVER PAGE

job no: 1.300
drawing no: DA-0001
date: 07/06/21 scale @ A1: rev: A

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Sheet List_DA				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
DA-0001	COVER PAGE	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-0002	SITE CONTEXT ANALYSIS	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-0003	SITE PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1001	BASEMENT 02	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1002	BASEMENT 01	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1011	GROUND PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1012	LEVEL 02 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1013	LEVEL 03 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1014	LEVEL 04 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1015	LEVEL 05 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1016	LEVEL 06 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1017	LEVEL 07 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1018	LEVEL 08 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1019	LEVEL 09 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1020	LEVEL 10 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1021	LEVEL 11 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1022	LEVEL 12 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1023	LEVEL 13 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1024	LEVEL 14 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1025	LEVEL 15 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1026	LEVEL 16 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1027	LEVEL 17 PLAN	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1050	TOWER C - NORTH ELEVATION	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1051	TOWER C - EAST, WEST ELEVATION	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1052	TOWER C - SOUTH ELEVATION	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1053	TOWER D - NORTH ELEVATION	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1054	TOWER D - EAST, WEST ELEVATION	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1055	TOWER D - SOUTH ELEVATION	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1060	TOWER C - SECTIONS	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-1061	TOWER D - SECTIONS	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-2301	TOWER C - GFA AREAS	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION
DA-2302	TOWER D - GFA AREAS	A	15/07/2021	ISSUED FOR DEVELOPMENT APPLICATION



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MIRVAC DESIGN
Architects
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Interior Designers

Level 2/6 258 George Street
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Tel: 61 2 9691 9000

Mirvac Design Pty Ltd
ABN 79 021 399 152

client:
BRISBANE RACING CLUB
mirvac

project:
BRISBANE RACING CLUB (TOWER C & D)
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title:
SITE CONTEXT ANALYSIS

job no: 1.300
drawing no: DA-0002

date: 06/07/21

scale @ A1:

rev: A

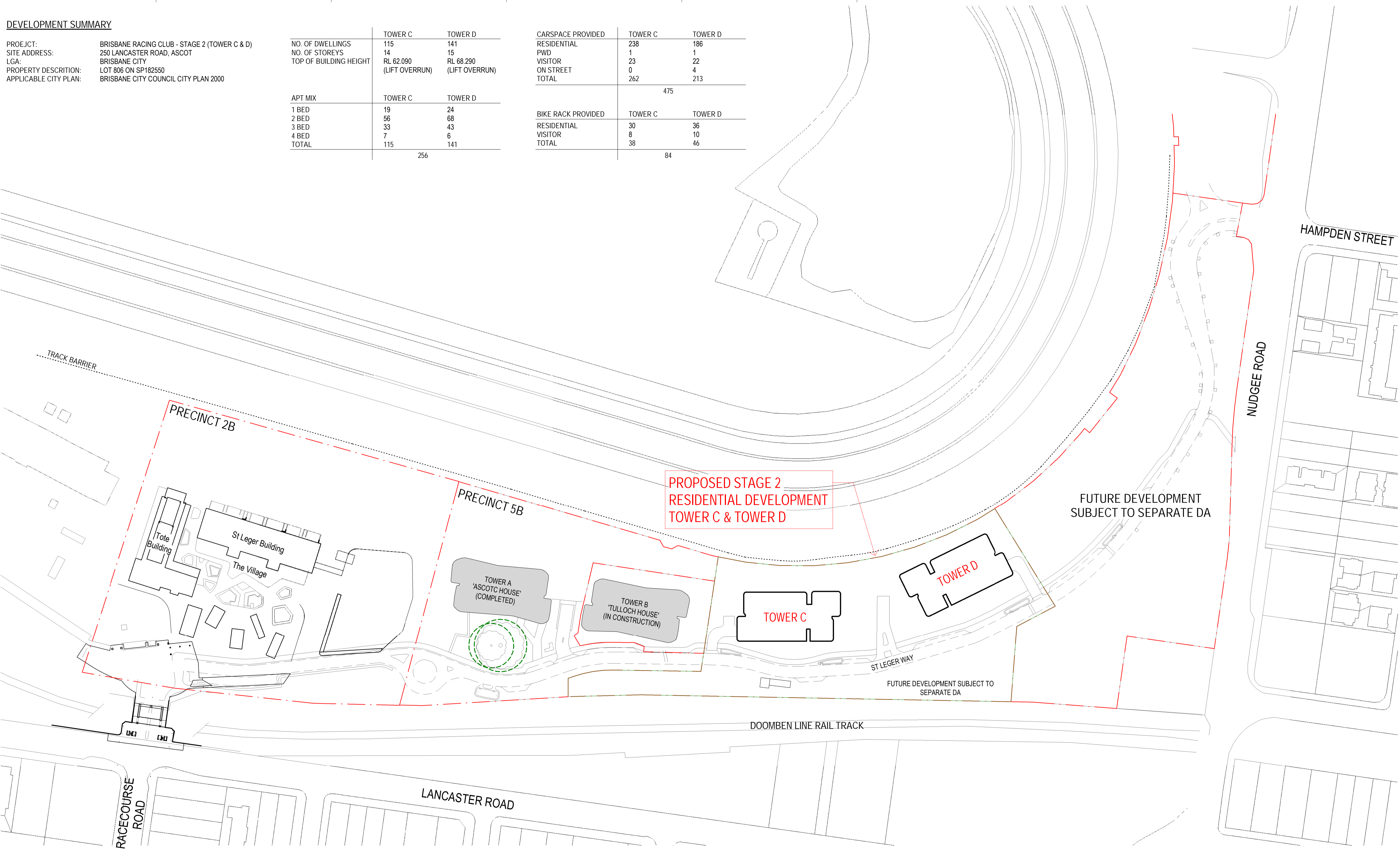
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DEVELOPMENT SUMMARY

PROEJCT: BRISBANE RACING CLUB - STAGE 2 (TOWER C & D)
 SITE ADDRESS: 250 LANCASTER ROAD, ASCOT
 LGA: BRISBANE CITY
 PROPERTY DESCRIPTION: LOT 806 ON SP182550
 APPLICABLE CITY PLAN: BRISBANE CITY COUNCIL CITY PLAN 2000

	TOWER C	TOWER D
NO. OF DWELLINGS	115	141
NO. OF STOREYS	14	15
TOP OF BUILDING HEIGHT	RL 62.090 (LIFT OVERRUN)	RL 68.290 (LIFT OVERRUN)
APT MIX	TOWER C	TOWER D
1 BED	19	24
2 BED	56	68
3 BED	33	43
4 BED	7	6
TOTAL	115	141
256		

CARSPACE PROVIDED	TOWER C	TOWER D
RESIDENTIAL	238	186
PWD	1	1
VISITOR	23	22
ON STREET	0	4
TOTAL	262	213
475		
BIKE RACK PROVIDED	TOWER C	TOWER D
RESIDENTIAL	30	36
VISITOR	8	10
TOTAL	38	46
84		



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15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Level 29, 255 George Street
 Sydney NSW 2000
 Tel: 61 2 969 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
 ABN 79 020 399 102

Mirvac Design (Vic) Pty Ltd
 ABN 79 020 399 102

Mirvac Design (WA) Pty Ltd
 ABN 79 020 399 102

Mirvac Design (QLD) Pty Ltd
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Mirvac Design (NT) Pty Ltd
 ABN 79 020 399 102

Mirvac Design (SA) Pty Ltd
 ABN 79 020 399 102

Mirvac Design (TAS) Pty Ltd
 ABN 79 020 399 102

Mirvac Design (ACT) Pty Ltd
 ABN 79 020 399 102

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **SITE PLAN**

job no: 1.300
 drawing no: DA-0003
 date: 04/27/12 scale @ A1: As indicated rev: A

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BUILDING C PARKING SPACES COUNT

PARKING SPACES TYPE	CODE	COUNT
Ground Level		
Residential Carpark Bay	R	11
Visitor Carpark Bay	V	2
		13
Basement 01		
Accessible Carpark Bay		1
Residential Carpark Bay	R	72
Residential Carpark Bay - Tandem	T	21
Residential Carpark Small Bay	S	4
Visitor Carpark Bay	V	21
		119
Basement 02		
Residential Carpark Bay	R	105
Residential Carpark Bay - Tandem	T	25
		130
GRAND TOTAL		282

BUILDING D PARKING SPACES COUNT

PARKING SPACES TYPE	CODE	COUNT
Ground Level		
Residential Carpark Bay	R	15
Visitor Carpark Bay	V	2
		17
Basement 01		
Accessible Carpark Bay		1
Residential Carpark Bay	R	58
Residential Carpark Bay - Tandem	T	16
Residential Carpark Small Bay	S	1
Visitor Carpark Bay	V	20
		96
Basement 02		
Residential Carpark Bay	R	79
Residential Carpark Bay - Tandem	T	16
Residential Carpark Small Bay	S	1
		96
GRAND TOTAL		209

ON-STREET PARKING SPACES COUNT

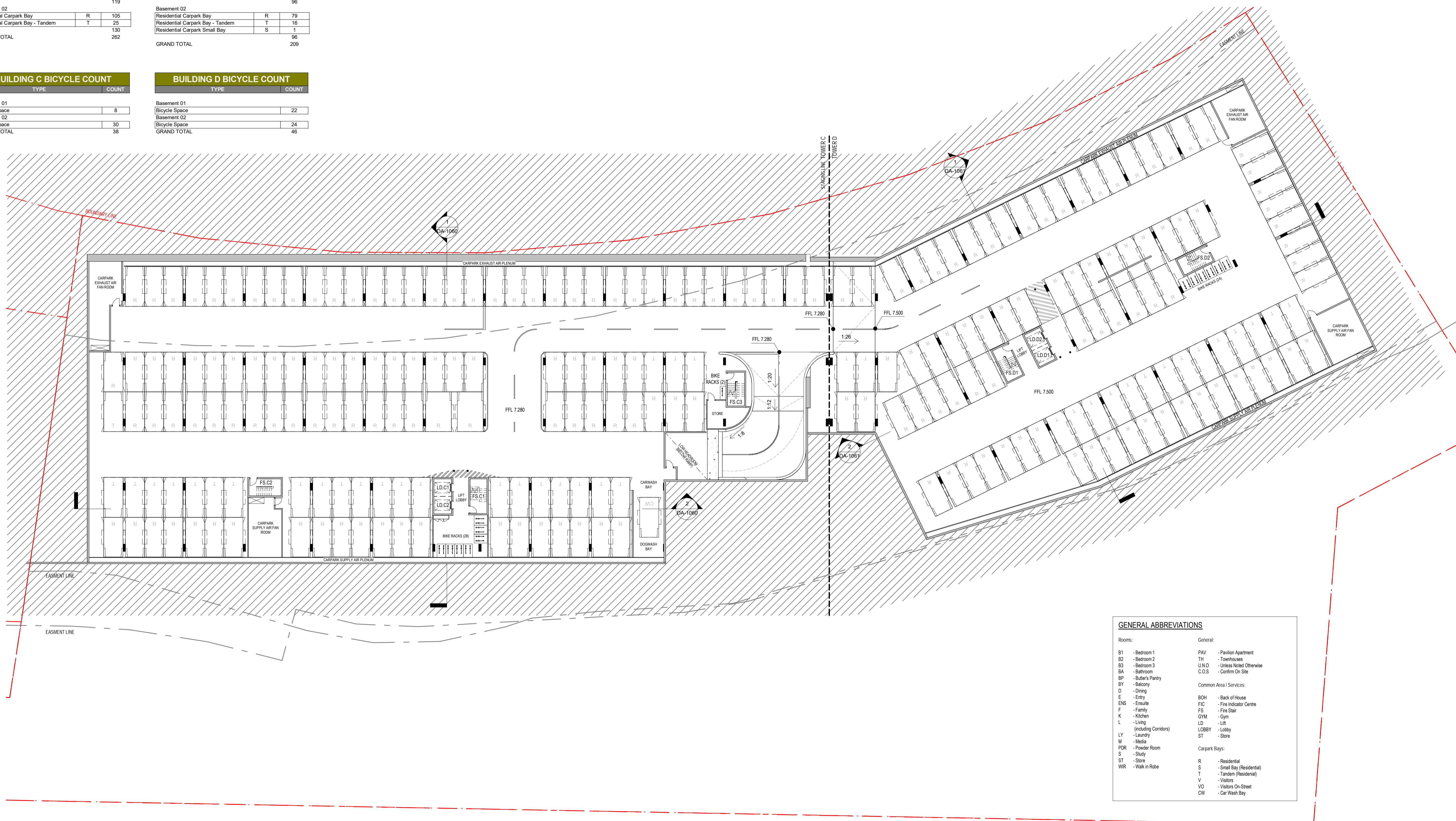
PARKING SPACES TYPE	CODE	COUNT
Visitor On-Street Parallel Carpark Bay	VO	4
		4
GRAND TOTAL		4

BUILDING C BICYCLE COUNT

TYPE	COUNT
Basement 01	
Bicycle Space	8
Basement 02	
Bicycle Space	30
GRAND TOTAL	38

BUILDING D BICYCLE COUNT

TYPE	COUNT
Basement 01	
Bicycle Space	22
Basement 02	
Bicycle Space	24
GRAND TOTAL	46



GENERAL ABBREVIATIONS

Rooms:	General:
B1 - Bedroom 1	PAV - Pavilion Apartment
B2 - Bedroom 2	TH - Townhouses
B3 - Bedroom 3	U.N.O - Unless Noted Otherwise
BA - Bathroom	C.O.S - Confirm On Site
BP - Butler's Pantry	
BY - Balcony	Common Area / Services:
D - Dining	BOH - Back of House
E - Entry	FC - Fire Indicator Centre
ENS - Ensuite	FIC - Fire Indicator Centre
F - Family	FS - Fire Star
K - Kitchen	GYM - Gym
L - Living	LD - Lift
(including Corridors)	LOBBY - Lobby
LY - Laundry	ST - Store
M - Media	
PDR - Powder Room	Carpark Bays:
S - Study	R - Residential
ST - Store	S - Small Bay (Residential)
WR - Walk in Robe	T - Tandem (Residential)
	V - Visitors
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	CW - Car Wash Bay

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date 15/07/2021 rev A amendment ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
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Tel: 61 2 969 9000
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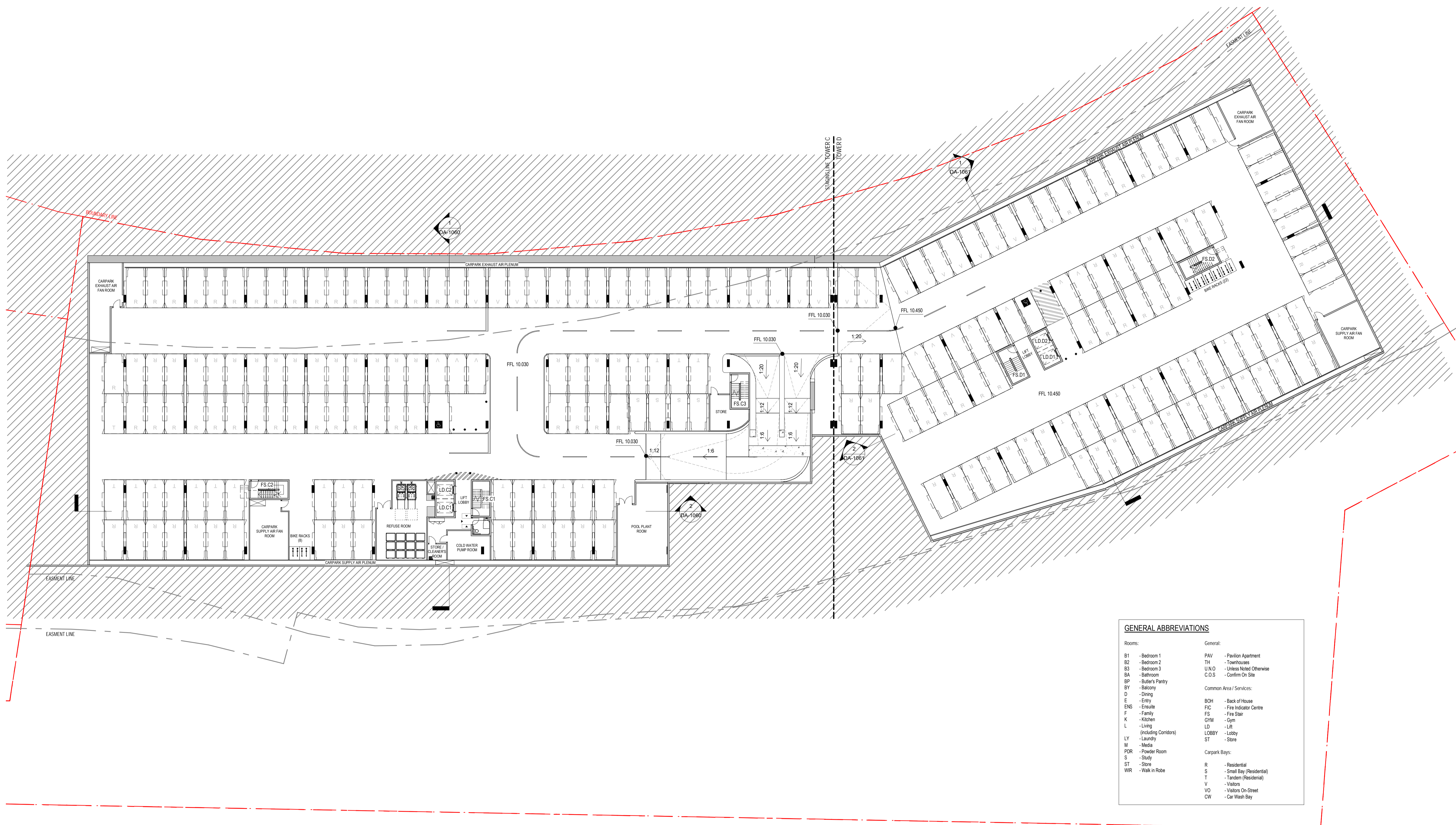
client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **BASEMENT 02**

job no: 1.300
drawing no: DA-1001
date: 02/13/13 scale @ A1: 1 : 250 rev: A

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BP - Butler's Pantry	
BY - Balcony	Common Area / Services:
D - Dining	BOH - Back of House
E - Entry	FIC - Fire Indicator Centre
ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
(including Corridors)	ST - Store
LY - Laundry	
M - Media	Carpark Bays:
PDR - Powder Room	R - Residential
S - Study	S - Small Bay (Residential)
ST - Store	T - Tandem (Residential)
WIR - Walk in Robe	V - Visitors
	VO - Visitors On-Street
	CW - Car Wash Bay

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 Architects Planners Mirvac Design Pty Ltd
 Level 29, 255 George Street, Sydney NSW 2000
 Tel: 61 2 969 9000
 Mirvac Design (Australia) / Responsible Architect
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 VIC: Clara Saccomano 1939, Anna Verma 1506, Michael Milner 2046, David Hunt 2047, Peromang Sitirachon 1628
 QLD: Clara Saccomano 2071, Anna Verma 3073, Michael Milner 2071, David Hunt 2071, Peromang Sitirachon 2915
 WA: Clara Saccomano 1962, Anna Verma 2062, Michael Milner 2050, David Hunt 2051, Peromang Sitirachon 2052
 Mirvac Design VIC: 51256 Mirvac Design WA: 3364

client: **BRISBANE RACING CLUB**

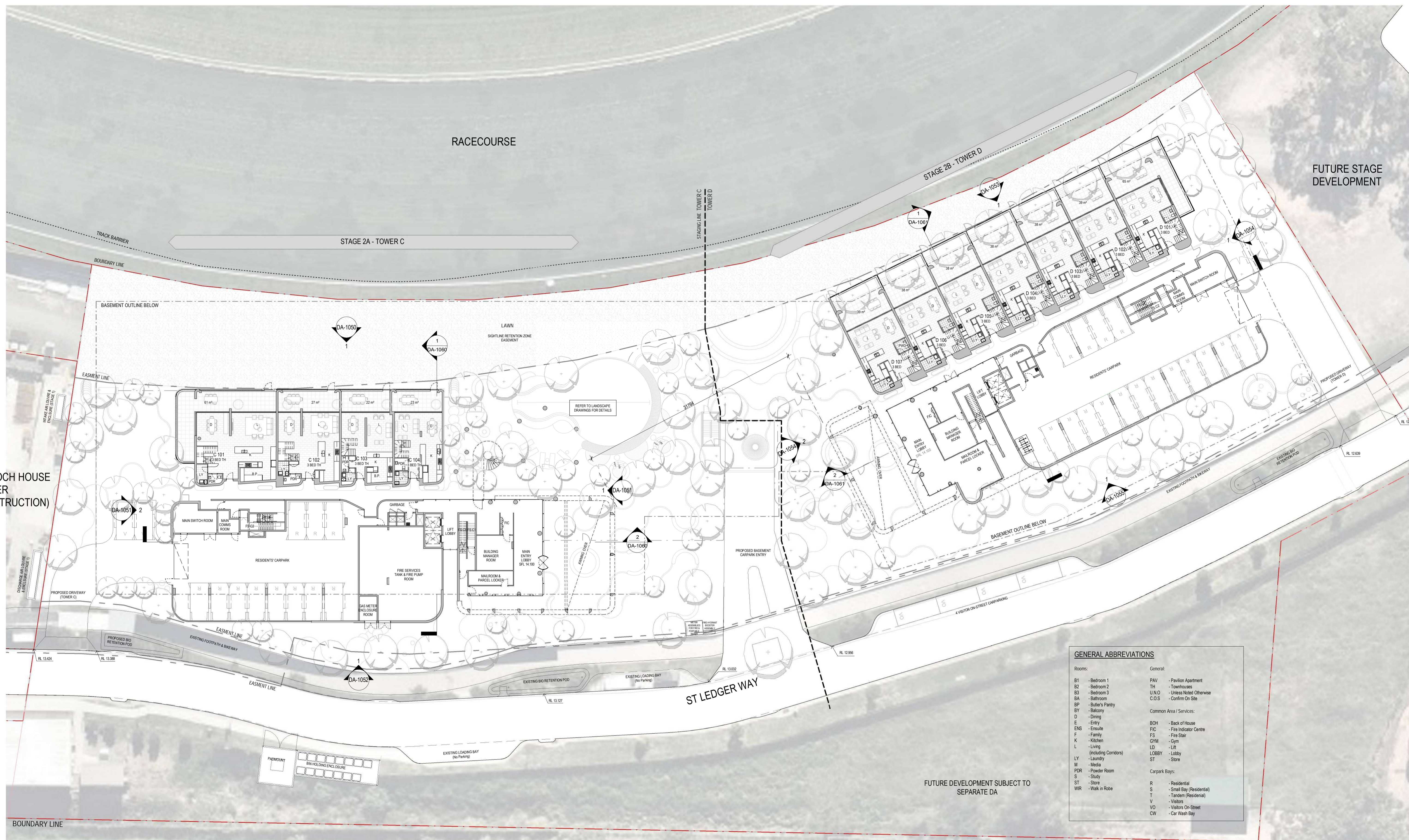
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **BASEMENT 01**

job no: 1.300
 drawing no: DA-1002
 date: 03/31/21 scale @ A1: 1 : 250 rev: A

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TULLOCH HOUSE (UNDER CONSTRUCTION)

FUTURE STAGE DEVELOPMENT

FUTURE DEVELOPMENT SUBJECT TO SEPARATE DA

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K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
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LY - Laundry	
M - Media	Carpark Bays:
PDR - Powder Room	R - Residential
S - Study	S - Small Bay (Residential)
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MIRVAC DESIGN
 Level 20, 250 George Street, Sydney NSW 2000
 Tel: 61 2 969 9000
 Brisbane Office: Mirvac Design Pty Ltd, 40th Fl, 250 George St, Brisbane QLD 4000
 Mirvac Design (Australia) / Responsible Architect
 NSW: Clara Sacramento 1820, Anna Verma 1900, Michael Wilson 5127, David Hunt 2298, Perin Wang 5184
 VIC: Clara Sacramento 1820, Anna Verma 1900, Michael Wilson 5056, David Hunt 2297, Perin Wang 5183
 QLD: Clara Sacramento 5291, Anna Verma 5293, Michael Wilson 5291, David Hunt 5297, Perin Wang 5292
 WA: Clara Sacramento 1862, Anna Verma 2028, Michael Wilson 2028, David Hunt 2021, Perin Wang 2022
 Mirvac Design VIC: 51296, Mirvac Design WA: 3364

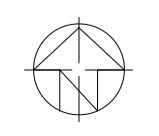
client: **BRISBANE RACING CLUB**
 mirvac

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

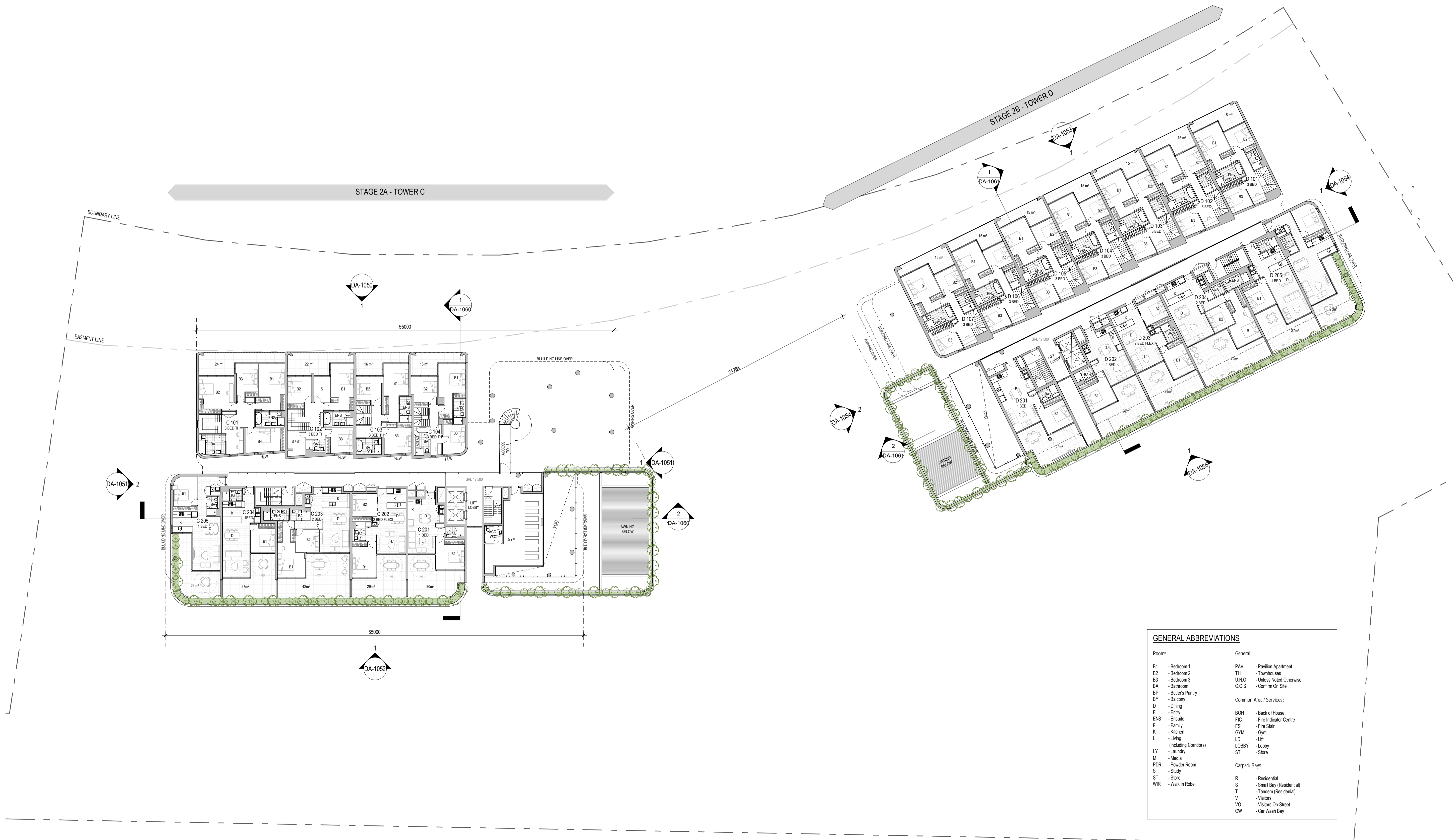
title: **GROUND PLAN**

job no: 1.300
 drawing no: DA-1011
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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MIRVAC DESIGN
 Architects Planners Mirvac Design Pty Ltd
 Level 29, 255 George Street, Sydney NSW 2000
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 NSW: Clara Sacramento 0521 Anna Verma 1906 Michael Mirvac 5167 David Hunt 2266 Planning Standards 3754
 VIC: Clara Sacramento 1938 Anna Verma 1906 Michael Mirvac 2056 David Hunt 2267 Planning Standards 1628
 QLD: Clara Sacramento 2071 Anna Verma 3073 Michael Mirvac 2251 David Hunt 2267 Planning Standards 2915
 WA: Clara Sacramento 1962 Anna Verma 2082 Michael Mirvac 2250 David Hunt 2261 Planning Standards 2262
 Mirvac Design VIC: 51256 Mirvac Design WA: 3364

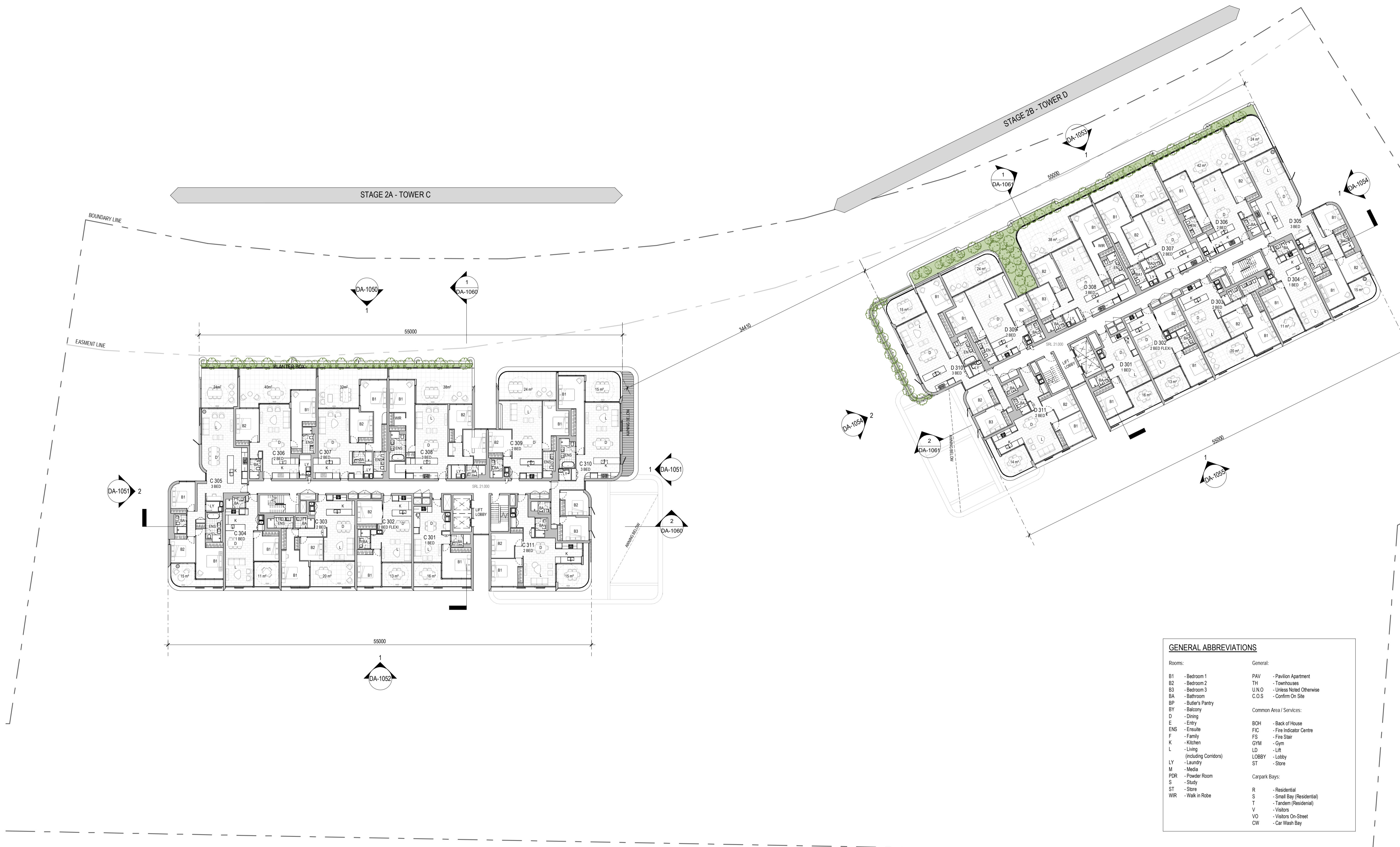
client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 02 PLAN**

job no: 1.300
 drawing no: DA-1012
 date: 03/31/21 scale @ A1: 1 : 250 rev: A

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GENERAL ABBREVIATIONS	
Rooms:	General:
B1 - Bedroom 1	PAV - Pavilion Apartment
B2 - Bedroom 2	TH - Townhouses
B3 - Bedroom 3	U.N.O - Unless Noted Otherwise
BA - Bathroom	C.O.S - Confirm On Site
BP - Butler's Pantry	
BY - Balcony	Common Area / Services:
D - Dining	BOH - Back of House
E - Entry	FIC - Fire Indicator Centre
ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
LY (including Corridors)	ST - Store
M - Media	
PDR - Powder Room	Carpark Bays:
S - Study	R - Residential
ST - Store	S - Small Bay (Residential)
WR - Walk in Robe	T - Tandem (Residential)
	V - Visitors
	VO - Visitors On-Street
	CW - Car Wash Bay

GENERAL NOTES - DEVELOPMENT APPLICATION

1. Design Resolution
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1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

BCC DS
LODGED
 21/07/2021
APPLICATION REF
 A005794918

date 15/07/2021 rev A amendment ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects Planners Mirvac Design Pty Ltd
 Level 29, 255 George Street, Sydney NSW 2000
 Tel: 61 2 9693 9000
 Mirvac Design (Australia) / Responsible Architect
 NSW: Clara Saccomano 0520, Anna Verma 1906, Michael Mirvac 5127, David Hunt 2266, Peromang Sitirachdi 3754
 VIC: Clara Saccomano 1938, Anna Verma 1506, Michael Mirvac 2046, David Hunt 2267, Peromang Sitirachdi 1628
 QLD: Clara Saccomano 2071, Anna Verma 1073, Michael Mirvac 2031, David Hunt 2267, Peromang Sitirachdi 2915
 WA: Clara Saccomano 1962, Anna Verma 2082, Michael Mirvac 2030, David Hunt 2261, Peromang Sitirachdi 2012
 Mirvac Design VIC: 5126 Mirvac Design WA: 3264

client: **BRISBANE RACING CLUB**

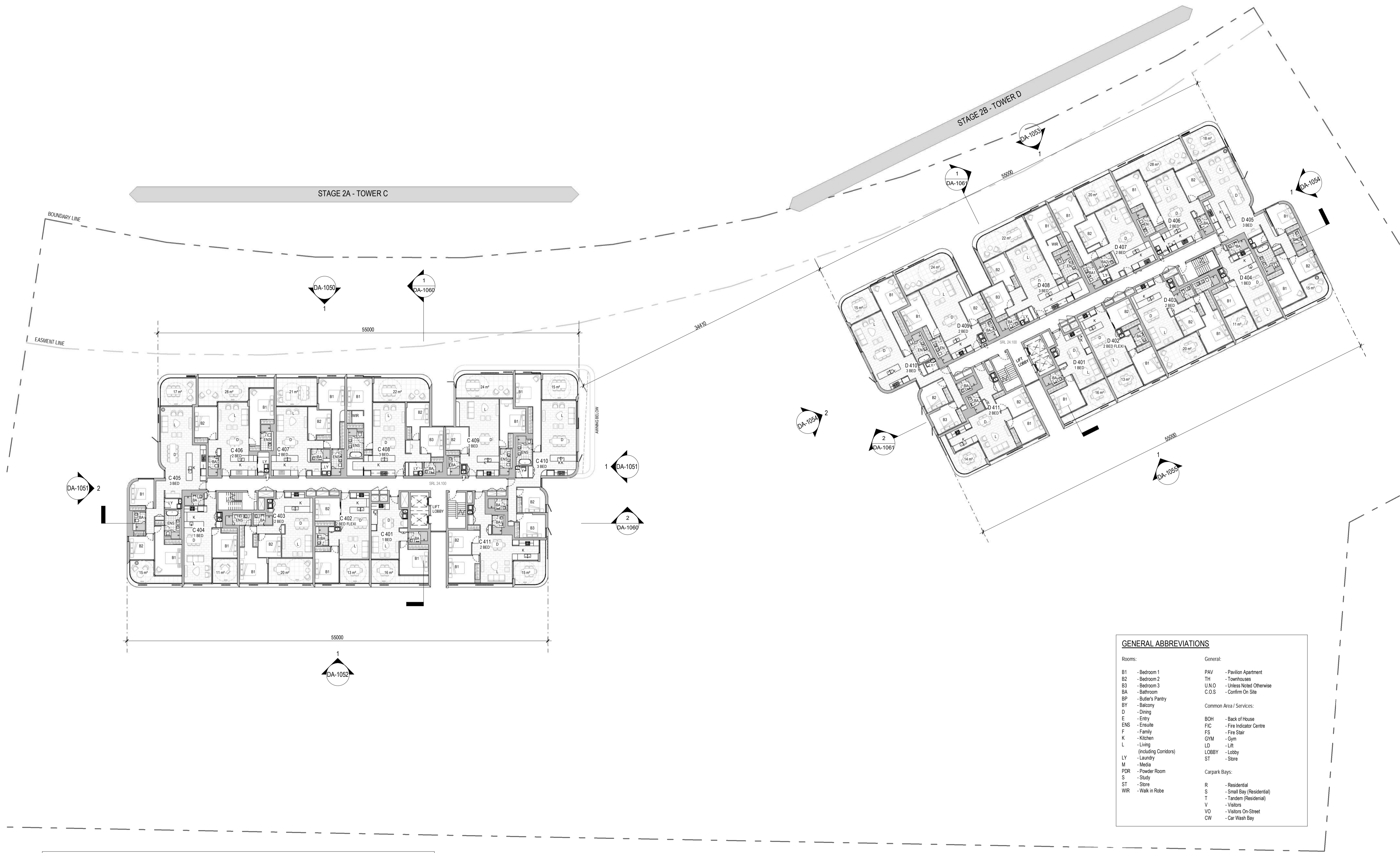
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 03 PLAN**

job no: 1.300
 drawing no: DA-1013
 date: 03/31/21

scale @ A1: 1 : 250 rev: A

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LY (including Corridors)	ST - Store
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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects Planners Mirvac Design Pty Ltd
 Level 29, 255 George Street, Sydney NSW 2000
 Tel: 61 2 9693 9000
 Mirvac Design (Australia) / Responsible Architect
 NSW: Clara Saccomano 0520, Anna Verma 7906, Michael Mirvac 5167, David Hunt 2266, Perumang Srinivasan 3754
 VIC: Clara Saccomano 1938, Anna Verma 1506, Michael Mirvac 2056, David Hunt 2267, Perumang Srinivasan 1628
 QLD: Clara Saccomano 5291, Anna Verma 3073, Michael Mirvac 5291, David Hunt 2267, Perumang Srinivasan 2915
 WA: Clara Saccomano 1962, Anna Verma 2082, Michael Mirvac 2055, David Hunt 2261, Perumang Srinivasan 2912
 Mirvac Design VIC: 51256, Mirvac Design WA: 3364

client: **BRISBANE RACING CLUB**

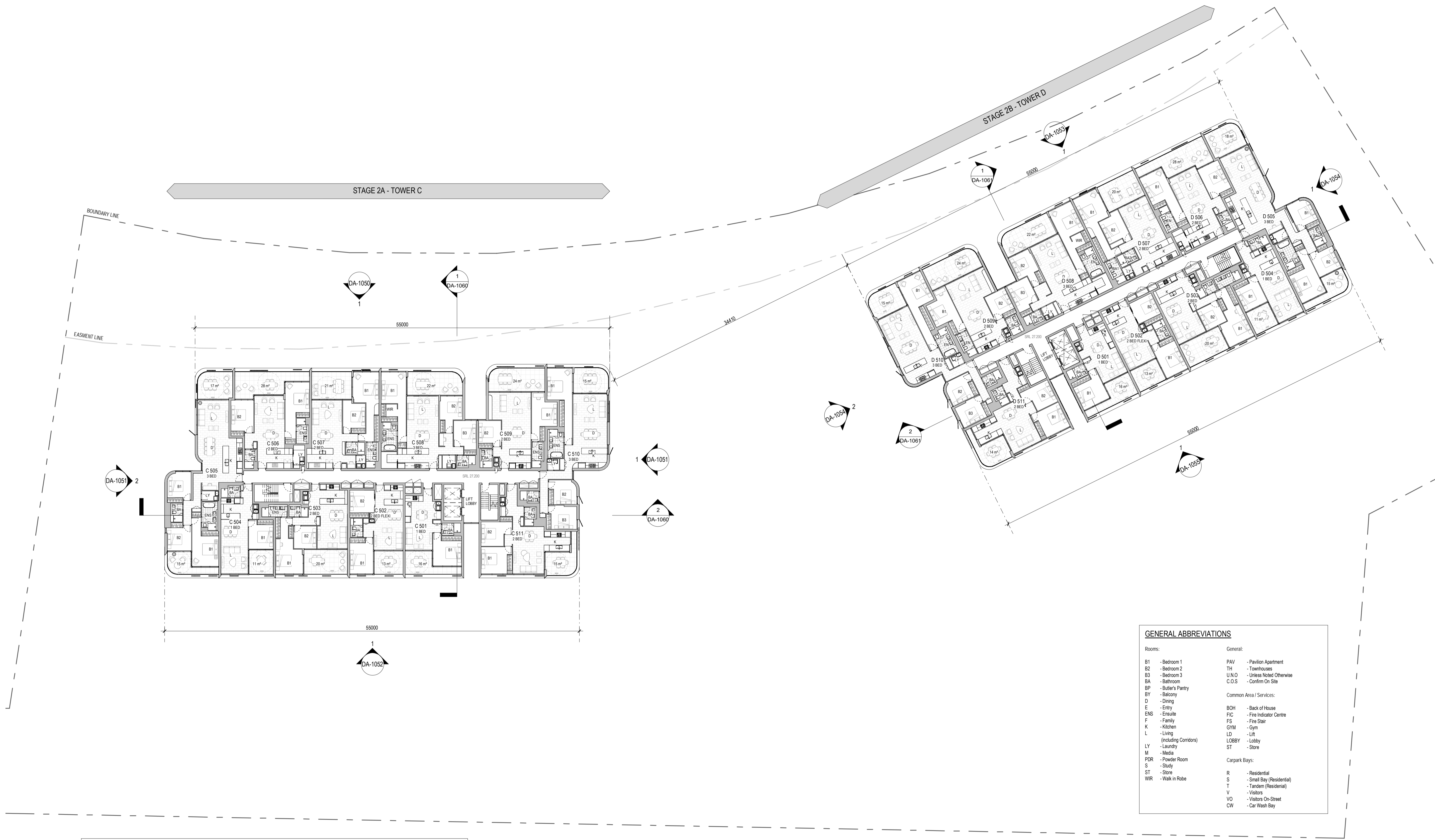
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 04 PLAN**

job no: 1.300
 drawing no: DA-1014
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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 A005794918



GENERAL ABBREVIATIONS	
Rooms:	General:
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B2 - Bedroom 2	TH - Townhouses
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ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
LY (including Corridors)	ST - Store
M - Media	
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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects
 Mirvac Design Pty Ltd
 Level 29, 255 George Street, Sydney NSW 2000
 Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

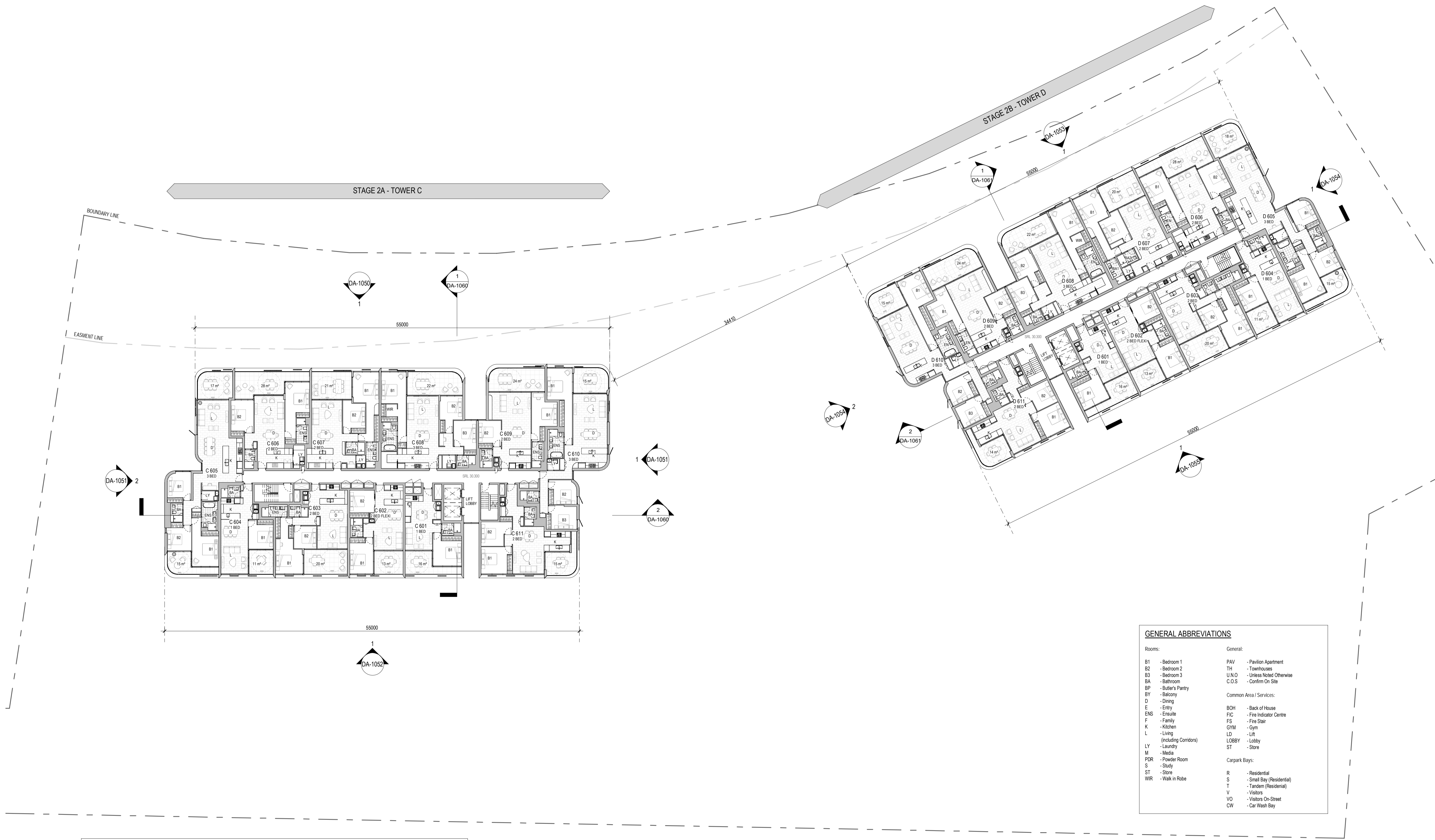
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 05 PLAN**

job no: 1.300
 drawing no: DA-1015
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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 21/07/2021
 APPLICATION REF: A005794918

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date 15/07/2021 rev A amendment ISSUED FOR DEVELOPMENT APPLICATION

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 APPLICATION REF
 A005794918

MIRVAC DESIGN
 Level 29, 255 George Street, Sydney NSW 2000
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 Brisbane
 Mirvac Design Pty Ltd
 ABN 70 252 339 153

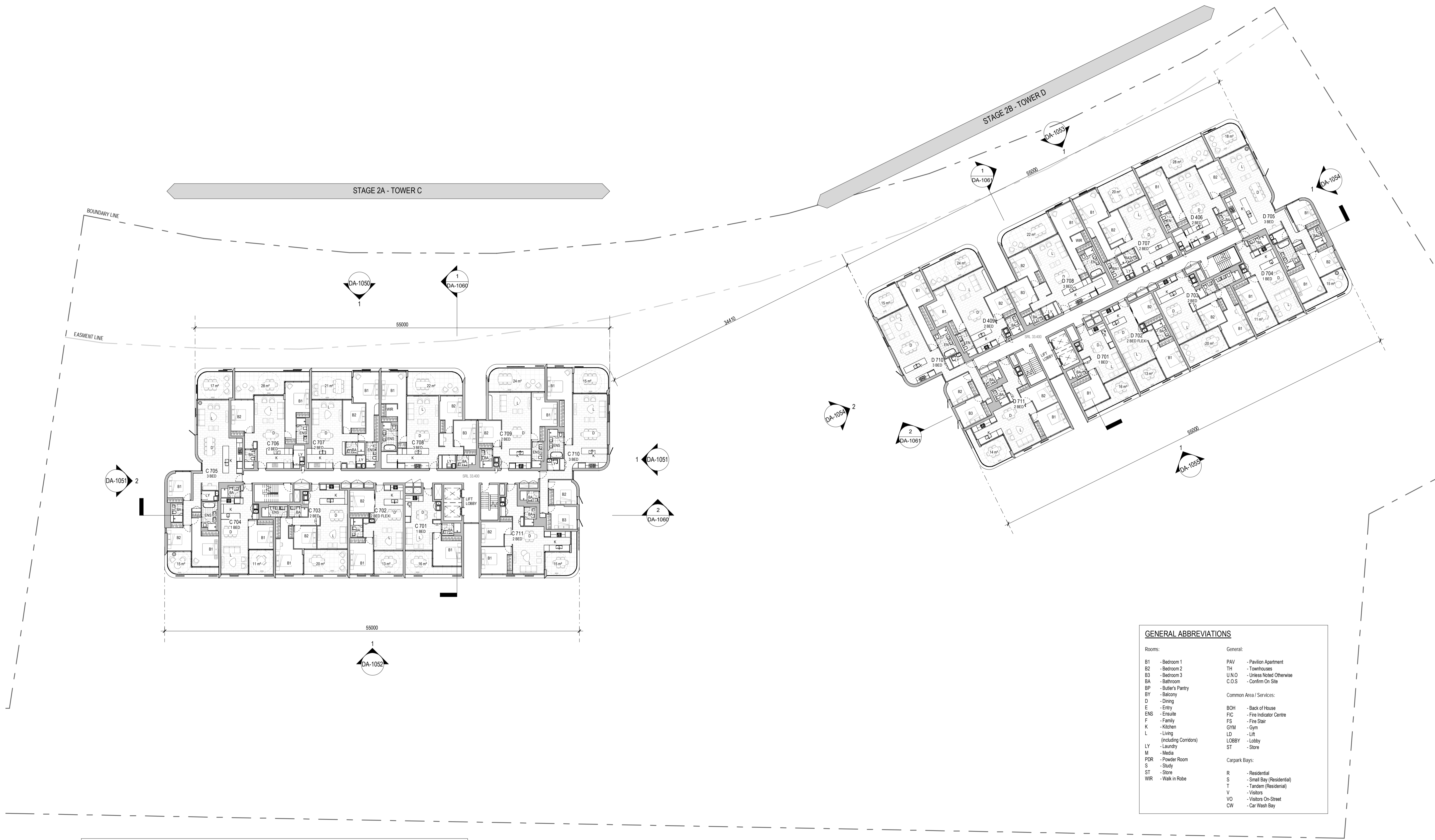
client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 06 PLAN**

job no: 1.300
 drawing no: DA-1016
 date: 02/13/13 scale @ A1: 1 : 250 rev: A

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects
 Mirvac Design Pty Ltd
 40th Floor, 100 Queen Street
 Sydney NSW 2000
 Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

Level 07, 250 George Street
 Sydney NSW 2000
 Tel: 61 2 9693 9000

Mirvac Design (Australia) / Responsible Architect
 NSW: Clara Saccomano 0520 Anja Verma 7900 Michael Marner 5167 David Hunt 2286 Planning Brisbane 3754
 VIC: Clara Saccomano 1930 Anja Verma 1500 Michael Marner 2506 David Hunt 2287 Planning Brisbane 1628
 QLD: Clara Saccomano 2071 Anja Verma 3073 Michael Marner 2281 David Hunt 2287 Planning Brisbane 2915
 WA: Clara Saccomano 1982 Anja Verma 2082 Michael Marner 2285 David Hunt 2281 Planning Brisbane 2912
 Mirvac Design VIC: 51236 Mirvac Design WA: 3364

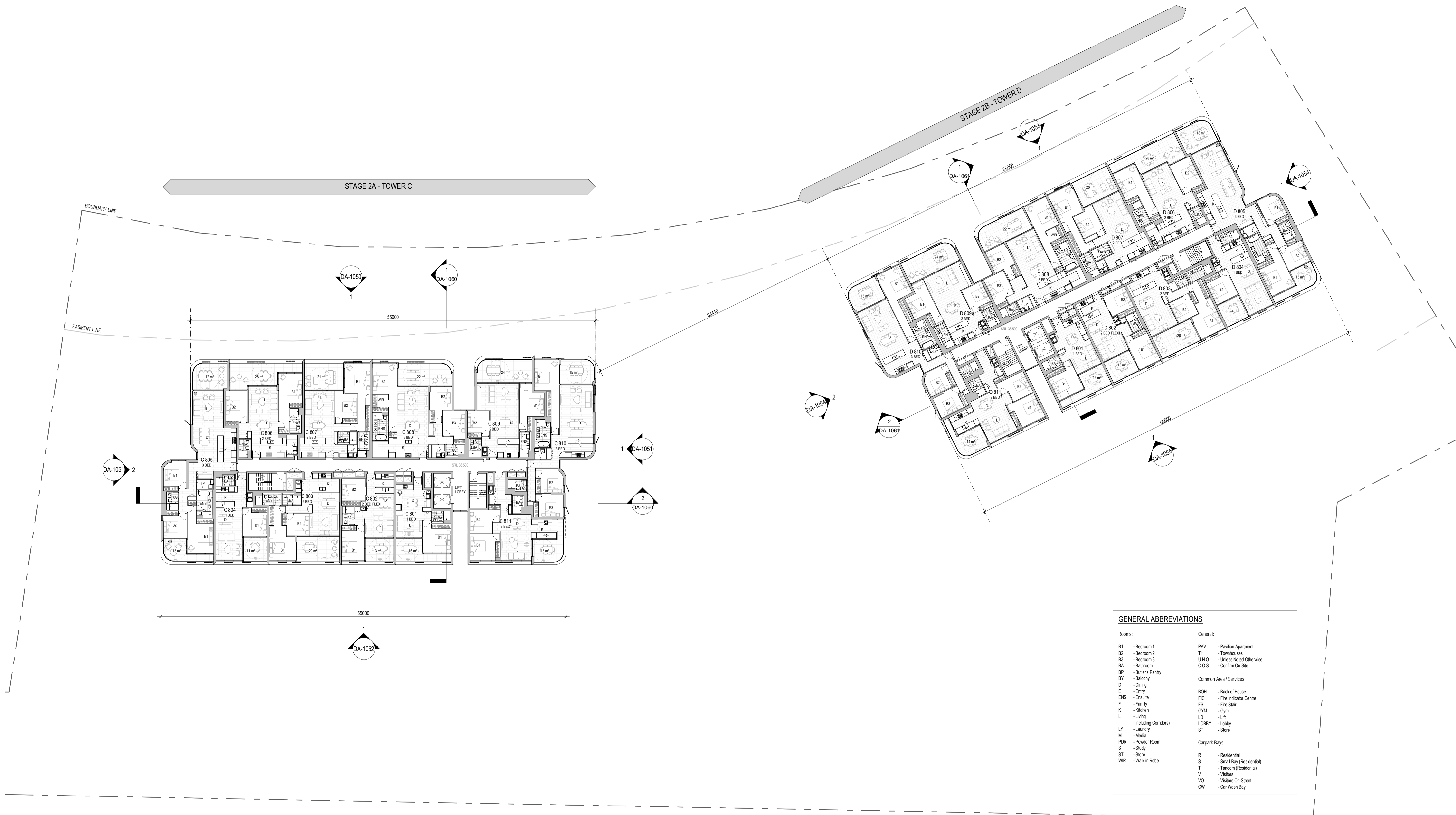
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 07 PLAN**

job no: 1.300
 drawing no: DA-1017
 date: 03/31/21 scale @ A1: 1 : 250 rev: A

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 A005794918



GENERAL ABBREVIATIONS	
Rooms:	General:
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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects
 Mirvac Design Pty Ltd
 Level 20, 250 George Street, Sydney NSW 2000
 Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

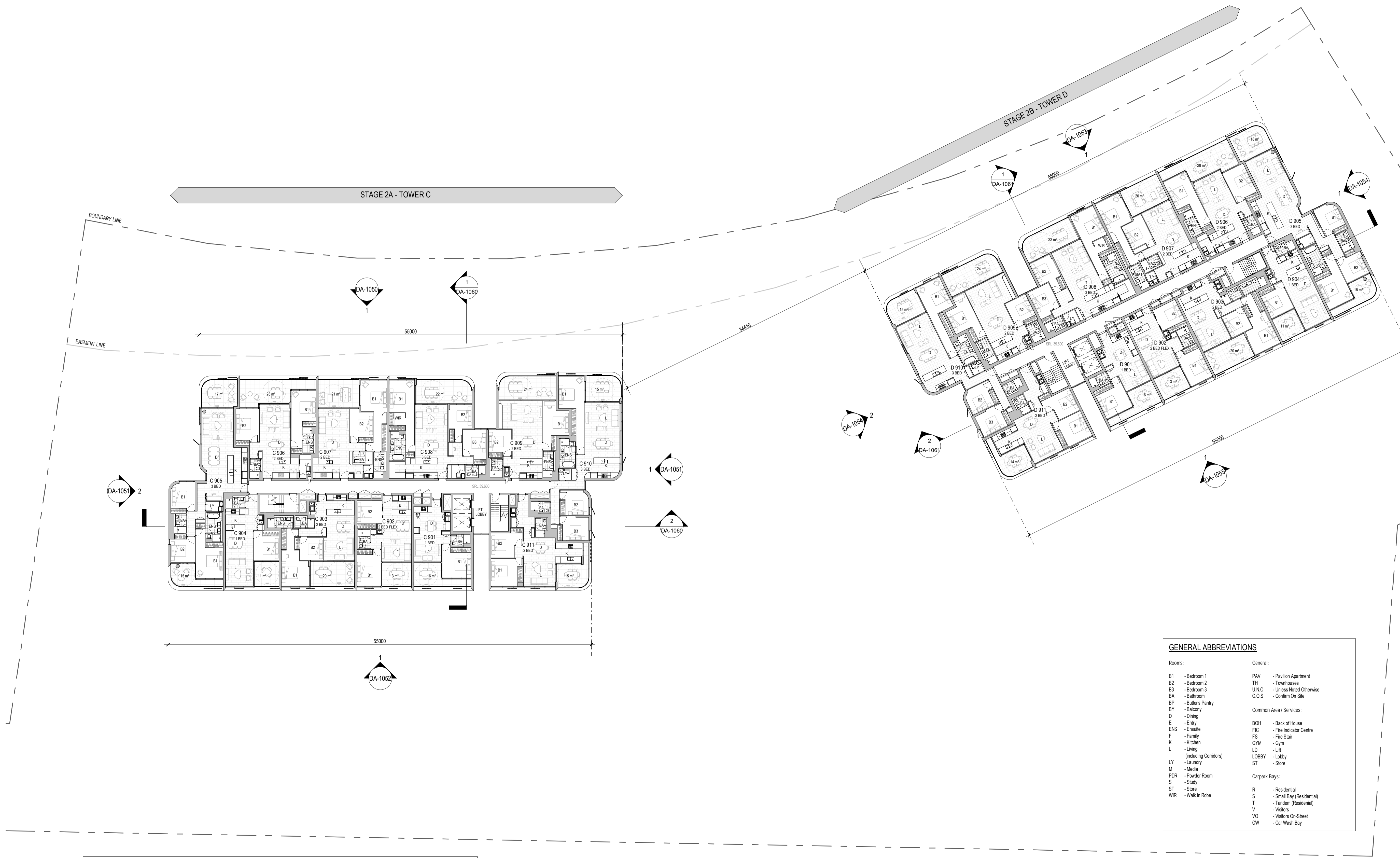
title: **LEVEL 08 PLAN**

job no: 1.300
 drawing no: DA-1018
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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 21/07/2021
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 21/07/2021
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MIRVAC DESIGN
 Architects
 Mirvac Design Pty Ltd
 40th Floor, 100 Queen Street
 Sydney NSW 2000
 Tel: 61 2 9693 9000

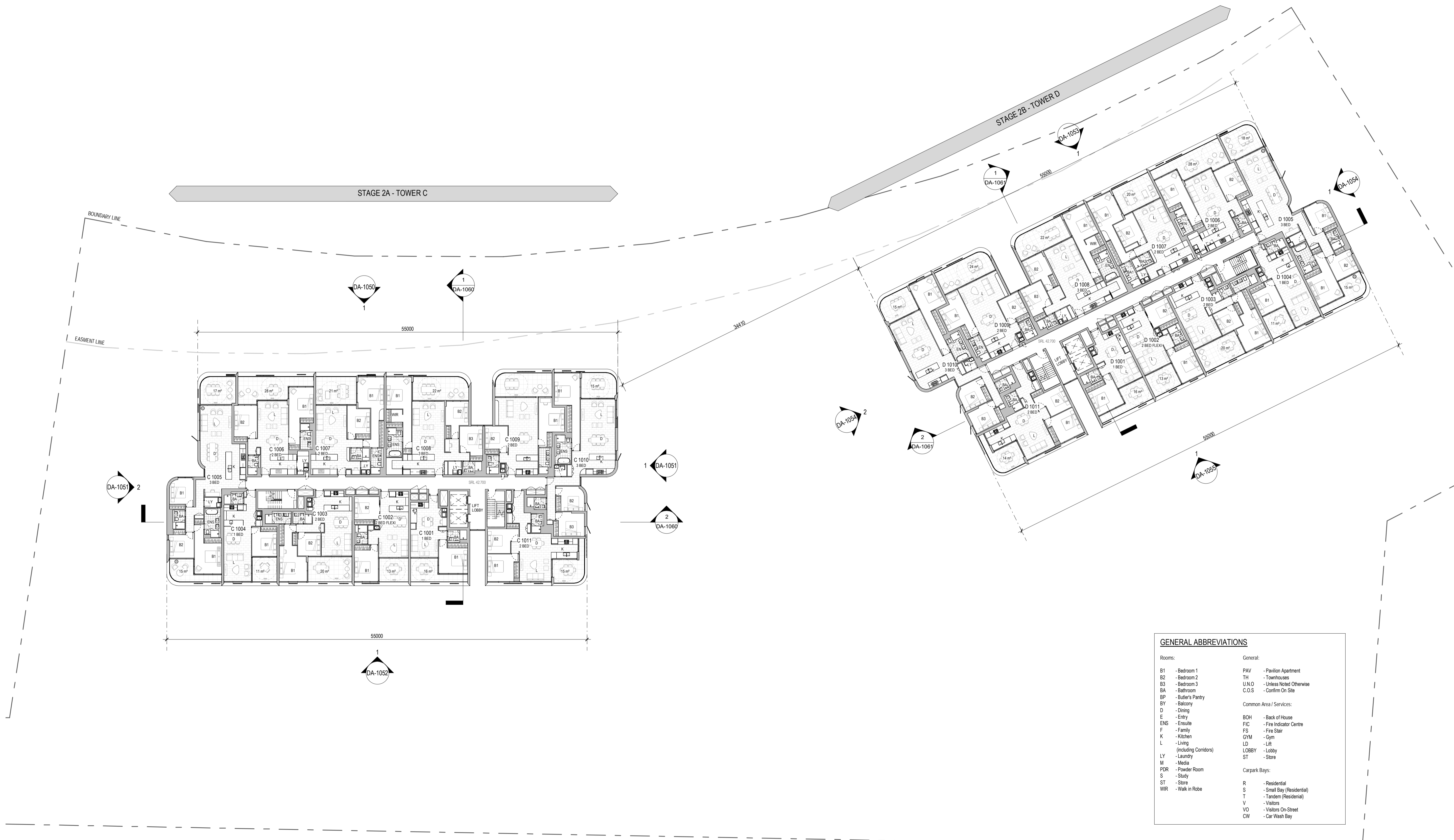
client:
BRISBANE RACING CLUB

project:
BRISBANE RACING CLUB (TOWER C & D)
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title:
LEVEL 09 PLAN

job no: 1.300
 drawing no: DA-1019
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Level 29, 255 George Street, Sydney NSW 2000
 Tel: 61 2 9693 9000
 Brisbane
 Mirvac Design Pty Ltd
 ABN 70 252 339 153

client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 10 PLAN**

job no: 1.300
 drawing no: DA-1020
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

BCC DS
LOGGED
 21/07/2021
 APPLICATION REF
 A005794918

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GENERAL ABBREVIATIONS

Rooms:	General:
B1 - Bedroom 1	PAV - Pavilion Apartment
B2 - Bedroom 2	TH - Townhouses
B3 - Bedroom 3	U.N.O - Unless Noted Otherwise
BA - Bathroom	C.O.S - Confirm On Site
BP - Butler's Pantry	
BY - Balcony	Common Area / Services:
D - Dining	BOH - Back of House
E - Entry	FIC - Fire Indicator Centre
ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
(including Corridors)	ST - Store
LY - Laundry	
M - Media	Carpark Bays:
PDR - Powder Room	R - Residential
S - Study	S - Small Bay (Residential)
ST - Store	T - Tandem (Residential)
WR - Walk in Robe	V - Visitors
	VO - Visitors On-Street
	CW - Car Wash Bay

GENERAL NOTES - DEVELOPMENT APPLICATION

1. Design Resolution
 1.1 The drawings represent general architectural intent for the purpose of this development application only.
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2. Graphic presentation
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3. Existing Structures and Services
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date 15/07/2021 rev A amendment ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Level 29, 255 George Street, Sydney NSW 2000
 Tel: 61 2 9693 9000
 Brisbane
 Mirvac Design Pty Ltd
 ABN 79 021 399 123

client: **BRISBANE RACING CLUB**

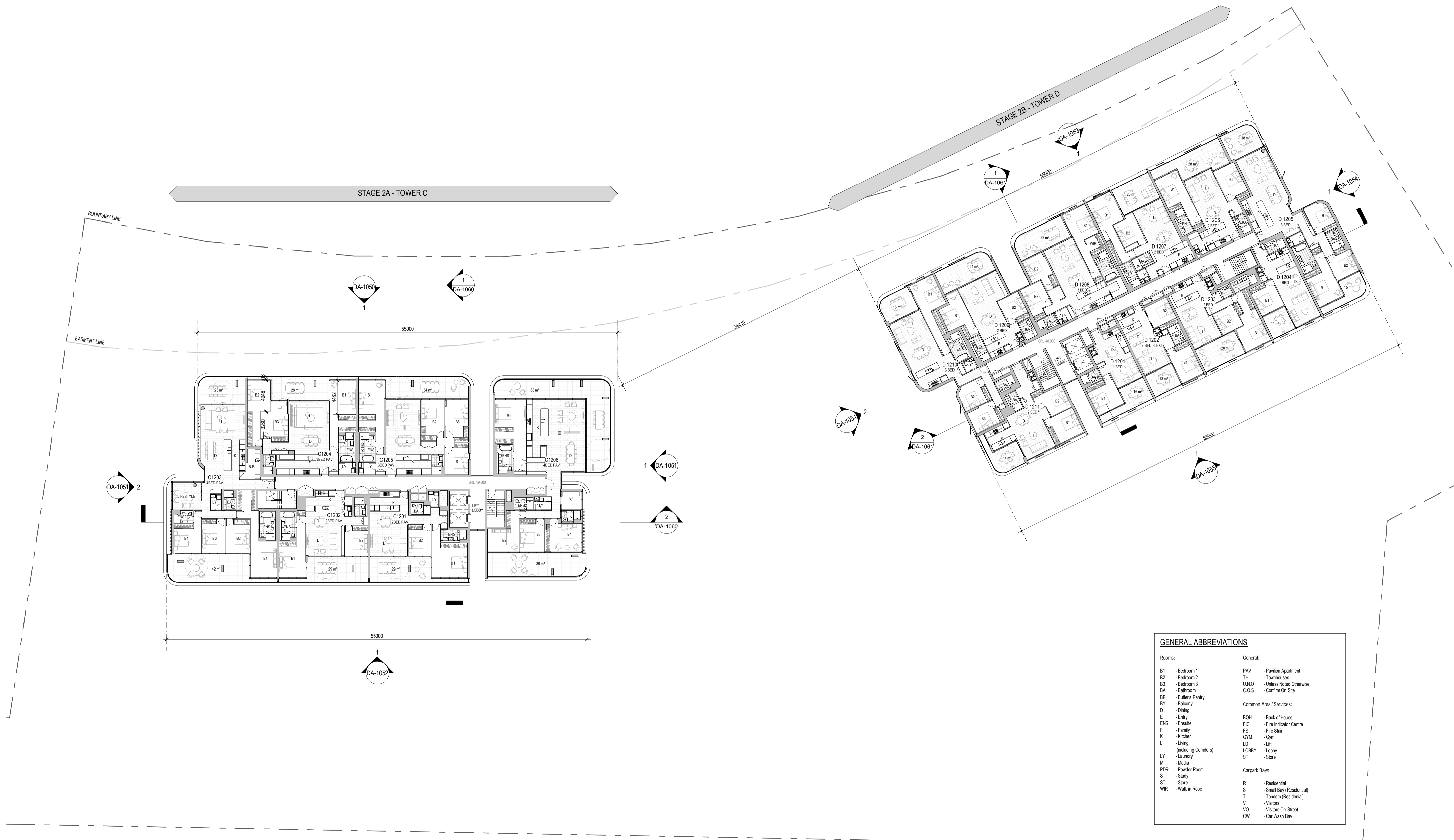
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 11 PLAN**

job no: 1.300
 drawing no: DA-1021
 date: 03/31/21 scale @ A1: 1 : 250 rev: A

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 21/07/2021
 APPLICATION REF
 A005794918

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GENERAL ABBREVIATIONS	
Rooms:	General:
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BY - Balcony	Common Area / Services:
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E - Entry	FIC - Fire Indicator Centre
ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
(including Corridors)	ST - Store
LY - Laundry	
M - Media	Carpark Bays:
PDR - Powder Room	R - Residential
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	VO - Visitors On-Street
	CW - Car Wash Bay

GENERAL NOTES - DEVELOPMENT APPLICATION

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BCC DS
LODGED
 21/07/2021
APPLICATION REF
 A005794918

date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects
 Mirvac Design Pty Ltd
 40th Floor, 100 Queen Street
 Sydney NSW 2000
 Tel: 61 2 9693 9000

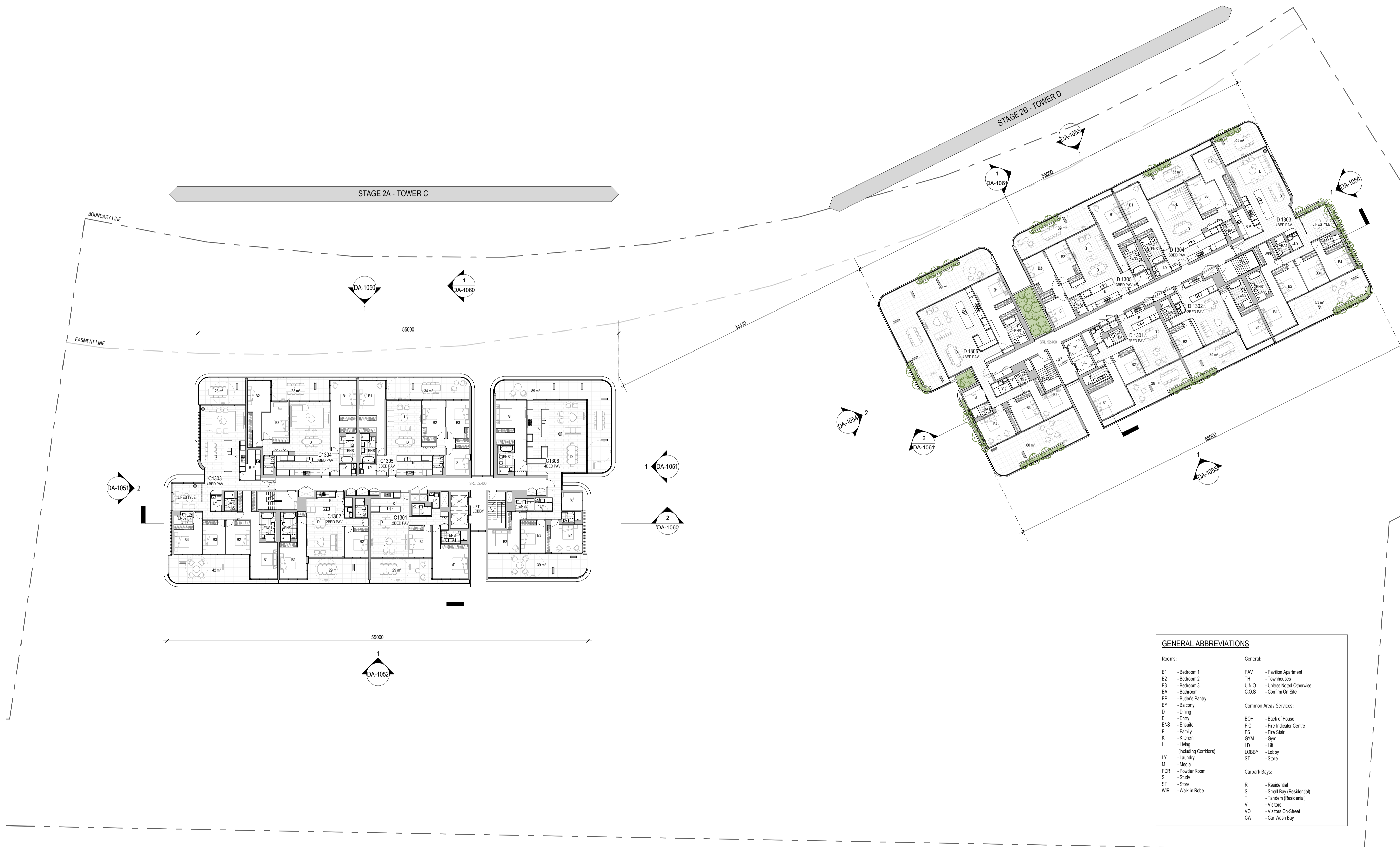
client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 12 PLAN**

job no: 1.300
 drawing no: DA-1022
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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E - Entry	FIC - Fire Indicator Centre
ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
LY (including Corridors)	ST - Store
M - Media	
PDR - Powder Room	Carpark Bays:
S - Study	R - Residential
ST - Store	S - Small Bay (Residential)
WIR - Walk in Robe	T - Tandem (Residential)
	V - Visitors
	VO - Visitors On-Street
	CW - Car Wash Bay

GENERAL NOTES - DEVELOPMENT APPLICATION

1. Design Resolution

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2. Graphic presentation

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3. Existing Structures and Services

3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.

3.2 All unchanged site levels are as per the existing survey information.

date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
Architects
Planners
Interior Designers

Level 29, 250 George Street
Sydney NSW 2000
Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
ABN 79 021 399 123

Mirvac Design (Vic) Pty Ltd
ABN 79 021 399 123

Mirvac Design (WA) Pty Ltd
ABN 79 021 399 123

Mirvac Design (QLD) Pty Ltd
ABN 79 021 399 123

Mirvac Design (NT) Pty Ltd
ABN 79 021 399 123

Mirvac Design (SA) Pty Ltd
ABN 79 021 399 123

Mirvac Design (TAS) Pty Ltd
ABN 79 021 399 123

Mirvac Design (ACT) Pty Ltd
ABN 79 021 399 123

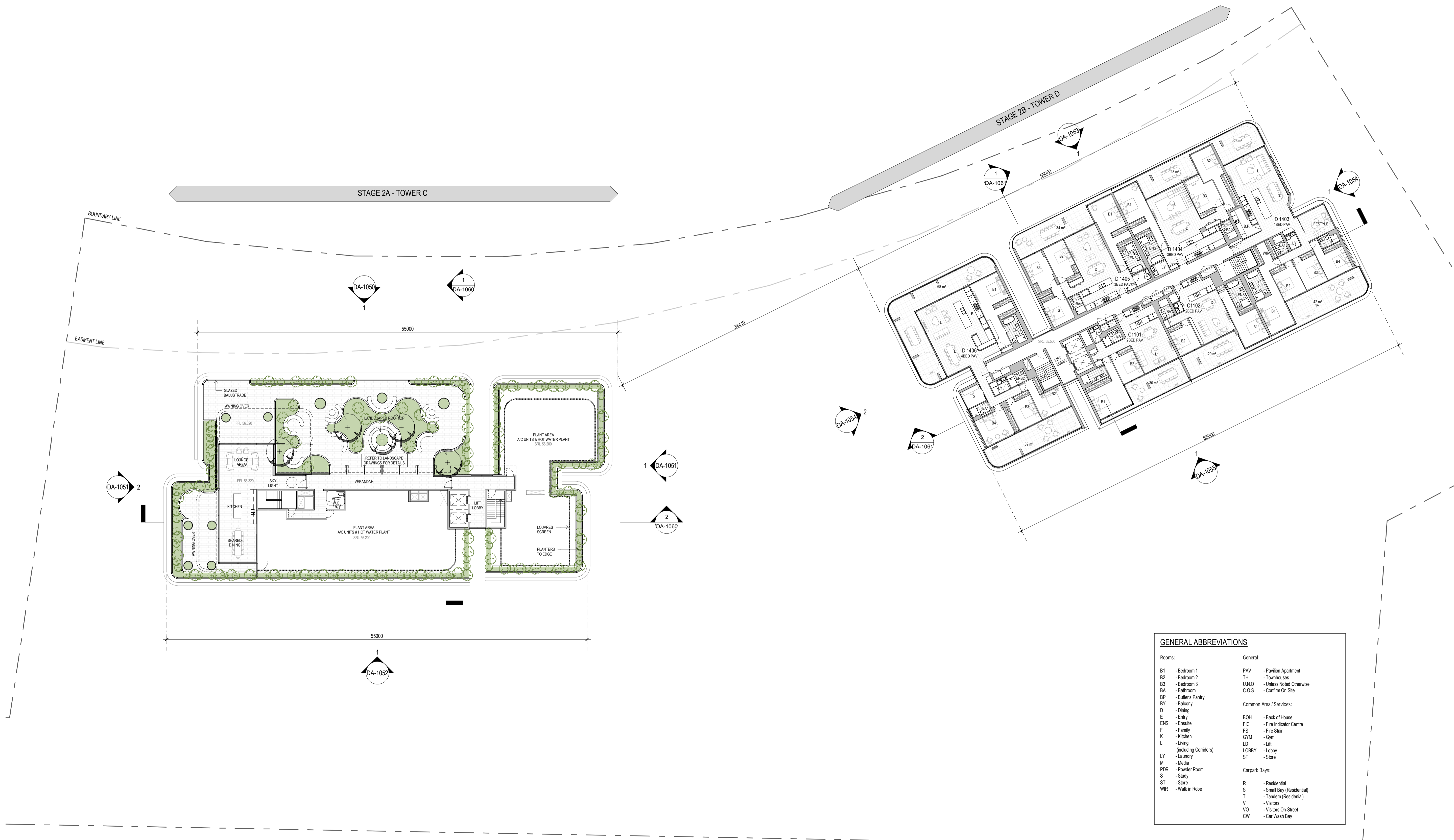
project: **BRISBANE RACING CLUB (TOWER C & D)**
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 13 PLAN**

job no: 1.300
drawing no: DA-1023
date: 03/31/21
scale @ A1: 1 : 250
rev: A

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A005794918



GENERAL ABBREVIATIONS

Rooms:	General:
B1 - Bedroom 1	PAV - Pavilion Apartment
B2 - Bedroom 2	TH - Townhouses
B3 - Bedroom 3	U.N.O - Unless Noted Otherwise
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BY - Balcony	Common Area / Services:
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ENS - Ensuite	FS - Fire Stair
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
LY (including Corridors)	ST - Store
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PDR - Powder Room	Carpark Bays:
S - Study	R - Residential
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GENERAL NOTES - DEVELOPMENT APPLICATION

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects
 Mirvac Design Pty Ltd
 10/110 George Street
 Sydney NSW 2000
 Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

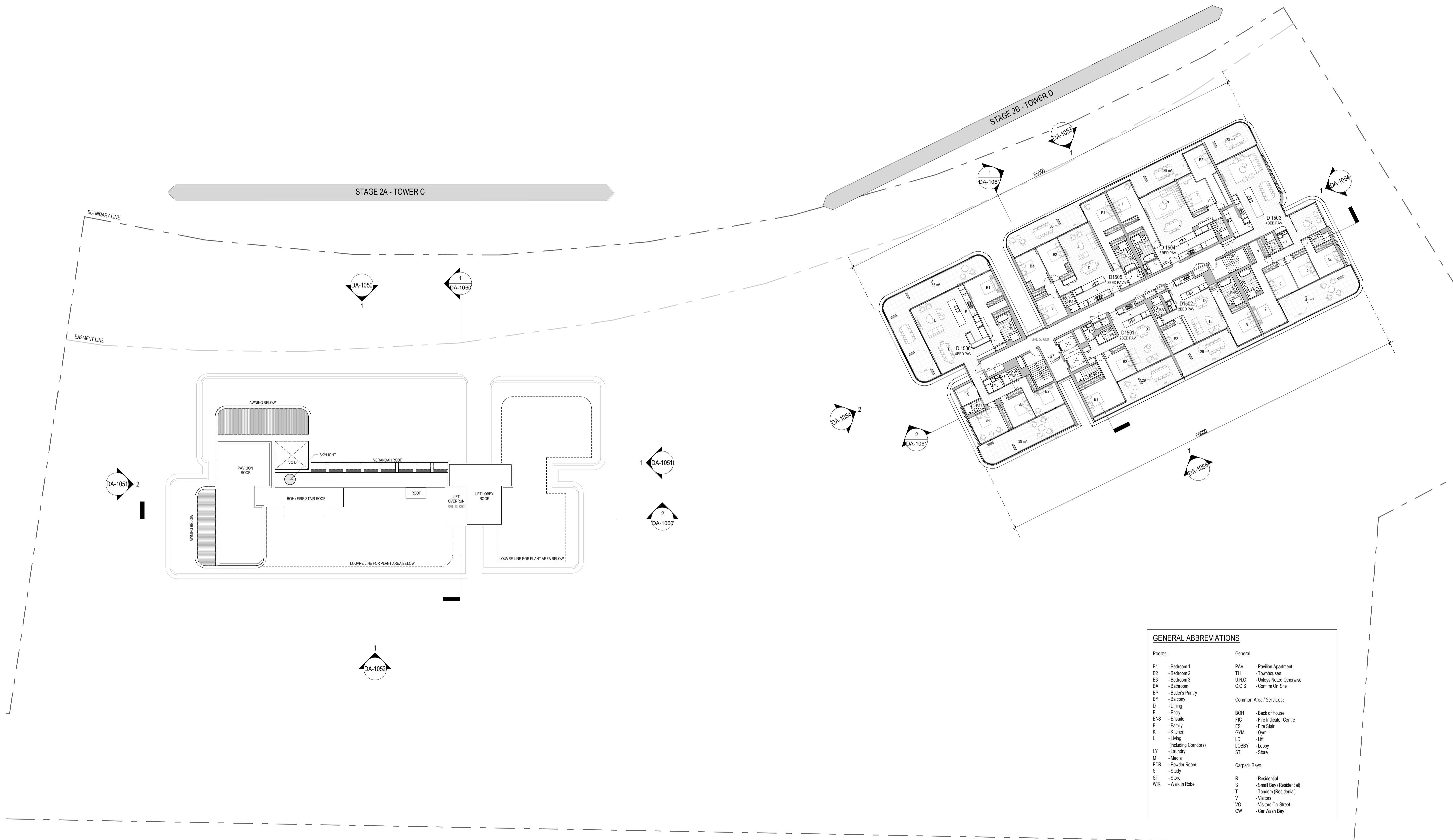
title: **LEVEL 14 PLAN**

job no: 1.300
 drawing no: DA-1024
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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 A005794918



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GENERAL ABBREVIATIONS	
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E - Entry	FIC - Fire Indicator Centre
ENS - Ensuite	FS - Fire Star
F - Family	GYM - Gym
K - Kitchen	LD - Lift
L - Living	LOBBY - Lobby
(including Corridors)	ST - Store
LY - Laundry	
M - Media	Carpark Bays:
PDR - Powder Room	R - Residential
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date 15/07/2021 rev A amendment ISSUED FOR DEVELOPMENT APPLICATION

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 21/07/2021
APPLICATION REF
 A005794918

MIRVAC DESIGN
 Level 29, 250 George Street, Sydney NSW 2000
 Tel: 62 9693 9000
 Brisbane
 Mirvac Design Pty Ltd
 ABN 91 021 339 153

client: **BRISBANE RACING CLUB**

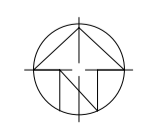
Mirvac Design (Australia) / Responsible Architect
 NSW: Clara Saccomano 1820, Anna Verma 1906, Michael Marner 5147, David Hunt 2206, Peromang Sirauchak 3754
 VIC: Clara Saccomano 1820, Anna Verma 1906, Michael Marner 5147, David Hunt 2206, Peromang Sirauchak 1628
 QLD: Clara Saccomano 5291, Anna Verma 5393, Michael Marner 5291, David Hunt 5297, Peromang Sirauchak 2915
 WA: Clara Saccomano 1862, Anna Verma 2082, Michael Marner 2050, David Hunt 2051, Peromang Sirauchak 2042
 Mirvac Design VIC: 51236 Mirvac Design WA: 3364

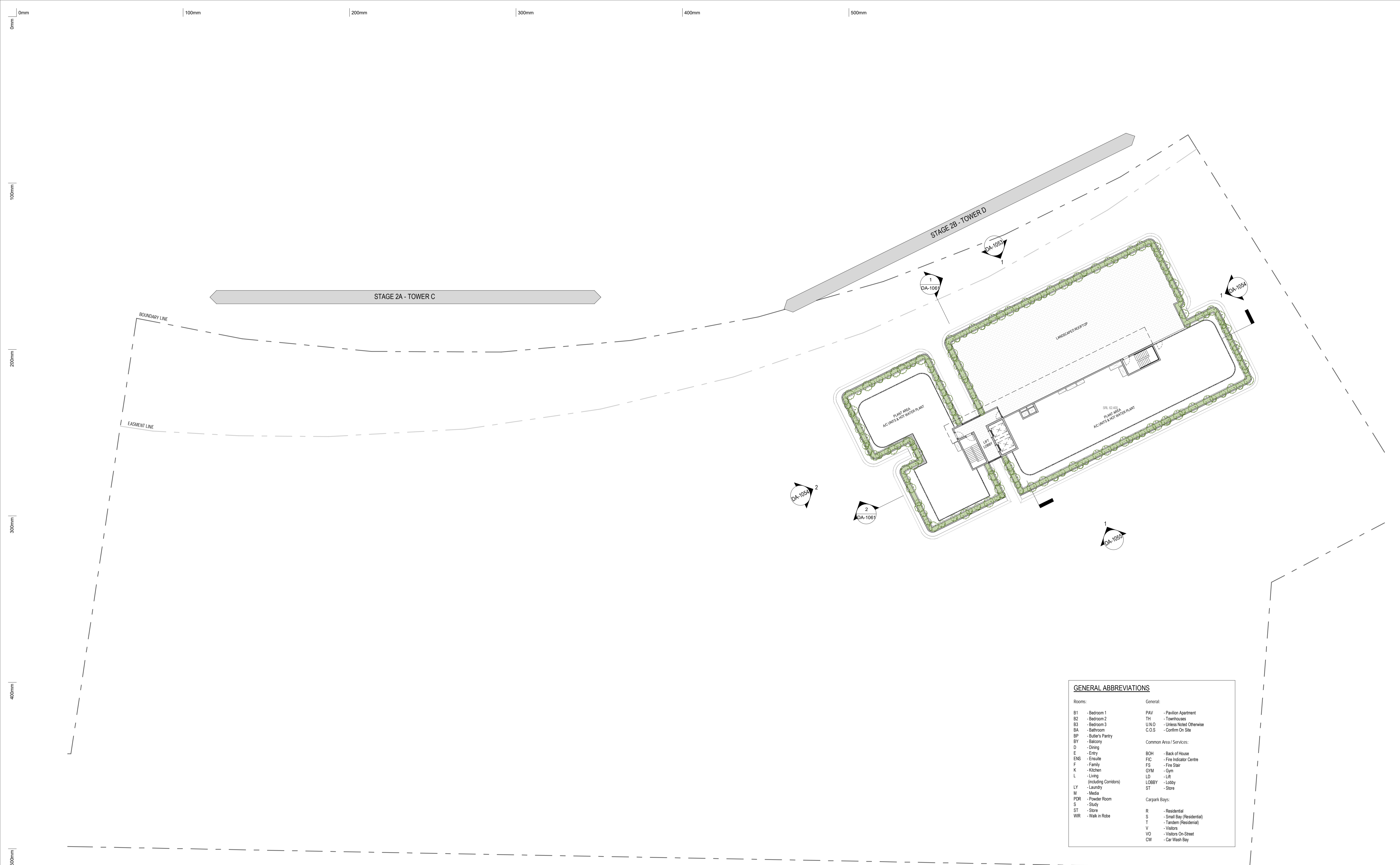
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 15 PLAN**

job no: 1.300
 drawing no: DA-1025
 date: 03/31/21 scale @ A1: 1 : 250 rev: A

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GENERAL ABBREVIATIONS	
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GENERAL NOTES - DEVELOPMENT APPLICATION

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Level 20, 250 George Street
 Sydney NSW 2000
 Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
 ABN 79 020 399 103

Mirvac Design (Vic) Pty Ltd
 ABN 62 000 000 000

Mirvac Design (NSW) Pty Ltd
 ABN 62 000 000 000

Mirvac Design (QLD) Pty Ltd
 ABN 62 000 000 000

Mirvac Design (WA) Pty Ltd
 ABN 62 000 000 000

Mirvac Design (SA) Pty Ltd
 ABN 62 000 000 000

Mirvac Design (NT) Pty Ltd
 ABN 62 000 000 000

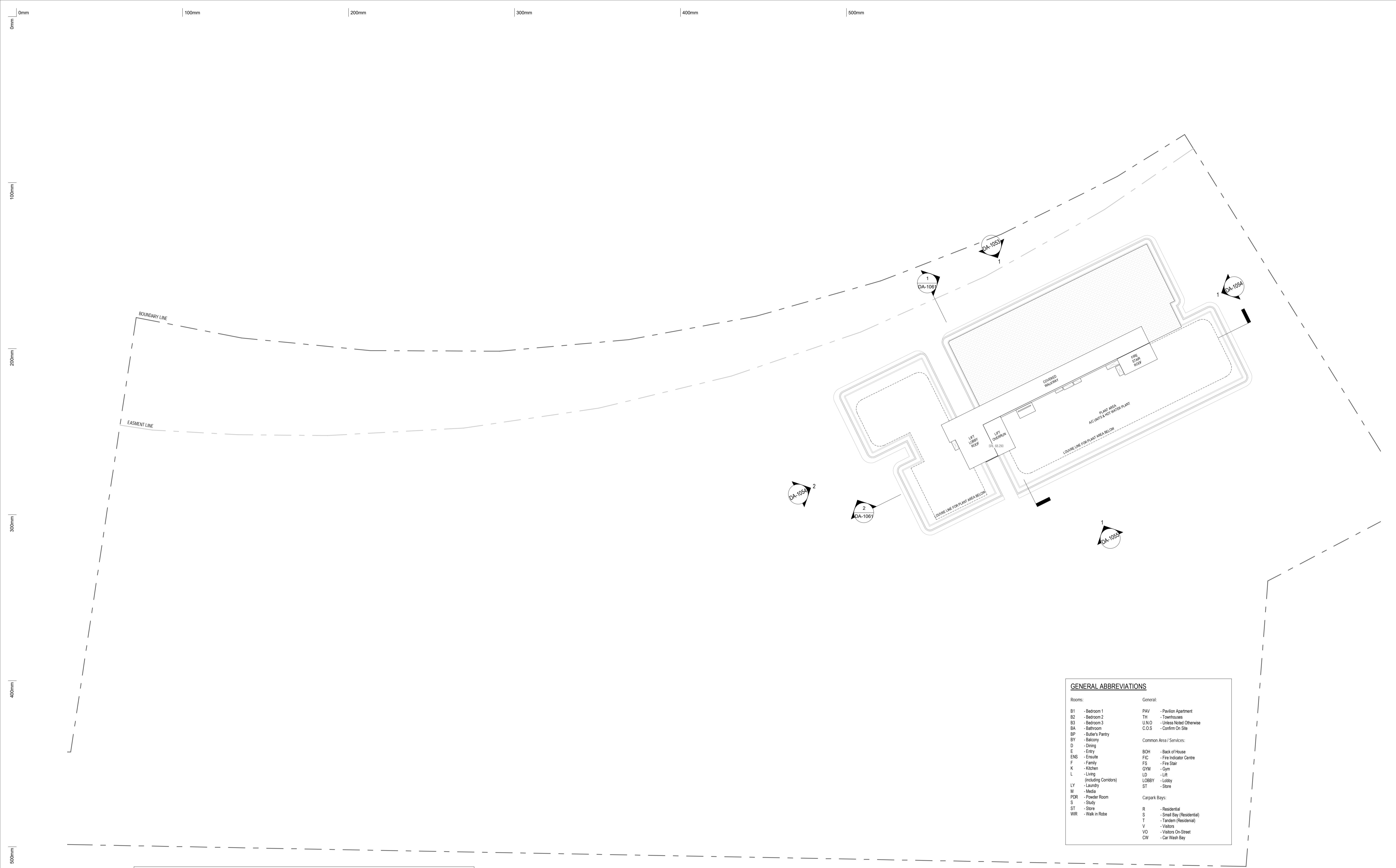
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 16 PLAN**

job no: 1.300
 drawing no: DA-1026
 date: 03/31/21
 scale @ A1: 1 : 250
 rev: A

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 A005794918



GENERAL ABBREVIATIONS	
Rooms:	General:
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GENERAL NOTES - DEVELOPMENT APPLICATION

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Level 20, 250 George Street
 Sydney NSW 2000
 Tel: 61 2 969 9000

client: **BRISBANE RACING CLUB**

MIRVAC DESIGN
 Mirvac Design Pty Ltd
 ABN 79 021 399 153

Mirvac Design (Vic) / Responsible Architect
 NSW: Clara Saccomano 1820, Anja Verma 1906, Michael Marner 5167, David Hunt 2206, Parinang Sitseandhi 3754
 VIC: Clara Saccomano 1820, Anja Verma 1906, Michael Marner 5167, David Hunt 2206, Parinang Sitseandhi 3754
 QLD: Clara Saccomano 1821, Anja Verma 1907, Michael Marner 5168, David Hunt 2207, Parinang Sitseandhi 3755
 WA: Clara Saccomano 1862, Anja Verma 1908, Michael Marner 5169, David Hunt 2208, Parinang Sitseandhi 3756
 Mirvac Design VIC: 51236, Mirvac Design WA: 3364

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **LEVEL 17 PLAN**

job no: 1.300
 drawing no: DA-1027
 date: 07/13/21
 scale @ A1: 1 : 250
 rev: A

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 A005794918

- 1. Light colored masonry/concrete
- 2. Medium colored patterned precast panel
- 3. External glazing system Type 1
- 4. External glazing system Type 2
- 5. Metal palisade balustrade
- 6. Glazed balustrade
- 7. Facebrick
- 8. Aluminium louvres screen
- 9. Plant room louvres
- 10. Awning
- 11. Planter box
- 12. Privacy screen
- 13. Perforated metal screen



TOWER D

TOWER C

GENERAL NOTES - DEVELOPMENT APPLICATION

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects
 Planners
 Interior Designers

Level 120, 250 George Street
 Sydney NSW 2000
 Tel: 61 2 9660 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
 ABN 79 021 109 152

Mirvac Design International / Responsible Architect
 NSW: Clara Saccomano 0525 Anja Verma 7920 Michael Wilmer 5147 David Hunt 2236 Perumang Sridharan 3754
 VIC: Clara Saccomano 1938 Anja Verma 3248 Michael Wilmer 2548 David Hunt 2247 Perumang Sridharan 1628
 QLD: Clara Saccomano 5291 Anja Verma 3263 Michael Wilmer 2581 David Hunt 2287 Perumang Sridharan 2912
 WA: Clara Saccomano 3282 Anja Verma 2282 Michael Wilmer 2285 David Hunt 2281 Perumang Sridharan 2282
 Mirvac Design VIC: 5126 Mirvac Design WA: 2364

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **TOWER C - NORTH ELEVATION**

job no: 1.300
 drawing no: DA-1050
 date: 04/29/21 scale @ A1: 1 : 250 rev: A

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 21/07/2021
 APPLICATION REF
 A005794918

1. Light colored masonry/concrete
2. Medium colored patterned precast panel
3. External glazing system Type 1
4. External glazing system Type 2
5. Metal palisade balustrade
6. Glazed balustrade
7. Facebrick
8. Aluminium louvres screen
9. Plant room louvres
10. Awning
11. Planter box
12. Privacy screen
13. Perforated metal screen



1 DA_2C_EAST ELEVATION
1 : 250



2 DA_2C_WEST ELEVATION
1 : 250

GENERAL NOTES - DEVELOPMENT APPLICATION

1. Design Resolution
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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

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LODGED**
21/07/2021
APPLICATION REF
A005794918

MIRVAC DESIGN
Architects
Planners
Interior Designers

Level 120, 250 George Street
Sydney NSW 2000
Tel: 61 2 9693 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
ABN 79 052 109 152

Mirvac Design (Vic) Pty Ltd
ABN 62 000 000 000

Mirvac Design (Queensland) Pty Ltd
ABN 62 000 000 000

Mirvac Design (WA) Pty Ltd
ABN 62 000 000 000

Mirvac Design (SA) Pty Ltd
ABN 62 000 000 000

Mirvac Design (NT) Pty Ltd
ABN 62 000 000 000

Mirvac Design (ACT) Pty Ltd
ABN 62 000 000 000

project: **BRISBANE RACING CLUB (TOWER C & D)**
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: TOWER C - EAST, WEST ELEVATION

job no: 1.300
drawing no: DA-1051
date: 04/29/21 scale @ A1: 1 : 250 rev: A

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Level 120, 255 George Street
 Sydney NSW 2000
 Tel: 61 2 9439 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
 ABN 79 022 139 132

Mirvac Design (Vic) Pty Ltd
 ABN 79 022 139 132

Mirvac Design (WA) Pty Ltd
 ABN 79 022 139 132

Mirvac Design (QLD) Pty Ltd
 ABN 79 022 139 132

Mirvac Design (NT) Pty Ltd
 ABN 79 022 139 132

Mirvac Design (SA) Pty Ltd
 ABN 79 022 139 132

Mirvac Design (TAS) Pty Ltd
 ABN 79 022 139 132

Mirvac Design (ACT) Pty Ltd
 ABN 79 022 139 132

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **TOWER C - SOUTH ELEVATION**

job no: 1.300
 drawing no: DA-1052
 date: 04/29/21 scale @ A1: 1 : 250 rev: A

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APPLICATION REF
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TOWER D

TOWER C

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

BCC DS
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 21/07/2021
 APPLICATION REF
 A005794918

MIRVAC DESIGN
 Level 120, 250 George Street, Sydney NSW 2000, Tel: 61 2 9693 9000
 Brisbane Branch: Mirvac Design Pty Ltd, A/BN 70/252/259/152
 Architects: Mirvac Design Pty Ltd
 Planners: Mirvac Design Pty Ltd

client: **BRISBANE RACING CLUB**

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **TOWER D - NORTH ELEVATION**

job no: 1.300
 drawing no: DA-1053
 date: 06/17/21
 scale @ A1: 1 : 250
 rev: A

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- 13. Perforated metal screen



1 DA_2D_EAST ELEVATION
1 : 250



2 DA_2D_WEST ELEVATION
1 : 250

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15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

BCC DS
LODGED
 21/07/2021
 APPLICATION REF
 A005794918

MIRVAC DESIGN
 Level 120, 350 George Street, Sydney NSW 2000, Tel: 62 9600 9000
 Brisbane Branch: Mirvac Design Pty Ltd, ABN 79 052 109 152
 Address: Mirvac Design Pty Ltd, ABN 79 052 109 152

client: **BRISBANE RACING CLUB**

Mirvac Design International / Responsible Architect:
 NSW: Clara Saccomano 0529, Anita Verma 7920, Michael Miller 5147, David Hunt 6266, Parinang Sibandeh 5754
 VIC: Clara Saccomano 1920, Anita Verma 3260, Michael Miller 2046, David Hunt 2247, Parinang Sibandeh 1628
 QLD: Clara Saccomano 5291, Anita Verma 0583, Michael Miller 5581, David Hunt 5587, Parinang Sibandeh 2915
 WA: Clara Saccomano 3882, Anita Verma 2082, Michael Miller 2255, David Hunt 2281, Parinang Sibandeh 2262
 Mirvac Design VIC: 51296, Mirvac Design WA: 3264

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: TOWER D - EAST, WEST ELEVATION

job no: 1.300
 drawing no: DA-1054
 date: 06/17/21 scale @ A1: 1 : 250 rev: A
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GENERAL NOTES - DEVELOPMENT APPLICATION

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date	rev	amendment
15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

MIRVAC DESIGN
 Architects Planners Interior Designers
 Level 120, 250 George Street, Sydney NSW 2000 Tel: 62 9450 9000
 Brisbane RACING CLUB
 Mirvac Design Pty Ltd
 ABN 79 023 109 152

client: **MIRVAC**

Mirvac Design International / Responsible Architect
 NSW: Clara Saccomano 0525 Anja Verma 7920 Michael Wilmer 5147 David Hunt 6266 Planning Brisbane 0754
 VIC: Clara Saccomano 1938 Anja Verma 3248 Michael Wilmer 2548 David Hunt 2247 Planning Melbourne 1628
 QLD: Clara Saccomano 5291 Anja Verma 5853 Michael Wilmer 5581 David Hunt 5587 Planning Brisbane 2915
 WA: Clara Saccomano 3182 Anja Verma 2835 Michael Wilmer 2335 David Hunt 2281 Planning Brisbane 2312
 Mirvac Design VIC: 5126 Mirvac Design WA: 3264

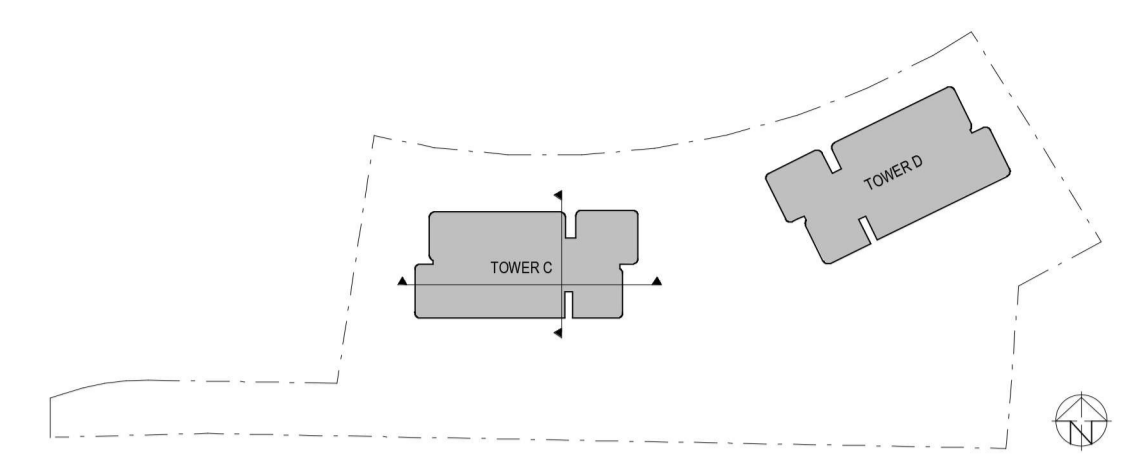
project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title: **TOWER D - SOUTH ELEVATION**

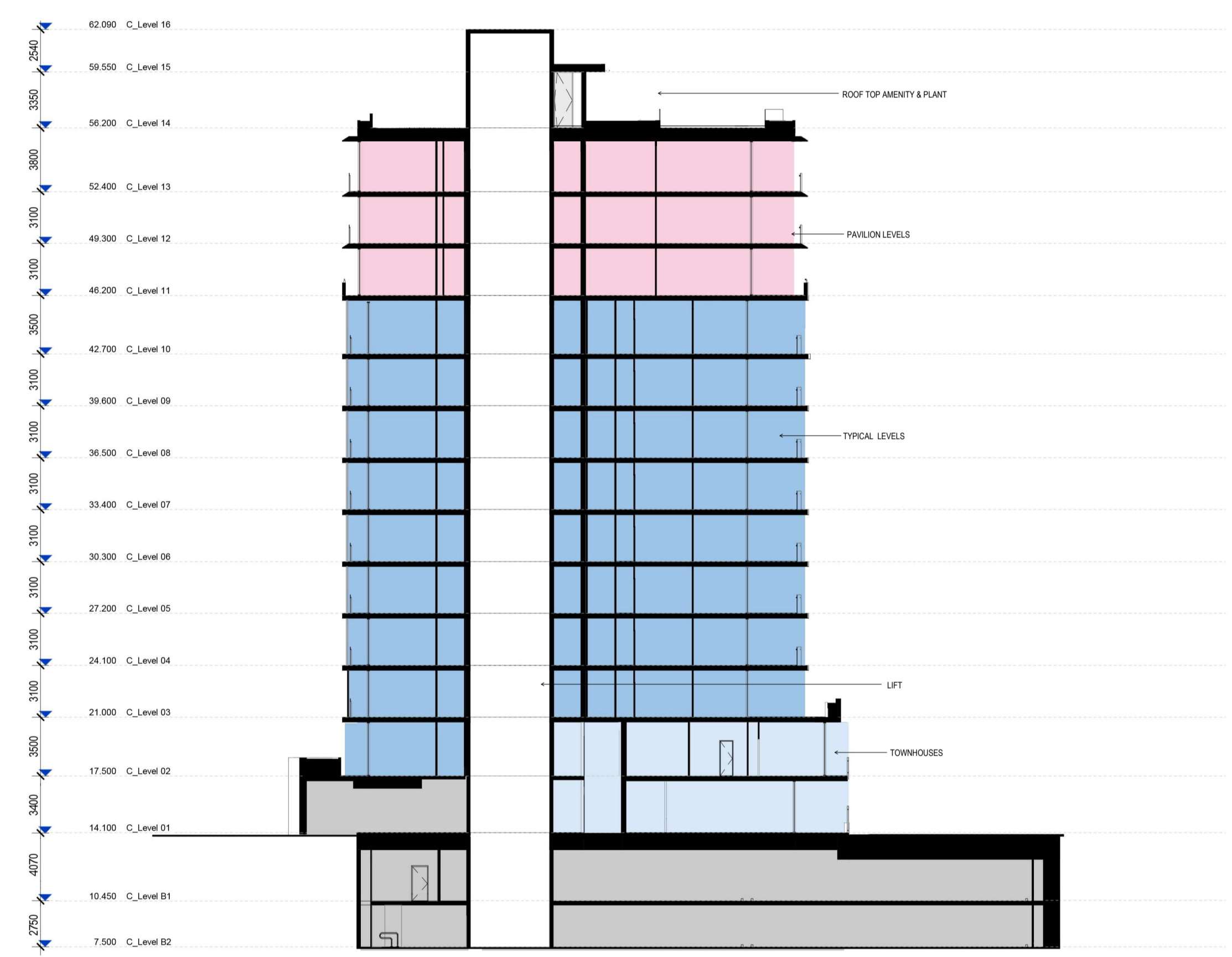
job no: 1.300
 drawing no: **DA-1055**
 date: 06/17/21 scale @ A1: 1 : 250 rev: **A**

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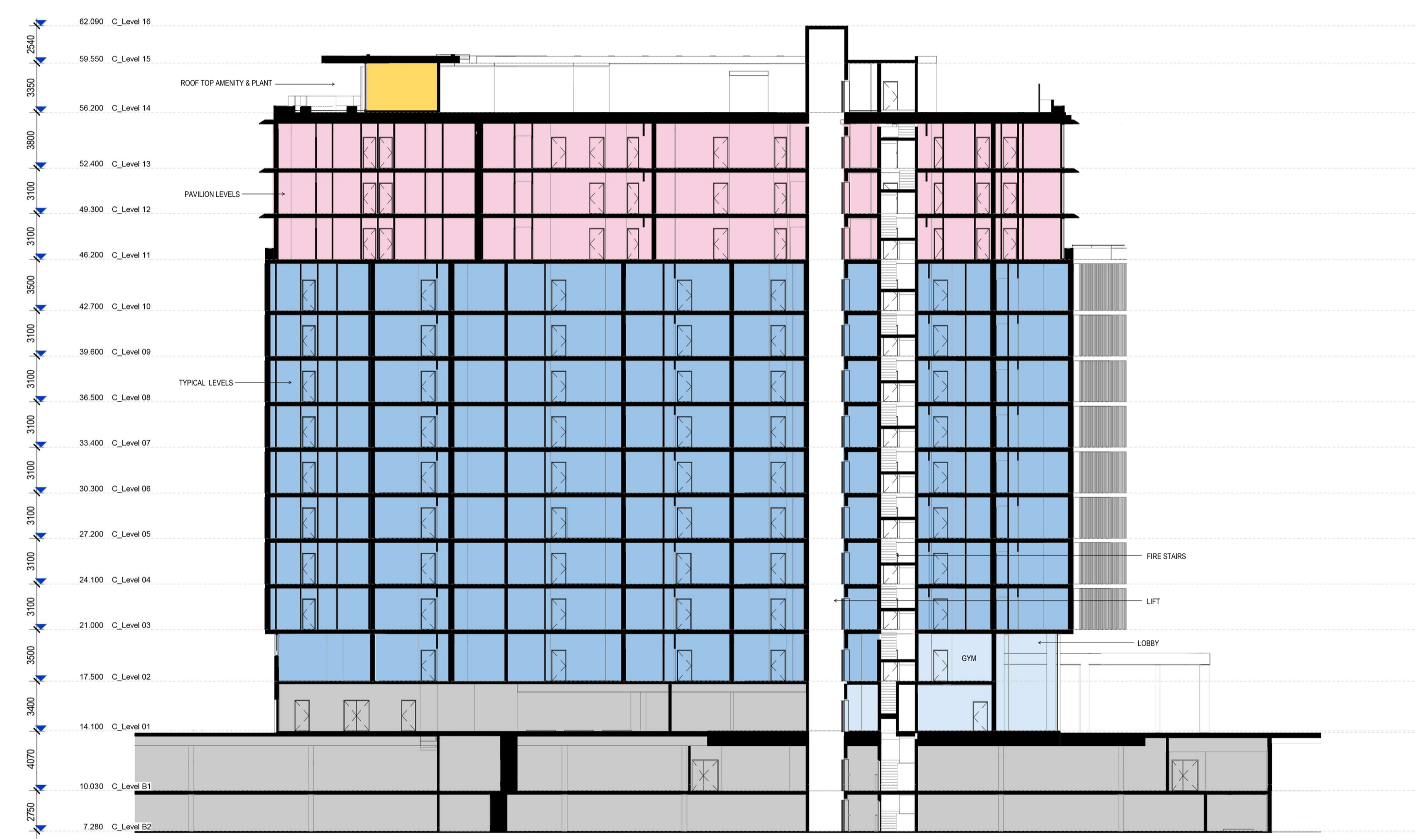
BCC DS
LOGGED
 21/07/2021
 APPLICATION REF
A005794918



KEY PLAN



1 TOWER C - SECTION 01
1 : 250



2 TOWER C - SECTION 02
1 : 250

GENERAL NOTES - DEVELOPMENT APPLICATION

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21/07/2021
APPLICATION REF
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MIRVAC DESIGN
Level 120, 350 George Street, Sydney NSW 2000
Tel: 62 9600 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
ABN 79 020 109 102

Mirvac Design (Vic) Pty Ltd
ABN 62 000 000 000

Mirvac Design (WA) Pty Ltd
ABN 62 000 000 000

Mirvac Design (QLD) Pty Ltd
ABN 62 000 000 000

Mirvac Design (NT) Pty Ltd
ABN 62 000 000 000

Mirvac Design (SA) Pty Ltd
ABN 62 000 000 000

Mirvac Design (TAS) Pty Ltd
ABN 62 000 000 000

Mirvac Design (ACT) Pty Ltd
ABN 62 000 000 000

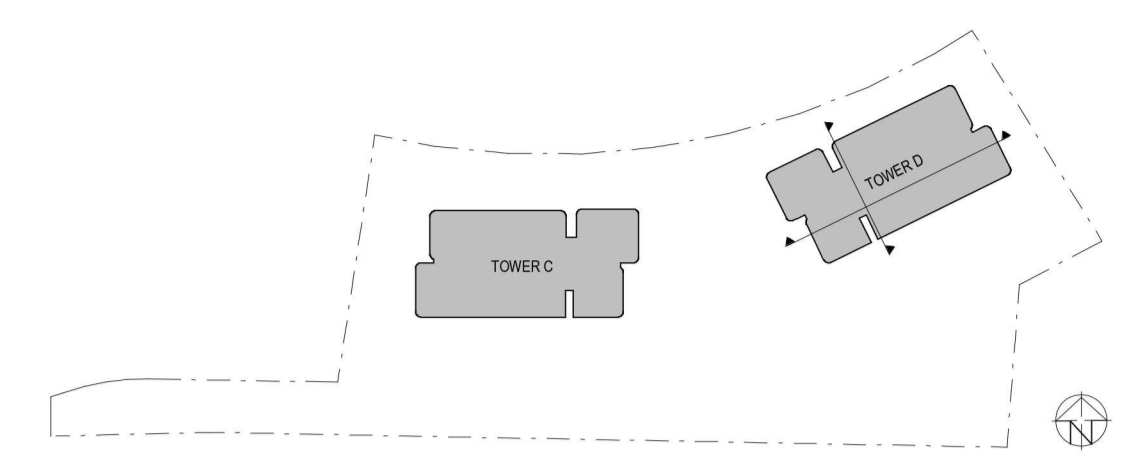
Mirvac Design (NT) Pty Ltd
ABN 62 000 000 000

project: **BRISBANE RACING CLUB (TOWER C & D)**
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

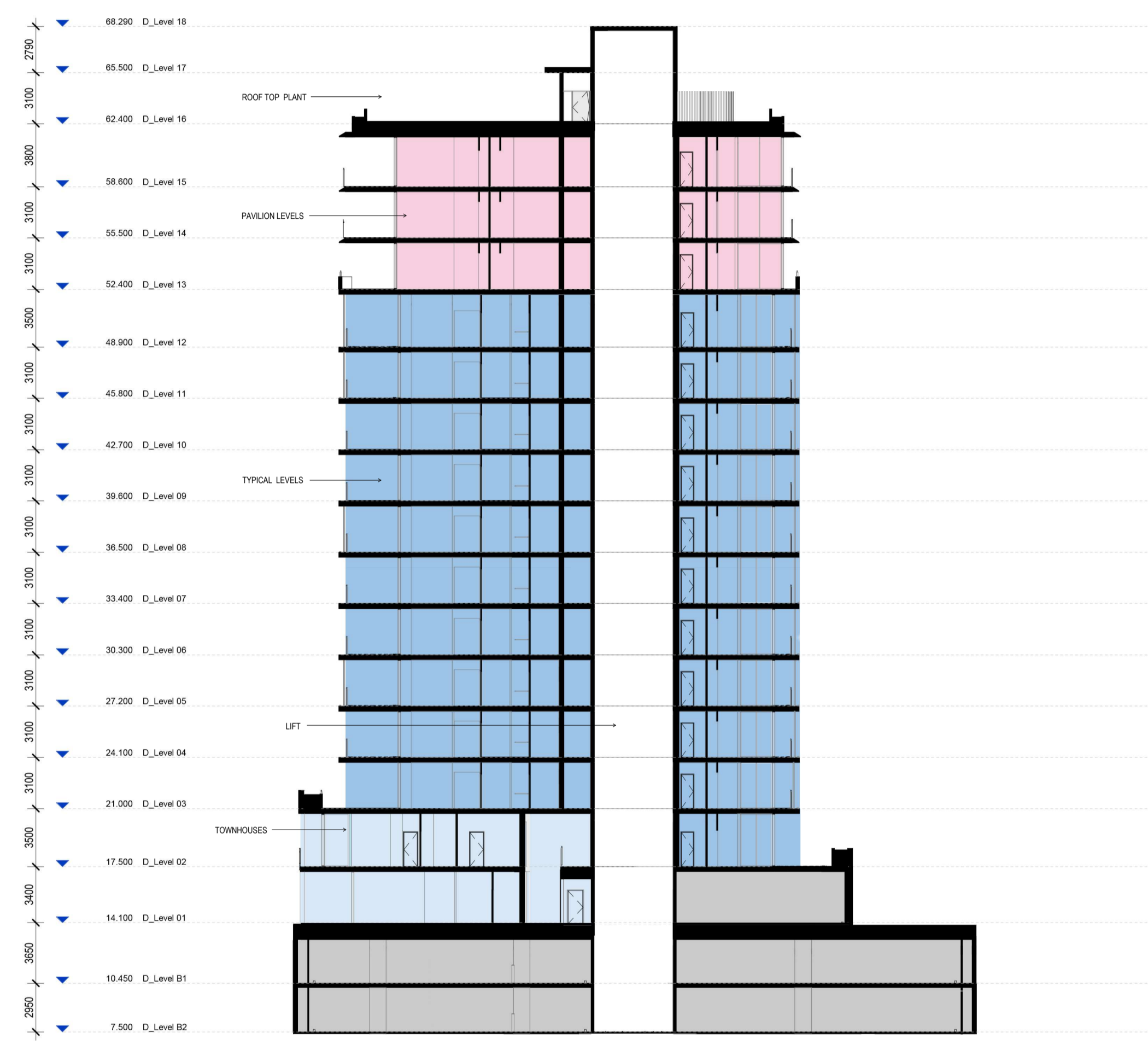
title: **TOWER C - SECTIONS**

job no: 1.300
drawing no: DA-1060
date: 07/06/21
scale @ A1: As indicated rev: A

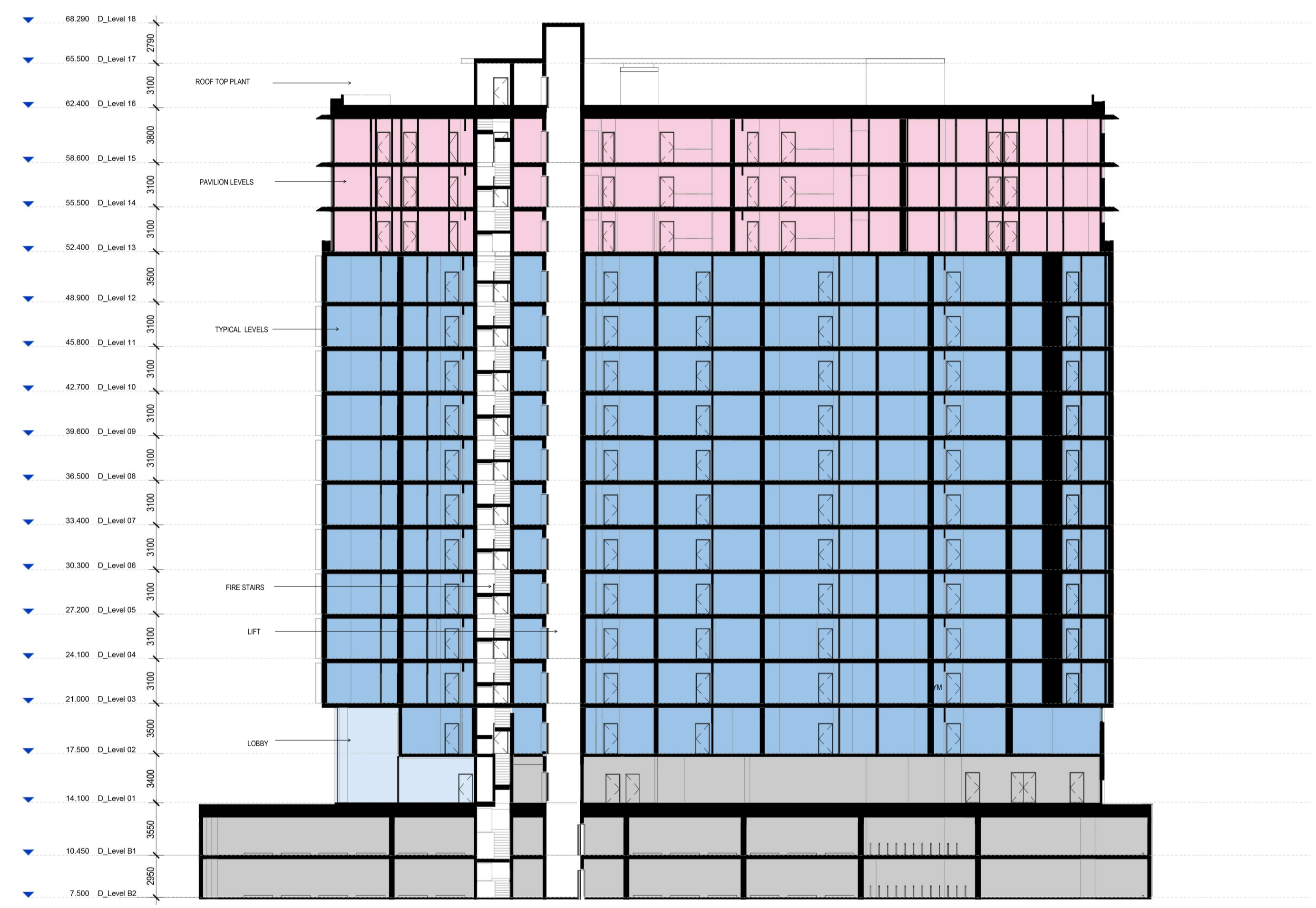
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KEY PLAN



1 TOWER D - SECTION 01
1:250



2 TOWER D - SECTION 02
1:250

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15/07/2021	A	ISSUED FOR DEVELOPMENT APPLICATION

BCC DS
 LOGGED
 21/07/2021
 APPLICATION REF
 A005794918

MIRVAC DESIGN
 Level 120, 355 George Street, Sydney NSW 2000
 Tel: 62 9498 9000

client: **BRISBANE RACING CLUB**

Mirvac Design Pty Ltd
 ABN 79 020 189 102

Mirvac Design (Vic) Pty Ltd
 ABN 54 020 189 102

Mirvac Design (WA) Pty Ltd
 ABN 54 020 189 102

Mirvac Design (QLD) Pty Ltd
 ABN 54 020 189 102

Mirvac Design (NSW) Pty Ltd
 ABN 54 020 189 102

Mirvac Design (NT) Pty Ltd
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Mirvac Design (SA) Pty Ltd
 ABN 54 020 189 102

Mirvac Design (TAS) Pty Ltd
 ABN 54 020 189 102

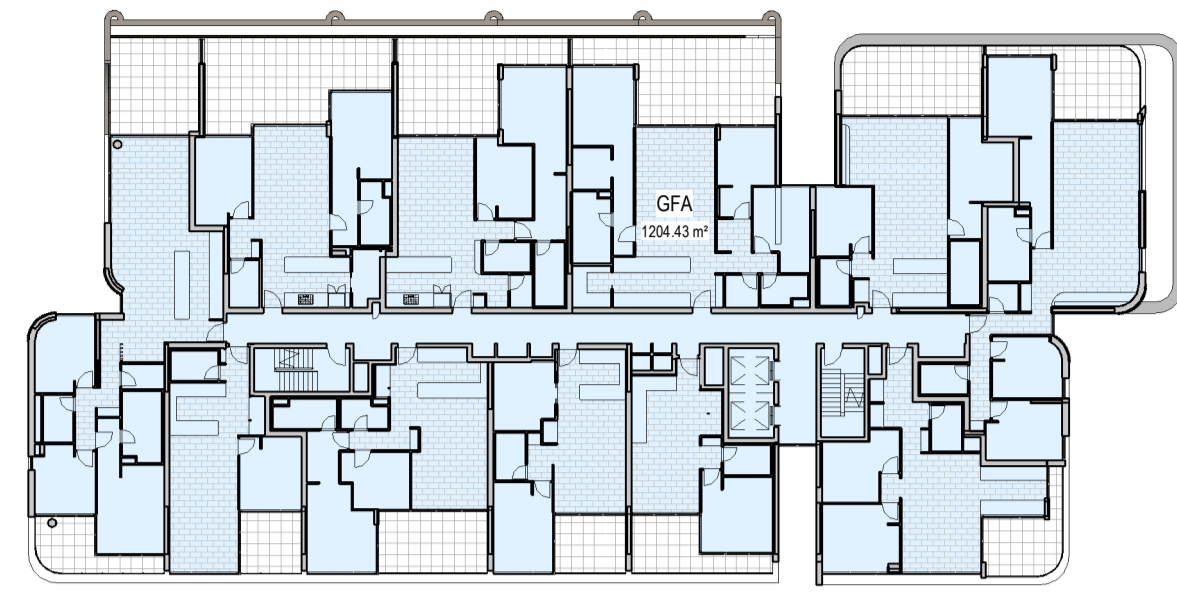
Mirvac Design (ACT) Pty Ltd
 ABN 54 020 189 102

project: **BRISBANE RACING CLUB (TOWER C & D)**
 250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

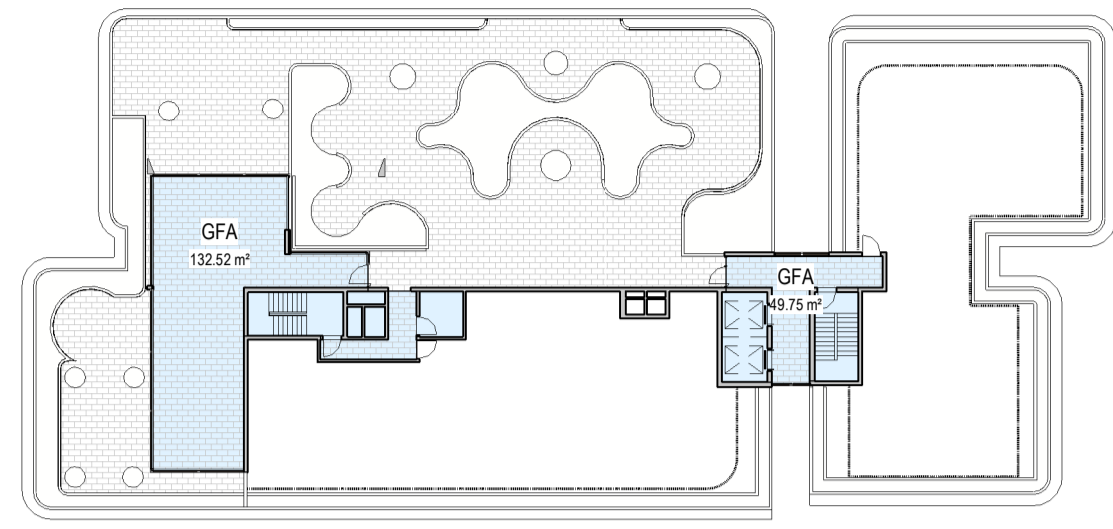
title: TOWER D - SECTIONS

job no: 1.300
 drawing no: DA-1061
 date: 07/13/21
 scale @ A1: As indicated rev: A

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3 TYPICAL (L03-10)
1: 400



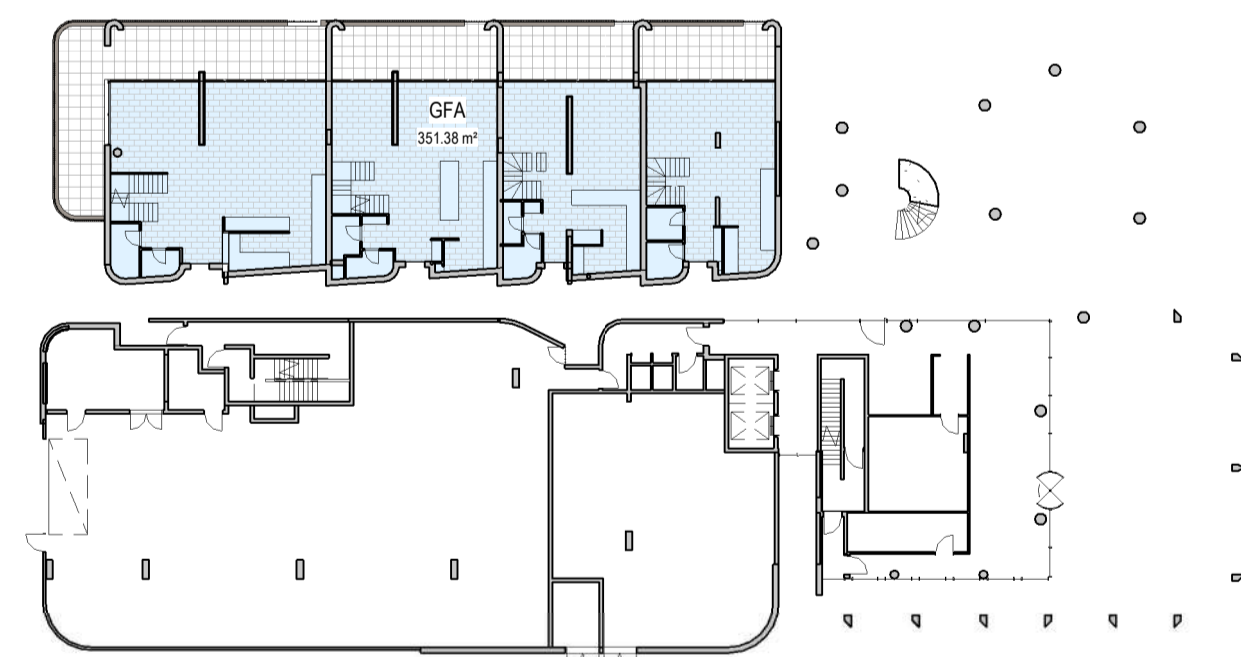
5 AMENITY (L14)
1: 400



2 L02
1: 400



4 PAVILION (L11-13)
1: 400



1 GROUND LEVEL
1: 400

Area Schedule (GFA) - Tower C

Level	Area
C_Level 01	351.38 m ²
C_Level 02	886.22 m ²
C_Level 03	1204.43 m ²
C_Level 04	1204.43 m ²
C_Level 05	1204.43 m ²
C_Level 06	1204.43 m ²
C_Level 07	1204.43 m ²
C_Level 08	1204.43 m ²
C_Level 09	1204.43 m ²
C_Level 10	1204.43 m ²
C_Level 11	1062.30 m ²
C_Level 12	1062.30 m ²
C_Level 13	1062.30 m ²
C_Level 14	182.26 m ²
Grand total	14242.22 m ²

Gross floor area: the total area of all floor levels in the building on the site to which the development relates, measured to the inside of the external walls, including:

- all internal walls, windows, columns and elevator shafts
- all internal and external stairs, landings, ramps, enclosures or other means of access between levels but excluding the area of:
- any lift shaft, motor room or air conditioning or other mechanical/electrical plant and equipment room
- any private balcony, where not used as a Restaurant, Shop, Club, Hotel or Nightclub, whether roofed or not. A balcony includes any outdoor space in or on the building that is a projection from its building, whether or not it is cantilevered or supported partially by posts, braces or columns
- any roof deck, where not used as a Restaurant, Shop, Club, Hotel or Nightclub. A roof deck includes any outdoor space in or on the building that is situated wholly or immediately above an enclosed storey or a storey used for carparking
- any lobby at ground storey level
- all rooms on the ground storey of a residential development associated with landscape and recreation where the total area of those rooms is no more than 5% of the site's total landscape and recreation area
- areas used or intended for storage associated with a residential use where on an enclosed level on which carparking is also provided for that residential use no part of which is more than 1m above ground level
- areas used or intended for the parking of motor vehicles, where the parking is incidental to, and necessarily associated with, the use of some premises

For the purpose of calculating allowable gross floor area, the area of a development site includes the area of any new road including or corner function required as part of the development and as a condition of the development permit.

(Source: Brisbane City Plan Ch.3 - 10 Definitions)

GENERAL NOTES - DEVELOPMENT APPLICATION

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date 15/07/2021 rev A issued FOR DEVELOPMENT APPLICATION amendment



Level 29, 255 George Street
Sydney NSW 2000
Tel: 61 2 9693 9000

client:



project:

BRISBANE RACING CLUB - STAGE 2
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title:

TOWER C - GFA AREAS

job no: 1.300

drawing no: DA-2301

date: 04/16/21

scale @ A1: 1: 400

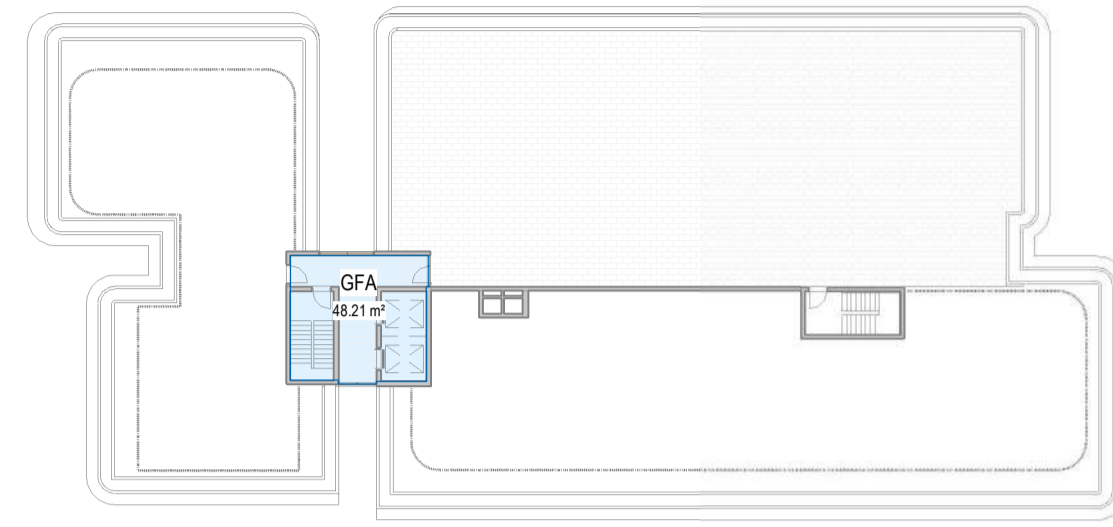
rev: A

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APPLICATION REF
A005794918



3 TYPICAL (L03-L12)
1 : 400



5 ROOF (L16)
1 : 400



2 L02
1 : 400



4 PAVILION (L13-15)
1 : 400



1 GROUND LEVEL
1 : 400

Area Schedule (GFA) - Tower D	
Level	Area
D_Level 01	485.51 m ²
D_Level 02	1009.23 m ²
D_Level 03	1204.34 m ²
D_Level 04	1204.34 m ²
D_Level 05	1204.34 m ²
D_Level 06	1204.34 m ²
D_Level 07	1204.34 m ²
D_Level 08	1204.34 m ²
D_Level 09	1204.34 m ²
D_Level 10	1204.34 m ²
D_Level 11	1204.34 m ²
D_Level 12	1204.34 m ²
D_Level 13	1061.80 m ²
D_Level 14	1061.80 m ²
D_Level 15	1061.80 m ²
D_Level 16	48.21 m ²
Grand total	16771.75 m²

* Gross floor area: the total area of all floor levels in the building on the site to which the development relates, measured to the inside of the external walls, including:

- all internal walls, windows, columns and elevator shafts
- any lift plant, motor room or air conditioning or other mechanical/electrical plant and equipment room
- any private balcony, where not used as a Restaurant, Shop, Club, Hotel or Nightclub, whether covered or not. A balcony includes any outdoor space in or on the building that is a projection from a building, whether or not it is cantilevered or supported partially by posts, braces or columns
- any roof deck, where not used as a Restaurant, Shop, Club, Hotel or Nightclub. A roof deck includes any outdoor space in or on the building that is situated wholly or immediately above an enclosed storey or a storey used for carparking
- any lobby at ground storey level
- all rooms on the ground storey of a residential development associated with landscape and recreation where the total area of these rooms is no more than 5% of the site's total landscape and recreation area
- areas used or intended for storage associated with a residential use where on an enclosed level on which carparking is also provided for that residential use no part of which is more than 1m above ground level
- areas used or intended for the parking of motor vehicles, where the parking is incidental to, and necessarily associated with, the use of some premises

For the purpose of calculating allowable gross floor area, the area of a development site includes the area of any new road widening or corner truncation required as part of the development and as a condition of the development permit.

(Source: Brisbane City Plan Ch.3-10 Definitions)

GENERAL NOTES - DEVELOPMENT APPLICATION

1. Design Resolution

1.1 The drawings represent general architectural intent for the purpose of this development application only.

1.2 The internal layout is shown indicatively and is subject to further design development.

1.3 The dimensions shown are general only and will be confirmed and dimensioned at later stage.

1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.

1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.

1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.

1.7 Landscape component is shown indicatively only and subject to further design development at later stage.

1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. Graphic presentation

2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. Existing Structures and Services

3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.

3.2 All unchanged site levels are as per the existing survey information.

date: 15/07/2021 rev: A ISSUED FOR DEVELOPMENT APPLICATION amendment

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client:
BRISBANE RACING CLUB

project:
BRISBANE RACING CLUB - STAGE 2
250 Lancaster Road, Ascot QLD (Lot 806 on SP283550)

title:
TOWER D - GFA AREAS

job no: 1.300
drawing no: DA-2302
date: 07/16/21 scale @ A1: 1 : 400 rev: A

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