

# DECISION BY DELEGATE OF COUNCIL

SUBMISSION BY Aidan Harvey-Hall

## SITE:

<b>Address of Site:</b>	23 CASTLEBAR ST KANGAROO POINT QLD 4169
<b>Real Property Description:</b>	L10 SP.339299, L10 RP.135198
<b>Area of Site:</b>	9958 m <sup>2</sup>
<b>Zone:</b>	HIGH DENSITY RESIDENTIAL (UP TO 15 STOREYS) ZONE
<b>Name of Ward:</b>	The Gabba

## APPLICATION:

<b>Aspects of Development:</b>	DA - PA - Building Work – Development Permit (Stage 1 – Multiple dwelling (50 units) on a Queensland Heritage Place)
<b>Aspects of Development:</b>	DA - PA - Material Change of Use – Development Permit (Stage 1 – Multiple dwelling (50 units) on a Queensland Heritage Place)
<b>Aspects of Development:</b>	DA - PA - Operational Work – Development Permit (Stage 1 - work on a Queensland Heritage Place involving changes to landscaping or natural features)
<b>Aspects of Development:</b>	DA - PA - Building Work – Preliminary Approval (Stage 1 - work on a Queensland Heritage Place (Shafston House Proper))
<b>Aspects of Development:</b>	DA - PA - Operational Work – Preliminary Approval (Stage 2 - 6-berth private pontoon)
<b>Aspects of Development:</b>	DA - PA - Operational Work – Preliminary Approval (Stage 2 - Revetment works, Riverwalk and demolition of existing pontoon)
<b>Description of Proposal:</b>	Request to change approval under PA s82 (Other Change)
<b>Applicant:</b>	Verso Development Group Pty Ltd C/- Urbis Pty Ltd Level 32, 300 George Street BRISBANE CITY QLD 4000
<b>Application Reference:</b>	A006656931
<b>Application Made Date:</b>	21 November 2024

## DECISION on change application

1. Having considered the change application and assessment detailed above, I am satisfied that the application accords with the requirements of the *Planning Act 2016* where applicable and as such:
  - a. approve the change application in accordance with the attached development approval package, including the following changes:
    - i. multiple dwelling tower height increased to 27 storeys (and rooftop garden);
    - ii. additional 11 units within the tower, containing 48 residential apartments (50 total units for the development including the river homes);
    - iii. southern river homes consolidated into a single unit;
    - iv. additional northern river home utilising the modified orderlies building;
    - v. increased basement footprint extent (resulting in two basement levels), including a reduction from three to two basement levels;
    - vi. replacement of the original preliminary approval for a single future unit to a development permit for reuse of the existing heritage buildings to provide recreation facilities and amenities for residents on site, including a guest house within the Postal Depot for use by residents' visitors;
    - vii. changes to the landscaping throughout the precinct, including regarding of the terraced lawn facing the river frontage;

- viii. addition of a preliminary approval for the following aspects:
  - 1. Prescribed tidal works for a new Riverwalk;
  - 2. Prescribed tidal works for works to the existing revetment wall;
  - 3. Prescribed tidal works for demolition of the existing private pontoon;
  - 4. Prescribed tidal works for a new maximum 6-berth private pontoon; and
  - 5. Building work for works to Shafston House proper.
- ix. introduction of staging as below:
  - 1. Stage 1:
    - a. Building work and Material change of use (Development permit) for a multiple dwelling (50 units) and associated works to the heritage buildings
    - b. Building work (Preliminary approval) for works to Shafston House proper
    - c. Operational work (Development permit) for landscaping changes to the precinct, including regrading of the terraced lawn and introduction of earthworks associated with the development
  - 2. Stage 2:
    - a. Operational work (Preliminary approval) for works to the existing revetment wall, Riverwalk and demolition of the existing pontoon
    - b. Operational work (Preliminary approval) for maximum 6-berth private pontoon
- b. Conditions: Conditions amended to reflect staging and revised works, including the following key additions:
  - i. Limitation of use conditions related to guest and staff accommodation
  - ii. Trunk land dedication, replacing the previous not-to-prejudice condition
  - iii. Sequencing of construction
  - iv. Easement conditions
  - v. Requirements for future prescribed tidal works applications
- c. Plans and documents
  - i. All plans and documents replaced to reflect the revised development, with the exception of the Report on Geotechnical Investigation dated 18 January 2022
- d. approve the infrastructure charges in accordance with the attached Amended Infrastructure Charges Notice

And direct that:

- 2. the applicant be advised of the decision
- 3. the Amended Infrastructure Charges Notice for Community Purposes, Stormwater and Transport attached to the ICP team report be given
- 4. the Central SEQ Distributor-Retailer Authority be advised of the decision
- 5. SARA be advised of the decision
- 6. the local Ward Councillor be advised of the decision
- 7. the submitters be notified of the decision at the expiration of the applicant's appeal period

8. the notice about the decision be published on the website.

Dated 03 June 2026

A handwritten signature in black ink, appearing to be 'M. Viney', written over a diagonal line.

**Mark Viney**  
A/ Manager Planning Services  
Development Services  
**As DELEGATE of Council**