DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

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15/09/2025
APPLICATION REF
A006656931

RA29-N
Our reference: 2412-43793 SRA
Your reference: A006656931

12 September 2025

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001
dalodgement@brisbane.qld.gov.au

Attention: Aidan Harvey-Hall

Dear Aidan,

SARA referral agency response—Shafston House, 23 Castlebar Street, Kangaroo Point

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 5 December 2024.

Response

Outcome:	Referral agency response – with conditions
Date of response:	12 September 2025
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development permit (Request to change approval under s82 of the *Planning Act 2016* (Other Change))	Multiple Dwelling (51 units and ancillary recreation facilities) involving a Queensland Heritage Place Operational work on a Queensland Heritage Place (earthworks and general landscaping) Building work on a Queensland Heritage Place (partial demolition to facilitate new

		building work, and temporary relocation of a Queensland Heritage Place)
	Preliminary approval	Building work on a Queensland Heritage Place (partial demolition and new building work to Shafston House proper) Operational Work for Prescribed Tidal Work (Riverwalk and revetment wall) Operational work for Prescribed Tidal Work (demolition of existing pontoon and construction of new 6 berth private pontoons associated with Multiple Dwelling)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 6, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) Fisheries – Marine plants Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) Queensland heritage place (on or near a Queensland heritage place) Schedule 10, Part 17, Division 3, Table 1, Item 1 (Planning Regulation 2017) Tidal works or work in a coastal management district Schedule 10, Part 17, Division 3, Table 2, Item 1 (Planning Regulation 2017) Tidal works or work in a coastal management district	
SARA reference:	2412-43793 SRA	
Assessment manager:	Brisbane City Council	
Street address:	23 Castlebar Street, Kangaroo Point QLD 4169	
Real property description:	Lot 10 on SP339299	
Applicant name:	Verso Development Group Pty Ltd	
Applicant contact details:	C/- Urbis Ltd Level 32, 300 George Street BRISBANE QLD 4000 srobinson@urbis.com.au	
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.	

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact DARTsupport@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Shane Spargo
Director

cc Verso Development Group Pty Ltd, srobinson@urbis.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development on a Queensland heritage place		
Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 – Queensland heritage place (on or near a Queensland heritage place)—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The development must be carried out generally in accordance with the following plans: - Development Schedule, reference 638 A0001, revision C - Existing site plan, reference 638 A0010, revision C - Demolition site plan, reference 638 A0020, revision C, as amended in red by SARA - Roof site plan, reference 638 A0030, revision C, as amended in red by SARA - Basement 2 site plan, reference 638 A0040, revision C - Basement 1 site plan, reference 638 A0050, revision C - Lower ground site plan, reference 638 A0060, revision C - Ground site plan, reference 638 A0070, revision C, as amended in red by SARA - Level 1 site plan, reference 638 A0080, revision C, as amended in red by SARA - Tower – lower ground plan, reference 638 A0990, revision C - Tower – ground floor plan, reference 638 A1000, revision C - Tower – Level 1 plan, reference 638 A1001, revision C - Tower – Levels 2, 4, 6, 8,10, 12, 14, 16, 18, 20, 22, 24 plan, reference 638 A1002, revision C - Tower – Levels 3, 5, 7, 9, 11, 15, 17, 19 21, 23, 25 plan, reference 638 A1003, revision C - Tower – Level 13 plan, reference 638 A1013, revision C - Tower – Level 26 plan, reference 638 A1026, revision C - Tower- Level 27 plan roof terrace, reference 638 A1027, revision A - Tower- Roof plan, reference 638 A1029, revision C - Wards Building Lower ground plan, reference 638 A1201, revision C - Southern River Home Ground floor plan (site B2), reference 638 A1400, revision C - Southern River Home Upper ground floor plan (site B1), reference 638 A1401, revision C - Southern River Home Level 1 Plan (Site LG), reference 638 A1402, revision C - Southern River Home Roof Plan (Site GF), reference 638 A1403, revision C - Northern River Home Ground floor plan (site B1), reference 638 A1500, revision C	At all times

	- Northern River Home Level 1 plan (site LG), reference 638 A1501, revision C, as amended in red by SARA - Northern River Home Roof plan (site ground), reference 638 A1502, revision C - Site Section A-A Tower, Wards, SOUTHER RH, reference 638 A2001, revision C - Site Section B-B Shafston, Pool, Basement, reference 638 A2002, revision C - Site Section C-C Orderlies, Northern RH, reference 638 A2003, revision C - Site Section D-D Tower, Shafston, reference 638 A2004, revision B - Part Section E-E Southern Riverhome, reference 638 A2401, revision A - Part Section F-F Wards, reference 638 A2402, revision A - Part Section G-G Shafston House, reference 638 A2601, revision A, as amended in red by SARA - Site Elevation North, reference 638 A3001, revision C - Site Elevation East, reference 638 A3002, revision C - Site Elevation South, reference 638 A3003, revision C - Site Elevation West, reference 638 A3004, revision C - Tower Elevations North and West, reference 638 A3101, revision C - Tower Elevations South and East, reference 638 A3102, revision C - Southern River Home East Elevation, reference 638 A3401, revision C - Southern River Home North Elevation, reference 638 A3402, revision C - Northern River Home East Elevation, reference 638 A3501, revision C - Northern River Home North Elevation, reference 638 A3502, revision C - Shafston House West Elevation, reference 638 A3601, revision A, as amended in red by SARA - Facade Type 1 Tower GF - FIXED LOUVERS AND AWNING, reference 638 A4201, revision C - Facade Type 2 Tower Apartment EAST FACADE, reference 638 A4202, revision C - Facade Type 3 Tower Apartment NORTH FACADE, reference 638 A4203, revision C - Facade Type 4 Tower Apartment West FACADE, reference 638 A4204, revision C - Facade Type 5 Tower Apartment SOUTH FACADE, reference 638 A4205, revision C - Façade Detail Tower Sections, reference 638 A4206, revision C - Facade Detail Wards Building Roof Connection, reference 638 A4207, revision B - Tower - Levels 2,4,6,8,10,12,14,16,18,20,22,24 Plan – Screen Analysis Sheet 1, reference 638 A4301, revision A	

	- Tower - Levels 3,5,7,9,11,15,17,19,21,23,25 PLAN – Screen Analysis Sheet 2, reference 638 A4302, revision A - Tower – Level 13 Plan - Screen Analysis Sheet 3, reference 638 A4303, revision A - Tower - LEVEL 26 Plan - Screen Analysis Sheet 4, reference 638 A4304, revision A - Tower – Roof Terrace Analysis, reference 638 A4310, revision A - Area Schedule, reference 638 A9100, revision C - Area Plans – GFA Sheet 1, reference 638 A9101, revision C - Area Plans – GFA Sheet 2, reference 638 A9102, revision C - Area Plans – GFA Sheet 3, reference 638 A9103, revision C - Development Schedule Private Open Spaces – Sheet 1, reference 638 A9301, revision B - Development Schedule Private Open Spaces – Sheet 2, reference 638 A9302, revision B - P0052160 SHAFTSON PROPER PLANS, reference SH-SK-100, revision 8, as amended in red by SARA - P0052160 SHAFSTON PROPER PLANS, reference SH-SK-101, revision 8, as amended in red by SARA - P0052160 SHAFTSON PROPER Elevations, reference SH-SK-200, revision 8, as amended in red by SARA - P0052160 SHAFTSON PROPER Elevations, reference SH-SK-201, revision 8, as amended in red by SARA - P0052160 SHAFTSON PROPER Elevations, reference SH-SK-202, revision 8, as amended in red by SARA - P0052160 SHAFTSON PROPER Elevations, reference SH-SK-203, revision 8, as amended in red by SARA - P0052160 SHAFTSON PROPER Sections (Section A), reference SH-SK-250, revision 8, as amended in red by SARA - P0052160 SHAFTSON PROPER Sections (Section B), reference SH-SK-250, revision 8, as amended in red by SARA - P0052160 Wards Building Plans, reference WB-SK-100, revision 8 - P0052160 Wards Building Plans, reference WB-SK-101, revision 8 - P0052160 Wards Building Plans, reference WB-SK-150, revision 8 - P0052160 Wards Building Elevations, reference WB-SK-200, revision 8 - P0052160 Wards Building Elevations, reference WB-SK-201, revision 8 - P0052160 Wards Building Elevations, reference WB-SK-202, revision 8 - P0052160 Wards Building Elevations, reference WB-SK-203, revision 8 - P0052160 Wards Building Elevations, reference WB-SK-204, revision 8 - P0052160 Wards Building Elevations, reference WB-SK-205, revision 8	

	- P0052160 Wards Building Sections, reference WB-SK-250, revision 8 - P0052160 Wards Building Sections, reference WB-SK-251, revision 8 - P0052160 Wards Building Sections, reference WB-SK-252, revision 8 - P0052160 Orderlies Building Elevations, reference OB-SK-100, revision 8, as amended in red by SARA - P0052160 Orderlies Building Elevations, reference OB-SK-200, revision 8, as amended in red by SARA - P0052160 Orderlies Building Elevations, reference OB-SK-201, revision 8, as amended in red by SARA - P0052160 Orderlies Building Sections, reference OB-SK-250, revision 8, as amended in red by SARA - P0052160 Postal Depot PLANS, reference PD-SK-100, revision 8 - P0052160 Postal Depot Elevations, reference PD-SK-201, revision 8 - P0052160 Postal Depot Elevations, reference PD-SK-202, revision 8 - P0052160 Postal Depot Sections, reference PD-SK-250, revision 8 - P0052160 Shafston Proper Historical Plans, reference SH-SK-002, revision 8 - P0052160 Wards Building Historical Plans QA69/412/B, reference WB-SK-001, revision 8 - P0052160 Orderlies Historical Plans NAA J2774 W3536, reference OB-SK-001, revision 8 - Proposed Marina Development – General Layout, reference Q10291-01, revision E, as amended in red by SARA - Erosion and Sediment Control Plan, reference B23202 CI-0700, revision D - Bulk Earthworks Plan, reference B23202 CI-0100, revision D - Site Works and Drainage Plan, reference B23202 CI-0300, revision D - Utilities Plan, reference B23202 CI-0370, revision D.	
2.	The finished development must not exceed the following levels: i. Communal swimming pool coping – RL17.25 ii. Northern river home roof – RL17.84 iii. Northern river home pool coping – RL9.70 unless otherwise approved in writing by SARA.	At all times
3.	Fencing surrounding the communal and northern river home swimming pools must feature clear glazing only.	At all times
4.	The area between the communal swimming pool and the river must be maintained as a grassed lawn and kept free from development.	At all times
5.	The conservation works to Wards Building, Orderlies Building and Postal Depot must be carried out generally in accordance with the Schedule of Conservation Work, Sections 3.9, 3.10 and 3.11, reference no P0052160 prepared by Urbis, dated 7/3/2025 and version 04.	For the duration of the works

6.	(a) Take photographs of the area where the works are undertaken: i. prior to the commencement of works ii. at the completion of works. (b) Submit all photographs in accordance with part (a) of this condition to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au.	(a)(i) – (a)(ii) as indicated (b) Within 10 business days of completion of the works
7.	(a) Prepare a terrestrial 3D laser scanning of the buildings, features and terrain and an aerial photogrammetry survey of the full area within the site boundary: i. prepared by a contractor with demonstrated experience with heritage sites ii. the feature survey must be of sufficient quality to enable the resulting point cloud/s to be measured and modelled in third party software (in LAZ and/or Autodesk Recap.RCP) iii. the aerial survey is expected to use high resolution photogrammetry. The full area of the Site is to be captured with sufficient image overlap (80/80) to enable the production of a seamless 3D model (point cloud) of the Site iv. provided in the following format: 1. Scan files will be in the manufacturers raw scanner capture format such as Leica, ZF, Faro; 2. Point Clouds in LAZ and/or Autodesk Recap .RCP; 3. Full resolution aerial images in TIFF and/or high-quality JPG 4. Video in UHD 4k Format v. the delivered point cloud data files will need to be imported, viewed and edited in Autodesk Recap 360. The contractor to provide details on any recommended alternative software and state the reasons. (b) Submit the survey to: Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001	(a) and (b) prior to the commencement of works
8.	(a) Undertake the archaeological investigations in accordance with the recommendations of: i. Section 7 Management Recommendations, of 23 Castlebar Street, Kangaroo Point, Archaeological Management Plan prepared for Verso Development Group Pty Ltd by Urbis dated 17 October 2024; and ii. the Historical Archaeological Assessment: Section 6. (b) Prepare an archaeological findings report prepared by a suitably qualified person. The archaeological findings report must: i. confirm works have been undertaken in accordance with part (a) of this condition ii. confirm whether archaeological artefacts have been discovered or not	(a) For the duration of works (b) and (c) Within 1 month of the completion of excavation works

	iii. if archaeological artefacts have been discovered, identify each artefact using photographs and a description of each artefact; and iv. how the artefacts will be conserved and/or managed in perpetuity. (c) Submit an archaeological findings report prepared by a suitably qualified person to the Department of the Environment, Tourism, Science and Innovation at archaeology@detsi.qld.gov.au.	
9.	(a) An archival recording must be prepared by a suitably qualified heritage consultant with demonstrated experience in archival recording for the Castlebar Street gates and gate post, which are approved to be removed from the Queensland heritage place. (b) The archival recording must include: 1. an outline of the purpose of the recording 2. list and describe the significant features of the place being recorded 3. the approach and methodology of the recording including the recording methods to be used 4. a photographic recording consisting of: i. photographs that capture the intact gates and post in the existing location including photographs of context and details. ii. key plan indicating the camera position and direction in which each photograph was taken iii. a photographic index sheet with a numbered list of all photographs contained within the archival record iv. a photographic survey report which explains the purpose, method, sources used, and limitations of the photographic survey 5. a set of scaled, measured drawings of the gateway consisting of: i. a site plan showing site boundaries, significant site structures and the spatial positioning of all significant elements ii. a detail plan of the gates and gate posts iii. detail elevations of all sides. (c) Submit the archival recording to: Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001.	(a) and (b) Prior to commencement of any works (c) Within 10 business days prior to the commencement of the works
10.	The following existing equipment, archaeological foundations and features at the Queensland heritage place must not be demolished, removed or relocated: (a) brick paving to the kitchen and/or covered way	For the duration of the works and at all times

	(b) brick and stone retaining walls along the lower levels of the estate (c) Tuff paving at Castlebar Street entrance.	
11.	(a) Complete a Fabric Retention and Conservation Strategy that: i. is prepared by a suitably qualified person who has professional qualifications, training, skills, and experience relevant to the conservation of heritage places, particularly those protected at a state level ii. details the methodologies for the intact removal of early/original features of cultural heritage significance for the purpose of salvaging the fabric for future repair and/or reinstatement of the fabric within the Queensland heritage place iii. demonstrates how the salvaged fabric will be stored in a safe, secure, weatherproof and accessible location of the Queensland heritage place by including a plan that locates the secure storage area and photographs of the secure storage area. (b) Submit the Fabric Retention and Conservation Strategy to the Department of the Environment, Tourism, Science and Innovation at: palm@des.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation, Permit and License Management GPO Box 2454 Brisbane Qld 4001. (c) Undertake all requirements in accordance with the Fabric Retention and Conservation Strategy.	(a) and (b) Prior to commencement of any works (c) For the duration of the works
12.	(a) Early/original heritage fabric approved to be removed from its existing location in an intact form, must be salvaged and stored securely off the ground within a secure location within the Queensland heritage place. (b) Complete a Fabric Retention Catalogue that: i. is prepared by a suitably qualified person who has professional qualifications, training, skills, and experience relevant to the conservation of heritage places, particularly those protected at a state level ii. includes a schedule that identifies each individual early/original heritage fabric that is salvaged and stored within the Queensland heritage place using photographs and applies a unique reference code for each individual fabric item iii. includes a combination of floor plans, elevation plans, section plans that shows the location of where each individual salvaged fabric item was removed from the Queensland heritage place. (c) Submit the Fabric Retention Catalogue to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management	(a) For the duration of the works and at all times or until such time as the salvaged fabric can be reinstated in its intact form within the Queensland heritage place (b) Following the completion of the works (c) Within 7 business days following the completion of the Fabric Retention Catalogue

	GPO Box 2454 Brisbane Qld 4001.	
13.	(a) Prepare a full structural assessment report, dilapidation report and survey and crack monitoring report, prepared by a RPEQ registered structural/civil engineer in association with a suitably qualified heritage consultant, both having demonstrated experience in the conservation of State heritage places (b) The structural assessment report, dilapidation report and survey and crack monitoring report must: i. include a full structural assessment and identification of original fabric and subsequent changes for Shafston House proper, Wards Building, Orderlies Building, Postal Depot and gate posts ii. include a full dilapidation inspection of the Shafston House proper, Wards Building, Orderlies Building, Postal Depot and Castlebar Street gate posts iii. determine the overall structural condition and integrity of the House, Wards Building, Orderlies Building, Postal Depot and Castlebar Street gate posts iv. document the existing condition of the Shafston House proper, Wards Building, Orderlies Building, Postal Depot and Castlebar Street gate posts, including an annotated photographic record of any structural and aesthetic damage with measurements of existing cracks and/or movement in the foundations and structures v. identify specific areas 'at risk' of damage from excess vibration vi. identify temporary protection measures required to limit further damage to 'at risk' areas during the construction phase of the development vii. in addition for the Shafston House proper, classification of existing conditions must align with the classification under BS7385: 1. Cosmetic (formation of hairline cracks); 2. Minor (formation of large cracks); or 3. Major (damage to structural elements) The findings are to be set out in the Dilapidation Report and must include an analysis in a tabulated layout which includes: • individual crack measurements • commentary on aesthetic and/or structural issues • overall and close up photographs of each item, and • plans of where each measurement has been taken. viii. The report will need to address crack and movement monitoring and how this will be undertaken and measured with vibration management as detailed in Condition 14 - Vibration Assessment.	(a) , (b) and (c) Prior to the lodgement of a development application for building works assessed against the Building Act (d) For the duration of the works

	(c) Submit the structural assessment report, dilapidation report and survey and crack monitoring report, to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001. (d) Carry out the development in accordance with the Structural Assessment Report and Dilapidation Plan and Survey.	
14.	(a) The Construction Management Plan, Shafston Estate prepared by Icon, Reference No IMS-0126, Revision 4 is to be updated to reflect the amended proposed development, including but not limited to the: i. retention of the Wards Building insitu for the duration of the works on temporary steel columns ii. inclusion of detailed measures to ensure the heritage buildings and structures are protected – Shafston House proper, Wards Building, Orderlies Building, Postal Depot, Castlebar Street gate posts for the duration of the works. Protection measures are to include self- supporting physical barriers 600mm minimum from the outermost projection of the buildings where construction works and construction traffic to occur in close proximity iii. inclusion of a heritage induction in the Site Induction. (b) Submit the revised Construction Management Plan and Heritage Induction Plan to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001. (c) Carry out the development in accordance with the Construction Management Plan.	(a) and (b) Prior to commencement of any works (c) For the duration of the works
15.	(a) The Vibration Assessment and Management Report dated February 2025 prepared by Heilig & Partners Timing is to be updated to include: i. the omitted Figure 5 ii. the revised carpark basement design iii. the proximity of any anchors in relation to the Shafston House proper basement iv. consideration of the results at boreholes 8 and 9 where Tuff was encountered and there was auger refusal at 1.14m and 1.2 m respectively. (b) Submit the revised Vibration Assessment and Management Report to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to:	(a) and (b) prior to the commencement of the demolition works (c) For the duration of the works

	Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001 (c) Carry out the development in accordance with the Construction Management Plan	
16.	(a) A water shedding impact assessment report is to be prepared by a qualified engineer specialised in façade and hydraulics. To ensure adverse impacts of water shedding on the Wards Building are avoided the report must: i. Quantify the increase in rainfall from the development onto the roof of the Wards Building and its gutter and drainage capacity ii. Assess the impact of the composition of the metals comprising the development's façade that sheds water onto the galvanised iron roof of the Wards Building to identify the risk of bi-metallic corrosion of the existing roofing and rainwater goods iii. Include an assessment of the potential force of the water shedding onto the roof of the Wards Building iv. Provide mitigation measures to minimise shedding onto the Wards Building roof and overflows from the Wards Building roof and stormwater drainage. (b) Submit the report stated in part (a) to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001. (c) Implement the development in accordance with the report stated in part (a).	(a) and (b) prior to the commencement of works (c) For the duration of the development
17.	(a) The exit (doorway and stairs) from the kitchen courtyard through the southwest elevation is to be retained (b) The existing kitchen skillion roofs are to be conserved and may be reclad. The courtyard roof between the skillion roofs is to be fitted with a transparent or translucent cladding and must not be visible above the parapet (c) Submit the roof design stated in part (a) to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001. (d) Implement the development in accordance with the roof design stated in part (a).	(a) , (b) and (c) prior to the commencement of the works (d) At all times
18.	(a) Prepare and construct a design for the verandah addition that: i. achieves sufficient floor to ceiling height	(a) Prior to the commencement of the works

	ii. is located to the northeast of the reconstructed Orderlies Building verandah iii. is self-supporting with a roof pitch that does not obscure the views to or from the Orderlies Building and river. (b) The northeast wall of the Orderlies building is to be retained as single skin – lined internally in accordance with the drawing listed at part (a) above. (c) The Orderlies Building reconstruction works are to be carried out generally in accordance with Drawing: Anzac Hostel Kangaroo Point Brisbane | New Orderlies Quarters – New Garage – Moving Laundry and Demolishing Old Buildings, Reference No: NAA: J2274, W3356 Sheet 2, dated 29/03/1928 contained at Orderlies Historical Plans, prepared by Urbis, drawing number OB-SK-001, Revision 8 (d) Carry out the works in accordance with parts (a), (b) and (c) of this condition.	(b) , (c) and (d) For the duration of the works
19.	(a) Prepare a detailed landscape design generally in accordance with the Landscape Design Intent report prepared by Urbis, revision 08 and dated 13 March 2025, which includes: 1. The recommendations provided in Section 5.0 Heritage Planning and Design, Shafston House Kangaroo Point, The Grounds & Setting Landscape Heritage Assessment prepared by Catherine Brouwer Landscape Architects revision 2, specifically: i. The general character of the Castlebar Street entrance is to be retained ii. The existing gardens across the estate are to be retained where possible iii. The terracing of the central lawn is to be reinstated into the landscape iv. Large trees to the west of the Orderlies building are to be retained where possible v. Large native trees are to be retained on the riverbank vi. A planting palette that utilises species that are characteristic of a nineteenth century garden estate vii. A planting palette that reflects species characteristic of a nineteenth century garden estate. (b) The landscape design must maintain access at the existing levels to the Shafston House proper basement (c) Submit the detailed landscape design to the Department of the Environment, Tourism, Science and Innovation at: palm@des.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001]. (d) Carry out the development in accordance with the amended landscape design in part (a) and (b).	(a) , (b) and (c) prior to the commencement of the works (d) For the duration of the works
20.	(a) A gravel buffer zone must be provided in areas shown for soft landscaping to within 0.6m of the Shafston House proper. (b) Any landscaping between 0.6m and 1.0m proximity to Shafston House proper and the Wards Block foundations must be limited to small plants and shrubs with non-invasive root systems and with a maximum height of 0.5m.	(a) (b) and (c) At all times

	(c) Any landscaping between 1.0m and 2.0m of Shafston House proper and the Wards Block foundations must be contained by a fit for purpose root barrier, must not be species which have aerial or water seeking roots, and any irrigation must be directed away from the buildings and their foundations.	
21.	(a) All inground services are to be located to avoid adverse impacts to footings, early/original fabric and features. (b) Where any services are to be located within the tree protection zone (TPZ) of retained landscape trees and features on site, these must: i. not result in removal or impact to retained trees ii. installation must be supervised by the Project Arborist.	(a) and (b) for the duration of the works
22.	A Hill's Weeping Fig (Ficus macrocarpa var. hillii) must be planted between the Orderlies Building and the river (semi-mature tree – 3-4m high, 100 litre root stock) in proximity to the location of the Hill's Weeping Fig (Tree 15) that has been removed.	Within six months of works on the Orderlies building and Northern river home being completed
23.	(a) Prepare a historically accurate colour scheme for Shafston House proper, Wards Building, Orderlies Building, Postal Depot and gate posts: i. The exterior colour scheme for Shafston House proper must be in accordance with *Shafston House, Kangaroo Point, External Colour Study*, prepared by Allom Lovell and Associates in 1985 for the Department of Housing and Construction, Brisbane ii. The tonal contrasts of the schemes for the Wards Building, Orderlies Building, Postal Depot must reflect the early photographic evidence or be informed by historical and accurate physical evidence. The tonality must be consistent with that evidence and reflect the characteristics of schemes from the early 20th century (b) Submit a copy of the historically accurate colour scheme to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 Brisbane Qld 4001 (c) Carry out the works in accordance with the historically accurate colour scheme.	(a) and (b) Prior to the commencement of works (c) For the duration of the works
24.	Retain a copy of this referral agency response at the Queensland heritage place.	For the duration of the works
25.	Provide written notice to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au: (a) advising when the building works authorised under this approval will start. (b) submitting a copy of the final inspection certificate of the building works. All notices must include the SARA referral agency response reference: 2412-43793 SRA.	(a) No later than 10 business days prior to the commencement of the building work (b) Within 10 business days of the final inspection certificate being issued

26.	Provide written notice of the commencement of the material change of use to the Department of the Environment, Tourism, Science and Innovation at: palm@detsi.qld.gov.au. All notices must include the SARA referral agency response reference: 2412-43793 SRA.	Within 10 business days of the commencement of the material change of use
Preliminary approval for Building Works on a Queensland heritage place		
Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 – Queensland heritage place (on or near a Queensland heritage place)—The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
27.	Any future building works to Shafston House proper must be in accordance with P0052160 SHAFTSON PROPER PLANS, reference SH-SK-100, revision 8, as amended in red by SARA.	At all times
Preliminary Approval – Prescribed Tidal Work		
Schedule 10, Part 17, Division 3, Table 1, Item 1 – Tidal works or work in a coastal management district—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
28.	Where the existing revetment wall is to remain in place, an appropriately qualified person must be engaged to determine the structural integrity of the existing revetment wall and whether it is suitable to withstand loading from the proposed 'Riverwalk Project' and gangway.	To be submitted with any subsequent/relevant development application
29.	Where a new revetment wall is proposed, confirmation from an appropriately qualified person must be provided, stating whether the structure is suitable to withstand loading from the 'Riverwalk Project' and gangway.	To be submitted with any subsequent/relevant development application
30.	Where a new revetment wall is proposed, a demolition plan must be provided which illustrates and denotes any existing tidal works to be demolished, including associated marine access infrastructure.	To be submitted with any subsequent/relevant development application
31.	Detailed and appropriately scaled drawings and/or plans which clearly identify the location of proposed tidal works must be provided. The plans must include the following: (a) Location of all built structures, or structures to be modified or demolished, as a result of the proposed development (b) Adjacent riverbanks, walls, sandbanks, structures, the limit of vegetation, and/or other principal features of the immediate area (c) Relevant tidal planes (e.g. Highest Astronomical Tide, Mean High Water Springs) (d) The location and setting out details for cross-sections (e) Any other information required to accurately define the area and to allow the site to be readily identified from the plan.	To be submitted with any subsequent/relevant development application

32.	Prepare a maintenance plan which demonstrates how any proposed revetment will be maintained in contemplation of the 'Riverwalk Project'.	To be submitted with any subsequent/relevant development application

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.1). If a word remains undefined it has its ordinary meaning.
2.	Where a condition and approved plan are inconsistent the condition takes precedence.
3.	Section 89 of the *Queensland Heritage Act 1992* requires "a person who discovers a thing the person knows or ought reasonably to know is an archaeological artefact or underwater cultural heritage artefact that is an important source of information about an aspect of Queensland's history", to give the chief executive of the Department of the Environment, Tourism, Science and Innovation notice in the approved form, and as soon as practicable after the discovery at email archaeology@des.qld.gov.au or phone 13 QGOV (13 74 68) to report a find. Information to report a discovery is available from www.qld.gov.au – search 'Report a discovery'.
4.	The Shafston House proper conservation works have been approved by exemption certificate 202504-22243 EC and where inconsistent with that approval are not approved by this Development Permit
5.	The demolition of non-significant fabric within the grounds; non-significant additions to the Wards Building, Orderlies Building and Postal Depot and the removal of trees has been approved by 2102-21270 SRA and where inconsistent with that approval are not approved by this Development Permit.
6.	It is recommended that any replacement revetment wall be designed to incorporate structural design elements that allow the revegetation of marine plants along the wall. One such option is to: a) Incorporate a stepped design for the revetment wall and include a sill on the outer edge to create a basin for sediment deposition which will encourage natural recruitment of mangroves b) Encourage the regeneration of marine plants such as endemic species of mangroves through active replanting or creating suitable conditions that allow their natural recolonisation and establishment behind the sill of the stepped revetment wall design. Once a stand of mangroves is established, it will effectively dissipate erosive forces and protect the revetment wall in the long-term.
Further development permits required	
7.	A development permit for any building work necessary to implement the material change of use is required to be obtained before the development can be carried out, and the permit application must be referred to the Chief Executive administering the *Planning Act 2016*.
8.	A development permit for building work is required to be obtained before the development can be carried out, and the permit application must be referred to the Chief Executive administering the *Planning Act 2016*.
9.	It is an offence under section 163 of the *Planning Act 2016*, to carry out assessable development, unless all necessary development permits are in effect for the development.
10.	A development permit is required to be obtained before the development for the marina can be carried out, and the permit application must be referred to the Chief Executive administering the *Planning Act 2016*.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development will comply with State code 7: Maritime safety of the State Development Assessment Provisions if carried out in accordance with the proposed conditions. Specifically, the construction and operation of the proposed development:

- does not compromise the viable operation of aids to navigation or the safe operation of vessels in navigable waterways.

The development will comply with State code 8: Coastal development and tidal works of the State Development Assessment Provisions if carried out in accordance with the proposed conditions. Specifically, the proposed development:

- will protect life, buildings and infrastructure from the impacts of coastal erosion
- will maintain coastal processes
- will conserve coastal resources
- will maintain appropriate public use of, and access to and along, State coastal land
- will account for the projected impacts of climate change
- will avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

The development will comply with State code 11: Removal, destruction, or damage of marine plants of the State Development Assessment Provisions if carried out in accordance with the proposed conditions. Specifically, the proposed development:

- maintains the extent, distribution, diversity and condition of marine plant communities and protects the ecological functions to which they contribute
- maintains the health and productivity of fisheries resources and fish habitat
- minimises impacts on the management, use, development and protection of fisheries resources and fish habitat
- is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- will not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

The development will comply with State Code 14: Queensland heritage of the State Development Assessment Provisions if carried out in accordance with the proposed conditions. Specifically, the development:

- on a Queensland heritage place:
    - protects the identified elements of the Queensland heritage place that are of cultural heritage significance by substantially reducing unavoidable impacts
    - promotes the preservation of identified elements of the Queensland heritage place that are of cultural heritage significance
    - where practical, restores the identified elements of the Queensland heritage place that are of cultural heritage significance
    - aligns with the ongoing conservation management of the Queensland heritage place where adaptation is proposed.

Attachment 3—Continued

(Given under section 56(7) of the *Planning Act 2016*)

Material used in the assessment of the application:

- The development application material and submitted plans
- Technical agency advice
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 3.1)
- The Development Assessment Rules (version 2.0)
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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TOWER						
LEVEL	**USE / TYPE**	**RL (m)**	**FL to FL (mm)**	**3 BED**	**4 BED**	**PRIVATE OPEN SPACES (sqm) (See Note 2)**
Level 27	**Roof Terrace**	112,250	3500			
Level 26	**4 Bed+Study Apt - Type C2**	108,620	3630		1	95
Level 25	**Floor Plate Type B**	105,290	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 24	**Floor Plate Type A**	101,960	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 23	**Floor Plate Type B**	98,630	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 22	**Floor Plate Type A**	95,300	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 21	**Floor Plate Type B**	91,970	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 20	**Floor Plate Type A**	88,640	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 19	**Floor Plate Type B**	85,310	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 18	**Floor Plate Type A**	81,980	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 17	**Floor Plate Type B**	78,650	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 16	**Floor Plate Type A**	75,320	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 15	**Floor Plate Type B**	71,990	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 14	**Floor Plate Type A**	68,660	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 13	**4 Bed+Study Apt - Type C1**	65,330	3330		1	98
Level 12	**Floor Plate Type A**	62,000	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 11	**Floor Plate Type B**	58,670	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 10	**Floor Plate Type A**	55,340	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 9	**Floor Plate Type B**	52,010	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 8	**Floor Plate Type A**	48,680	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 7	**Floor Plate Type B**	45,350	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 6	**Floor Plate Type A**	42,020	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 5	**Floor Plate Type B**	38,690	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 4	**Floor Plate Type A**	35,360	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 3	**Floor Plate Type B**	32,030	3330			
	3 Bed Apt W - Type B1			1		45
	3 Bed Apt E - Type B2			1		36
Level 2	**Floor Plate Type A**	28,700	3330			
	3 Bed Apt W - Type A1			1		54
	3 Bed Apt E - Type A2			1		28
Level 1	**Plant**	25,360	3340			
Ground	**Apartment Lobby**	18,300	7660			
Lower Ground	**Service Area**	13,600	4400			
Basement 1	**Resident's Parking**	10,600	3000			
Basement 2	**Resident's Parking**	7,600	3000			
				46	2	
TOTAL				**48**		**2068**

MULTI DWELLING MIX		
3 BED	**4 BED**	**TOTAL**
95.8%	4.2%	100.0%

SOUTHERN RIVER HOME					
LEVEL	**USE / TYPE**	**RL (m)**	**FL to FL (mm)**	**5 BED**	**PRIVATE OPEN SPACES (sqm) (See Note 2)**
Level 1	Main Building	13,300	3800		137
Void	Main Building	11,500	3200		0
Ground Floor	Main Building	8,500	4800		148
TOTAL				**1**	**285**

NORTHERN RIVER HOME					
LEVEL	**USE / TYPE**	**RL (m)**	**FL to FL (mm)**	**5 BED**	**PRIVATE OPEN SPACES (sqm) (See Note 2)**
Level 1	Orderlies	14,140	-		62
Level 1	Main Building	14,040	3600		174
Ground Floor	Main Building	10,440	3600		168
TOTAL				**1**	**342**

COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE)					
LEVEL	**USE / TYPE**	**RL (m)**	**FL to FL (mm)**	**1 BED**	**PRIVATE OPEN SPACES (sqm) (See Note 2)**
Ground Floor	Main Building	16,010	-		0
TOTAL				**1**	**0**

BCC PARKING RATES			
TYPE	**RATE**	**APARTMENT TOTAL**	**MIN. REQUIREMENT**
3 BED	1.3	46	60
4 BED	1.3	2	3
5 BED (RH)	1.3	2	3
GUEST HOUSE	1	1	1
VISITORS	0.15	51	8
TOTAL		51	**74**

BIKE PARKING RATES			
TYPE	**RATE**	**APARTMENT TOTAL**	**MIN. REQUIREMENT**
RESIDENTS	1	51	51
VISITORS	0.25	51	13
TOTAL			**64**

CAR PARKING SCHEDULE				
LEVEL	**RESIDENTIAL**	**VISITOR**	**RIVER HOMES**	**TOTAL**
BASEMENT 2	50	0	4	54
BASEMENT 1	47	0	4	51
LOWER GROUND	0	0	0	0
GROUND FLOOR	0	8	0	8
TOTAL	97	8	8	**113**

BICYCLE PARKING				
LEVEL	**RESIDENTIAL**	**VISITOR**	**RIVER HOMES**	**TOTAL**
BASEMENT 2	0	0	0	0
BASEMENT 1	76	0	0	76
LOWER GROUND	0	14	0	14
GROUND FLOOR	0	0	0	0
TOTAL	76	14	0	**90**

SITE COVER		
	SITE COVER (sqm)	**SITE COVER (%)**
PROPOSED DEVELOPMENT - TOWER & RIVER HOMES	1,993	19.8
TOTAL SITE COVER INCLUDING HERITAGE BUILDINGS	3,275	32.5

COMMUNAL OPEN SPACE (see Note 3)			
		SITE COVER (sqm)	**SITE COVER (%)**
WARDS BUILDING	Indoor Space	197	
	Outdoor Space	214	
SHAFSTON HOUSE	Indoor Space	164	
	Outdoor Space	2,028	
TOWER	Indoor Space	81	
	Outdoor Space	555	
TOTAL		3,239	32.2%

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2412-43793 SRA

Date: 12 September 2025

NOTES / LEGEND / MATERIAL

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1. REFER TO HERITAGE CONSULTANT (URBIS) DRAWINGS FOR:
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   - SHAFSTON HOUSE - LEVEL 1 PLAN
   - WARDS BUILDING - GROUND FLOOR PLAN
   - ORDERLIES BUILDING - GROUND FLOOR PLAN
   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN
   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN
2. REFER TO A9301-A9302 FOR ANALYSIS OF PRIVATE OPEN SPACE CALCULATION
3. REFER TO URBIS LANDSCAPE DESIGN INTENT REPORT FOR DETAILED INFORMATION

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	NTS	
DATE	28.02.2025	

DRAWING TITLE
DEVELOPMENT SCHEDULE

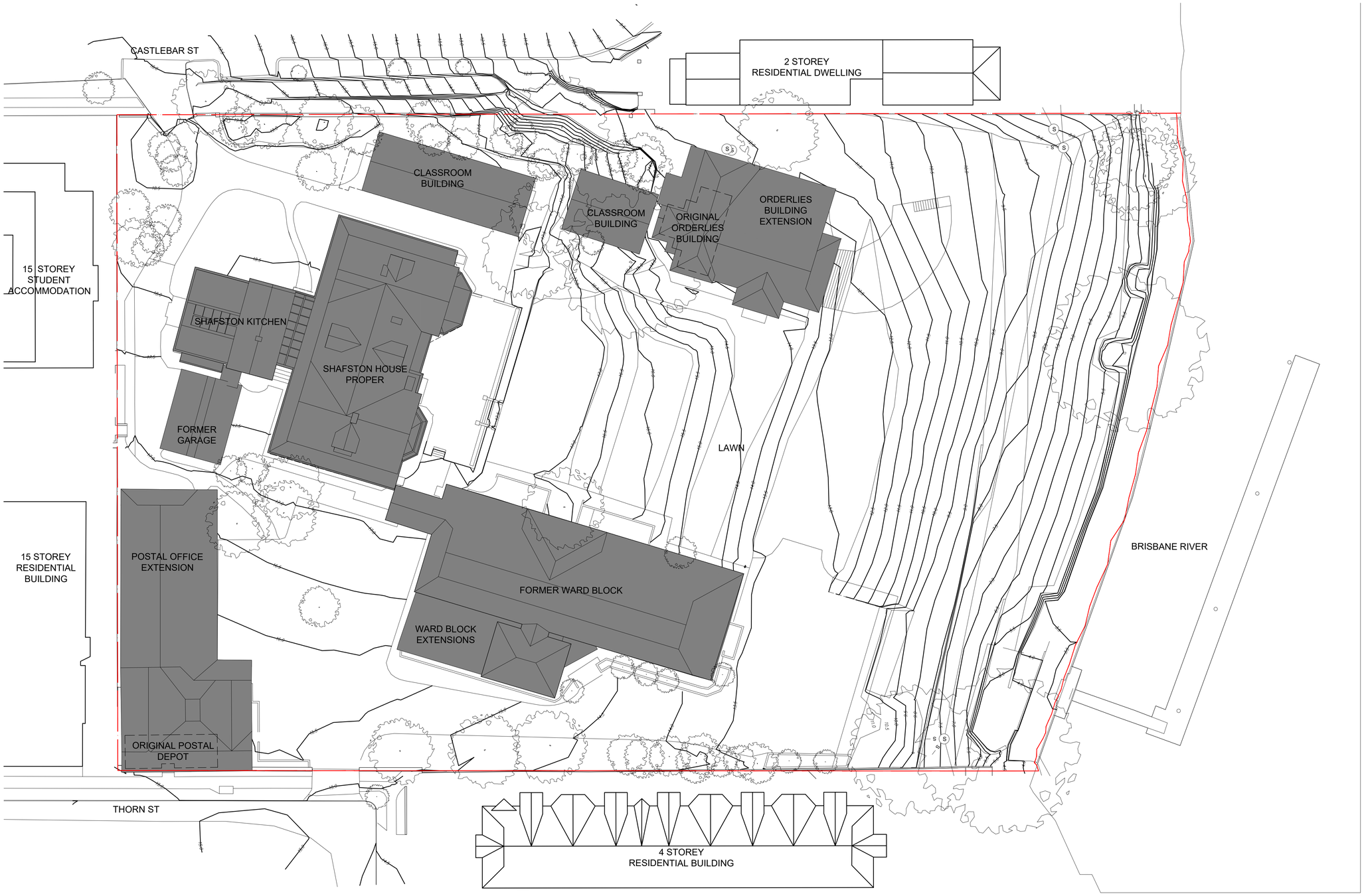
DRAWING NUMBER	ISSUE
A0001	C

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   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN

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PROJECT	REF
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ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

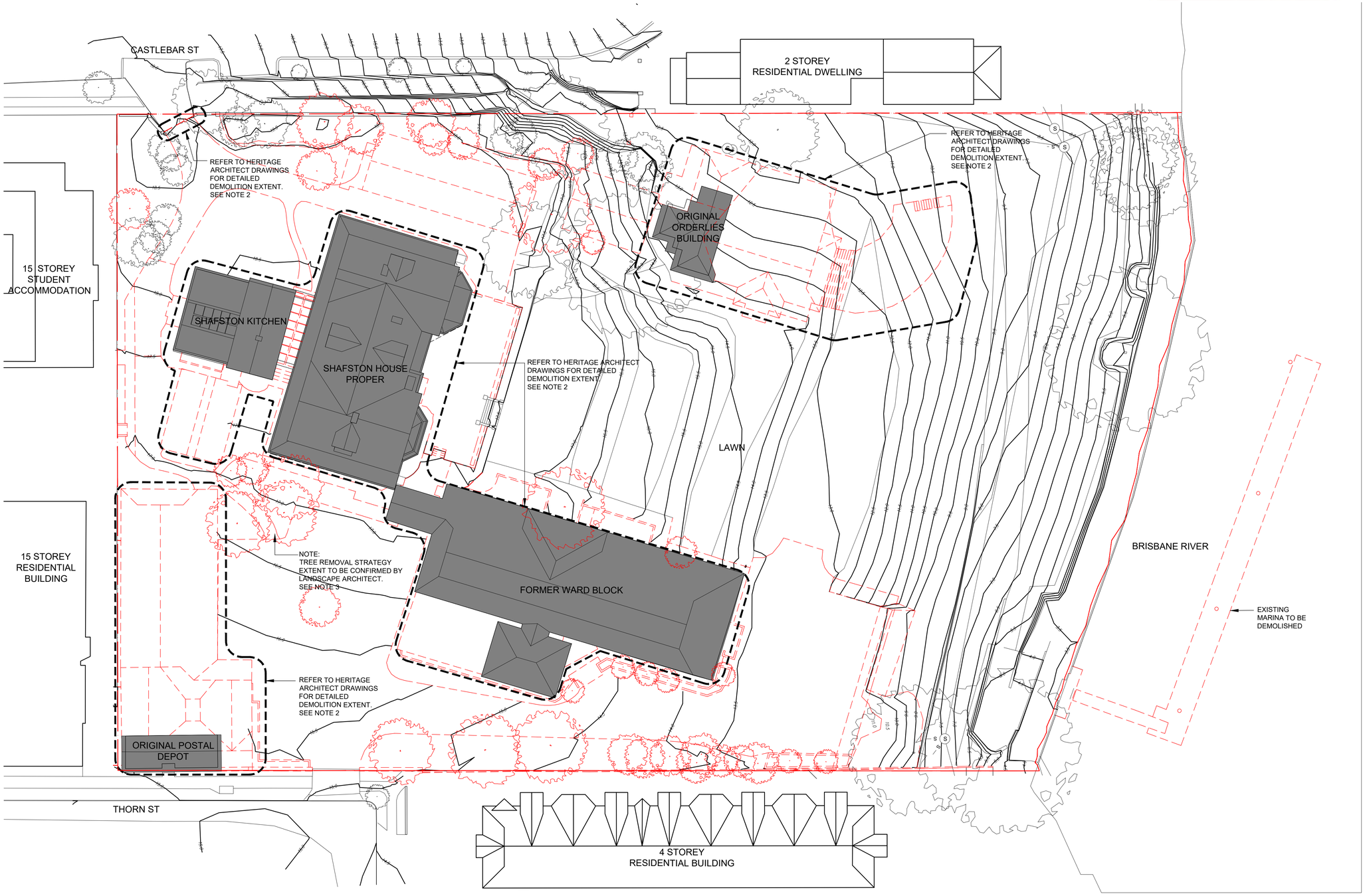
DRAWING TITLE
EXISTING SITE PLAN

DRAWING NUMBER	ISSUE
A0010	C

See General Advice No 5 for notes regarding demolition.

Amended in red by SARA on
12 September 2025

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



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   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN
   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN
2. REFER TO HERITAGE CONSULTANT (URBIS) DRAWINGS FOR DETAILED DEMOLITION EXTENT TO EXISTING BUILDINGS. PLEASE NOTE THAT THE MAJORITY OF DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH EXISTING APPROVAL A005653605.
3. REFER TO LANDSCAPE REPORT FOR TREE REMOVAL & RETENTION STRATEGY

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

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STATUS
DEVELOPMENT APPLICATION

CLIENT
VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT
KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au
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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
DEMOLITION SITE PLAN

DRAWING NUMBER	ISSUE
A0020	C

Amended in red by SARA on
12 September 2025

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

CASTLEBAR ST

C A2003

01 A3004

2 STOREY RESIDENTIAL DWELLING

FLAG POLE

15 STOREY STUDENT ACCOMMODATION

B A2002

20M RIPARIAN SETBACK

NORTHERN RIVER HOME

ORDERLIES BUILDING

RIVERWALK
REFER LANDSCAPE REPORT

Building work to Shafston House proper is subject to a Preliminary Approval only and a separate Development Application is required to authorise works to proceed

SHAFSTON HOUSE PROPER

Boiler Room to be retained

POOL

NEW PRIVATE MARINA

01 A3003

01 A3001

LAWN

15 STOREY RESIDENTIAL BUILDING

A A2001

RESIDENTIAL TOWER

WARD BLOCK
GYM & WELLNESS

SOUTHERN RIVER HOME

DA2+3 APPROVED L2 - ROOF ENVELOPE

GUEST HOUSE

THORN ST

D A2004

01 A3002

4 STOREY
RESIDENTIAL BUILDING

NOTES / LEGEND / MATERIAL

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BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS
DEVELOPMENT APPLICATION

CLIENT
VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT
KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:250
DATE	28.02.2025

NORTH

DRAWING TITLE
ROOF SITE PLAN

DRAWING NUMBER	ISSUE
A0030	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

C A2003

01 A3004

B A2002

01 A3003

A A2001

D A2004

01 A3002

01 A3001

VERANDAH OUTLINE

BUILDING OUTLINE

ROOF OUTLINE

DA2+3 APPROVED B1/LG ENVELOPE
TOWER B1 RL 10.300 - 11.120

DA2+3 APPROVED B2 - B3 ENVELOPE
B2 RL 8.000
B3 RL 4.840-3.855

20M RIPARIAN SETBACK

RIVERWALK
REFER LANDSCAPE REPORT

ACCESS TO RIVERWALK
REFER LANDSCAPE REPORT

LANDSCAPE PATH
REFER LANDSCAPE REPORT

STORAGE

BIN STORAGE/
PLANT

54 NO. CAR
PARKING BAYS

PLANT/
STORAGE

PLANT

B2
LOBBY

ACCESS TO
RIVERWALK

1:14

RL7.600

RL7.017

RL3.567

RL8.500

SOUTHERN
RIVER HOME - GF
REFER TO A1400

ENTRANCE TO SOUTHERN
RIVERHOME FROM B2

ENTRANCE FROM B2

DA2+3 APPROVED B1/LG ENVELOPE
8.470 - 10.070

R11400

6500
11400
6500
4905
6415
5675
2300
1085
5400
5400
2800
6500
6700
5400
2600
2600
6500
880
325
2375
9810
9775
5885

NOTES / LEGEND / MATERIAL

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DRAWN	KHA	NORTH
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DATE	28.02.2025	

DRAWING TITLE
BASEMENT 2 SITE PLAN

DRAWING NUMBER	ISSUE
A0040	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

C A2003

01 A3004

B A2002

01 A3003

A A2001

D A2004

01 A3002

01 A3001

VERANDAH OUTLINE
BUILDING OUTLINE
ROOF OUTLINE

DA2+3 APPROVED B1/LG ENVELOPE
TOWER B1 RL 10.300 - 11.120

NORTHERN RIVER HOME - GF
REFER TO A1500

RL14.040

RL10.440

SOUTHERN RIVER HOME - UG
REFER TO A1401

RL10.600

RL11.580

RW TANK

PLANT

PLANT/ STORAGE

B1 LOBBY

BIKE PARKING
76 NO. BICYCLE PARKING BAYS

51 NO. CAR PARKING BAYS

20M RIPARIAN SETBACK

RIVERWALK
REFER LANDSCAPE REPORT

LANDSCAPE PATH
REFER LANDSCAPE REPORT

23892
23960
38518
18810
9174

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
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DRAWN	KHA
SCALE (@ A1)	1:250
DATE	28.02.2025

NORTH

DRAWING TITLE
BASEMENT 1 SITE PLAN

DRAWING NUMBER	ISSUE
A0050	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

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DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
LOWER GROUND SITE PLAN

DRAWING NUMBER	ISSUE
A0060	C

Amended in red by SARA on

12 September 2025

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SARA ref: 2412-43793 SRA

Date: 12 September 2025

C A2003

01 A3004

B A2002

01 A3003

A A2001

D A2004

01 A3002

01 A3001

FLAG POLE

MODIFIED ACCESS (REFER TO HERITAGE ARCHITECT DRAWINGS)

PMT

8 NO. VISITOR CAR PARKING BAYS

Building work to Shafston House proper is subject to a Preliminary Approval only and a separate Development Application is required to authorise works to proceed

Boiler Room to be retained

SHAFSTON HOUSE - GF SEE NOTE 1

E.RL18.990

E.RL18.920

E.RL18.970

RL18.000

RL17.250

POOL

NORTHERN RIVER HOME - ROOF REFER TO A1502

RL17.840

RL14.040

2000

2000

20M RIPARIAN SETBACK

23852

28913

38518

RIVERWALK
REFER LANDSCAPE REPORT

To be maintained as a grassed lawn and kept free from development

9454

5815

10000

RL17.865

3084

7785

DA2+3 APPROVED GF ENVELOPE TOWER GF RL 15.050

TOWER - GF REFER TO A1000

RL18.300

1100

8117

5492

RL15.100

4896

E.RL17.140

WARDS BUILDING - GF SEE NOTE 1

9192

5815

SOUTHERN RIVER HOME - ROOF REFER TO A1403

RL17.100

DA2+3 APPROVED GF ENVELOPE

E.070 E.120

18810

4407

5000

4268

2565

9774

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admin_perth@khastudio.com.au

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PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS: 23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:250
DATE	28.02.2025

NORTH

DRAWING TITLE

GROUND SITE PLAN

DRAWING NUMBER	ISSUE
A0070	C

Amended in red by SARA on

12 September 2025

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

C A2003

01 A3004

FLAG POLE

B A2002

Building work to Shafston House proper is subject to a Preliminary Approval only and a separate Development Application is required to authorise works to proceed

SHAFSTON HOUSE - L1 SEE NOTE 1

FFL23.200

20M RIPARIAN SETBACK

RIVERWALK
REFER LANDSCAPE REPORT

01 A3003

6 A4207

TOWER - L1
REFER TO A1001

FFL25.360

RL17.100

01 A3001

A A2001

DA2x3 APPROVED L2 ROOF ENVELOPE

D A2004

01 A3002

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SHAFTSTON ESTATE	638

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23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:250
DATE	28.02.2025

NORTH

DRAWING TITLE
LEVEL 1 SITE PLAN

DRAWING NUMBER	ISSUE
A0080	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

BOH SERVICE ARAEA

GATE

10.7M X 2.5M LOADING & SERVICES BAY

RL13.600

EXIT FROM B1

Refuse Room Requirements
General Waste: 2 x 1100L bins
Recycling: 6 x 1100L bin

2 Bin Rotation Systems: 2:1
Underchute Compaction: 3:1 Ratio
Chain Mesh Fence with Gate

STORE

WASTE ROOM

LOBBY
RL13.600

EXIT FROM GF

14 NO. VISITOR BICYCLE PARKING BAYS

STORE/PLANT

RL15.100

RL16.000

RL15.100

COMMUNAL FACILITY
(POSTAL DEPOT GUEST HOUSE)
SEE NOTE 1

E.RL15.000

RL13.600 RL13.350
1 in 8 RAMP
1 in 5 RAMP

RL13.600 RL13.600
1 in 16 RAMP

RL13.850 RL13.850
1 in 13.070 RAMP
1 in 22.08 RAMP

RL14.800

FIRE TANK
FIRE TANK

FIRE CONTROL ROOM
FIRE PUMP ROOM

FBC

RL14.389 RL14.169
1 in 20 RAMP

RL14.689 RL14.469
RL14.689 RL14.469
1 in 50 RAMP

RL14.725 RL14.505
3200 1 in 10 RAMP 11420

E.RL14.87 E.RL14.65

STORE/PLANT

RL13.740

RL13.740

FFL13.740

WARDS BUILDING - LG
REFER TO A1201

FFL13.740

RL15.900

4904

5677

2000

2086

6417

7880

1600

5800

26360

1600

1600

7880

1675 2850 4075 1550 5300 30070 6630

A B C D E F G

1 2 3 4 5 6 7 8 9

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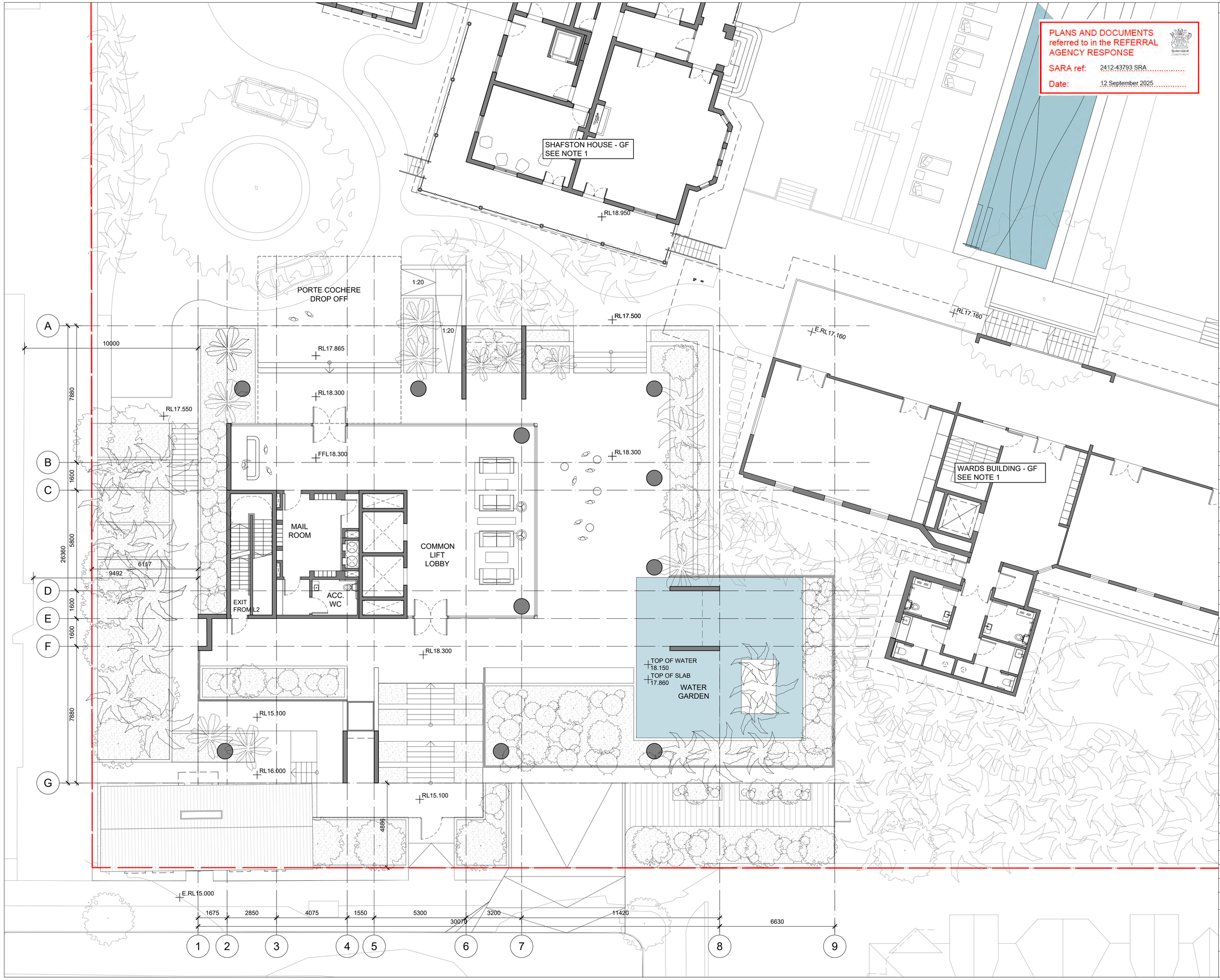
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
TOWER - LOWER GROUND PLAN

DRAWING NUMBER	ISSUE
A0990	C



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

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DATE	28.02.2025

NORTH

DRAWING TITLE
TOWER - GROUND FLOOR PLAN

DRAWING NUMBER	ISSUE
A1000	C

SHAFSTON HOUSE - L1
SEE NOTE 1

RL23.200

6
A4207

METER ROOM /
SERVICE ROOM

FFL25.360

VOID

VOID

VOID

WATER
GARDEN

A
B
C
D
E
F
G

10000
7880
1600
5800
26360
6117
9492
1600
1600
7880
4886

1675
2850
4075
1550
5300
3200
11420
30070
6630

1
2
3
4
5
6
7
8
9

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

NOTES / LEGEND / MATERIAL

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   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN
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BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

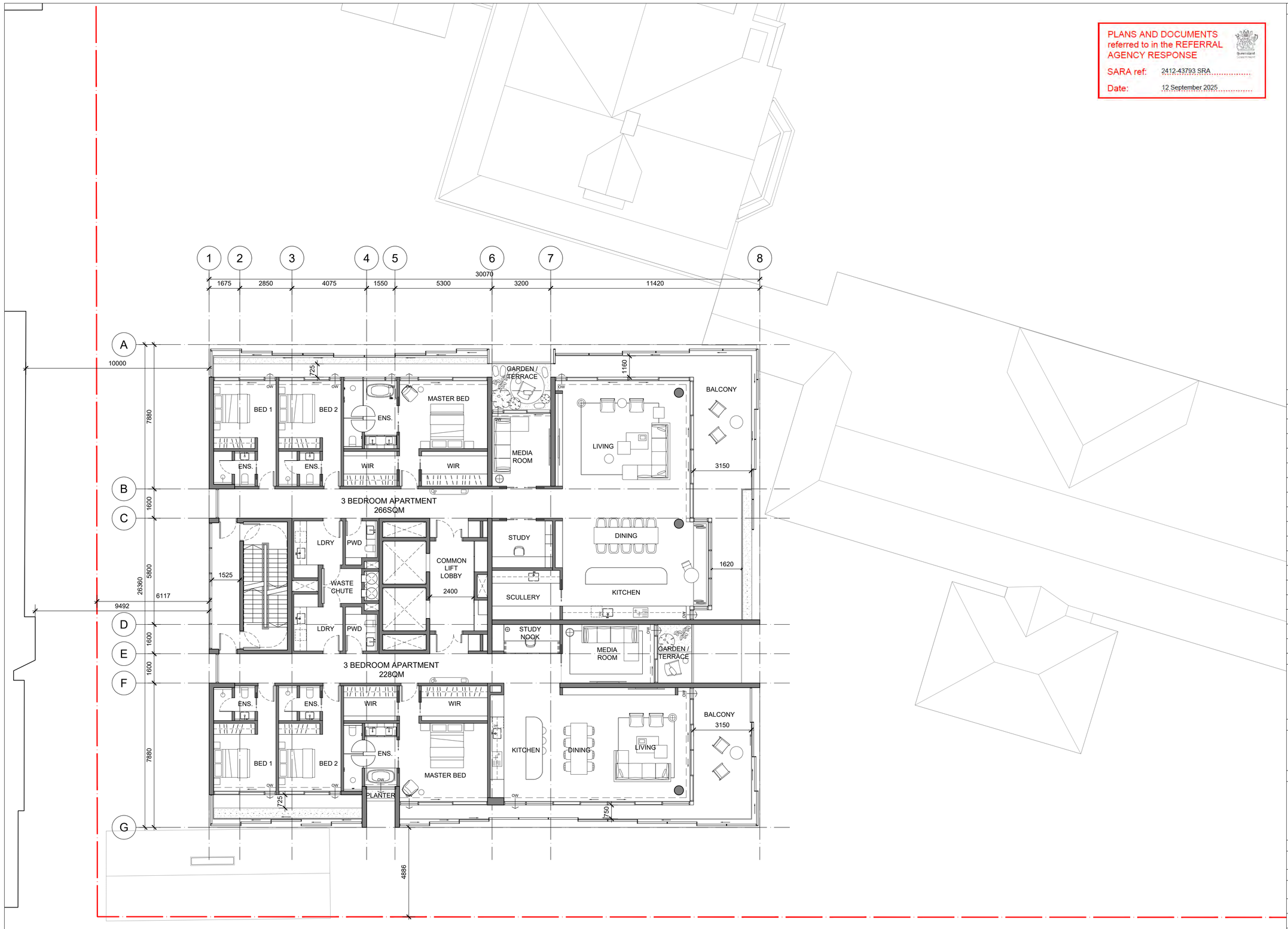
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
TOWER - LEVEL 1 PLAN

DRAWING NUMBER	ISSUE
A1001	C



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ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
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ADDRESS
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DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
TOWER - LEVELS 2,4,6,8,10,12,14,16, 18,20,22,24 PLAN

DRAWING NUMBER	ISSUE
A1002	C



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Queensland Government

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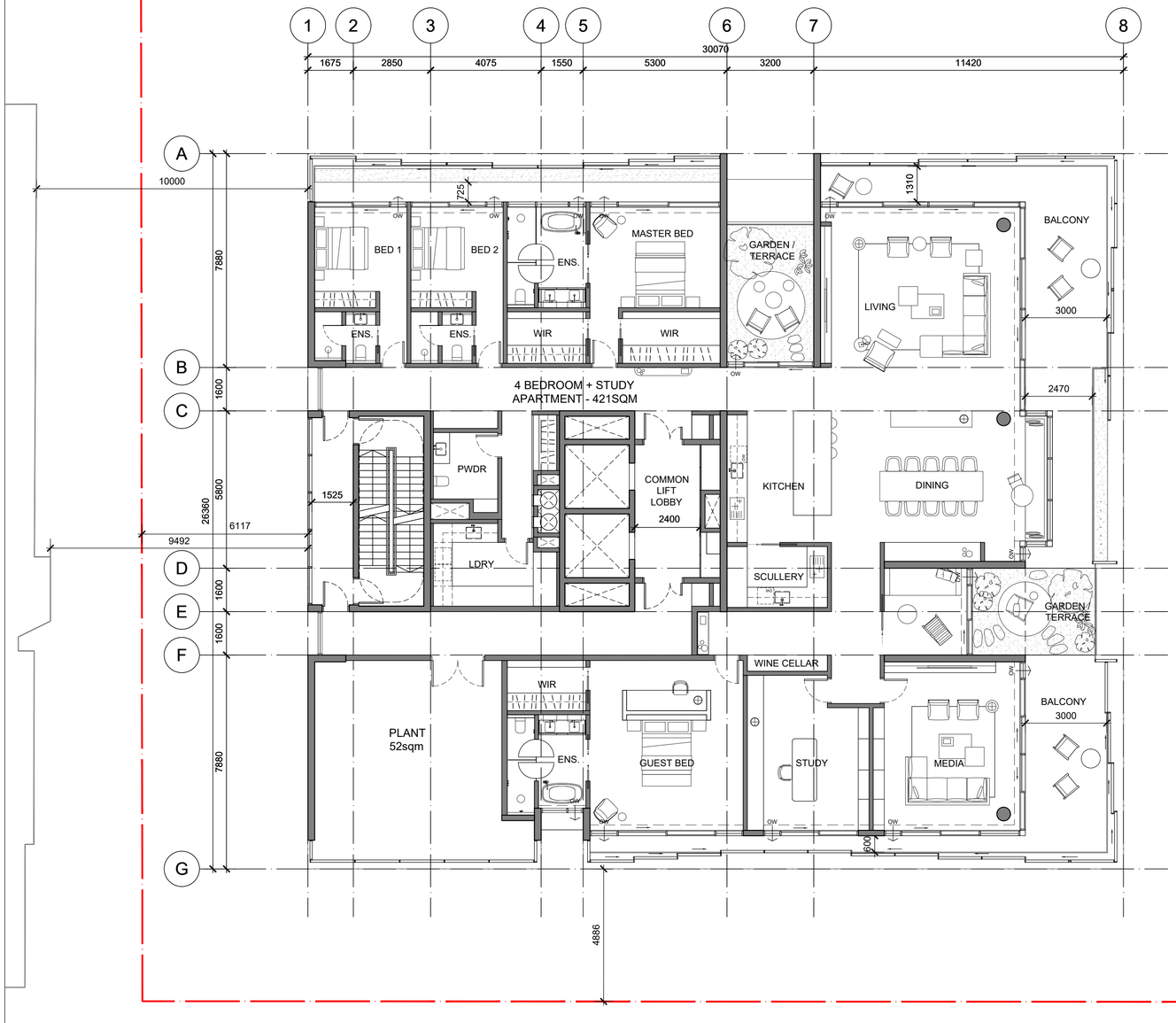
ADDRESS
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DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
TOWER - LEVELS 3,5,7,9,11,15,17, 19,21,23,25 PLAN

DRAWING NUMBER	ISSUE
A1003	C



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CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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ADDRESS
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SCALE (@ A1)	1:100
DATE	28.02.2025

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DRAWING TITLE
TOWER - LEVEL 13 PLAN

DRAWING NUMBER	ISSUE
A1013	C



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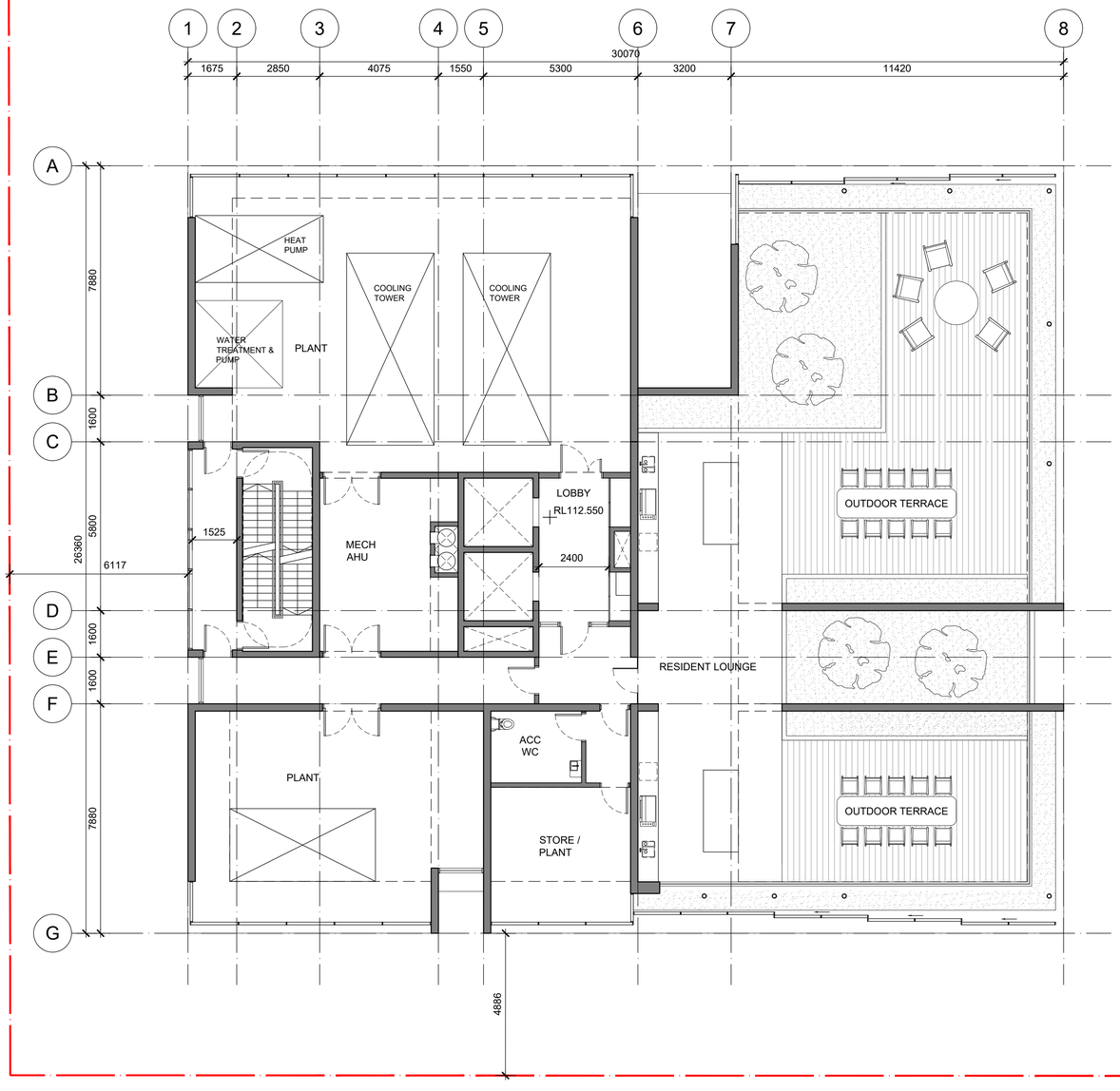
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
TOWER - LEVEL 26 PLAN

DRAWING NUMBER	ISSUE
A1026	C



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A006656931

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- RIPARIAN SETBACK
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C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

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SHAFTSTON ESTATE	638

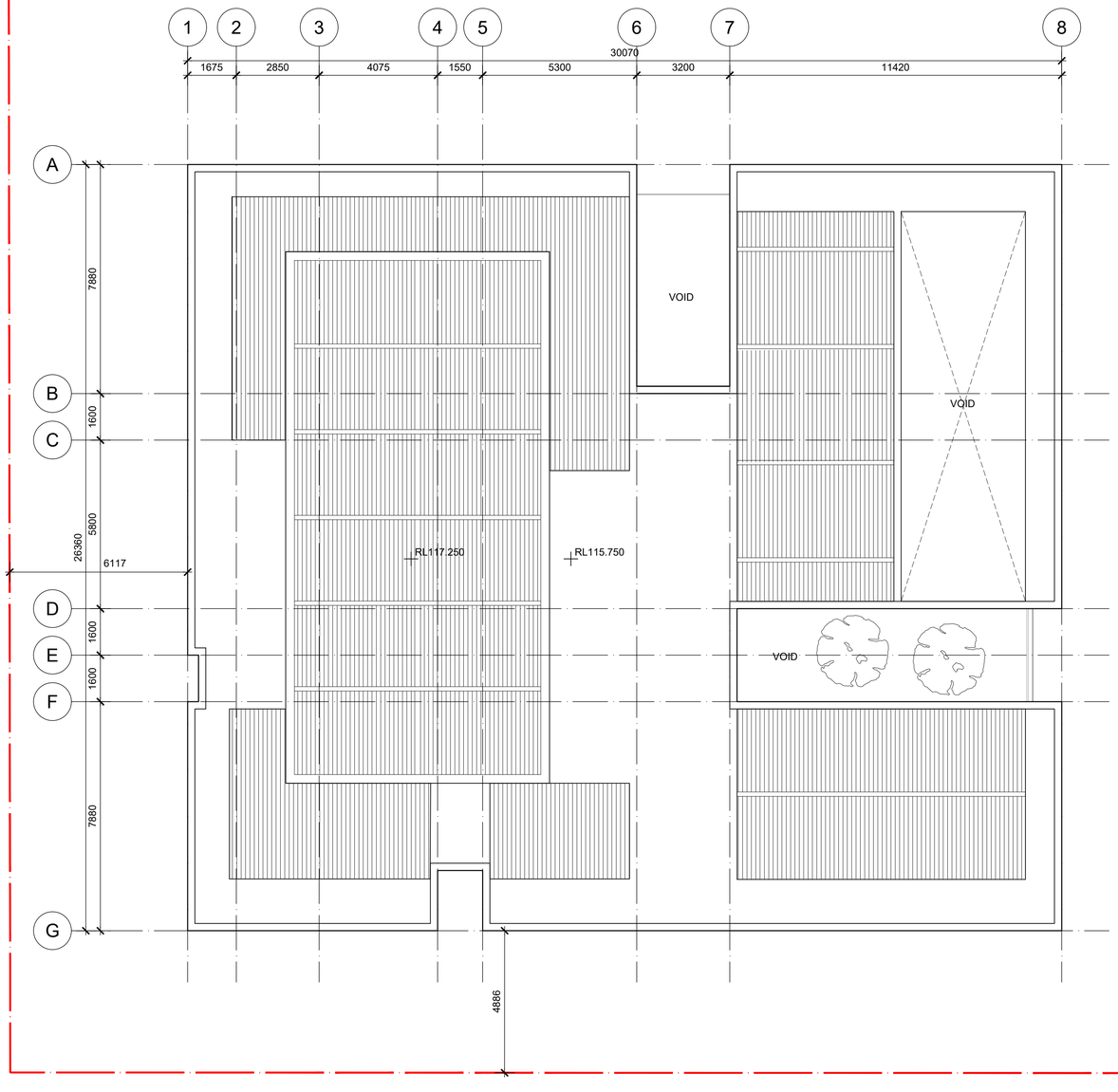
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
TOWER - LEVEL 27 PLAN
ROOF TERRACE

DRAWING NUMBER	ISSUE
A1027	A



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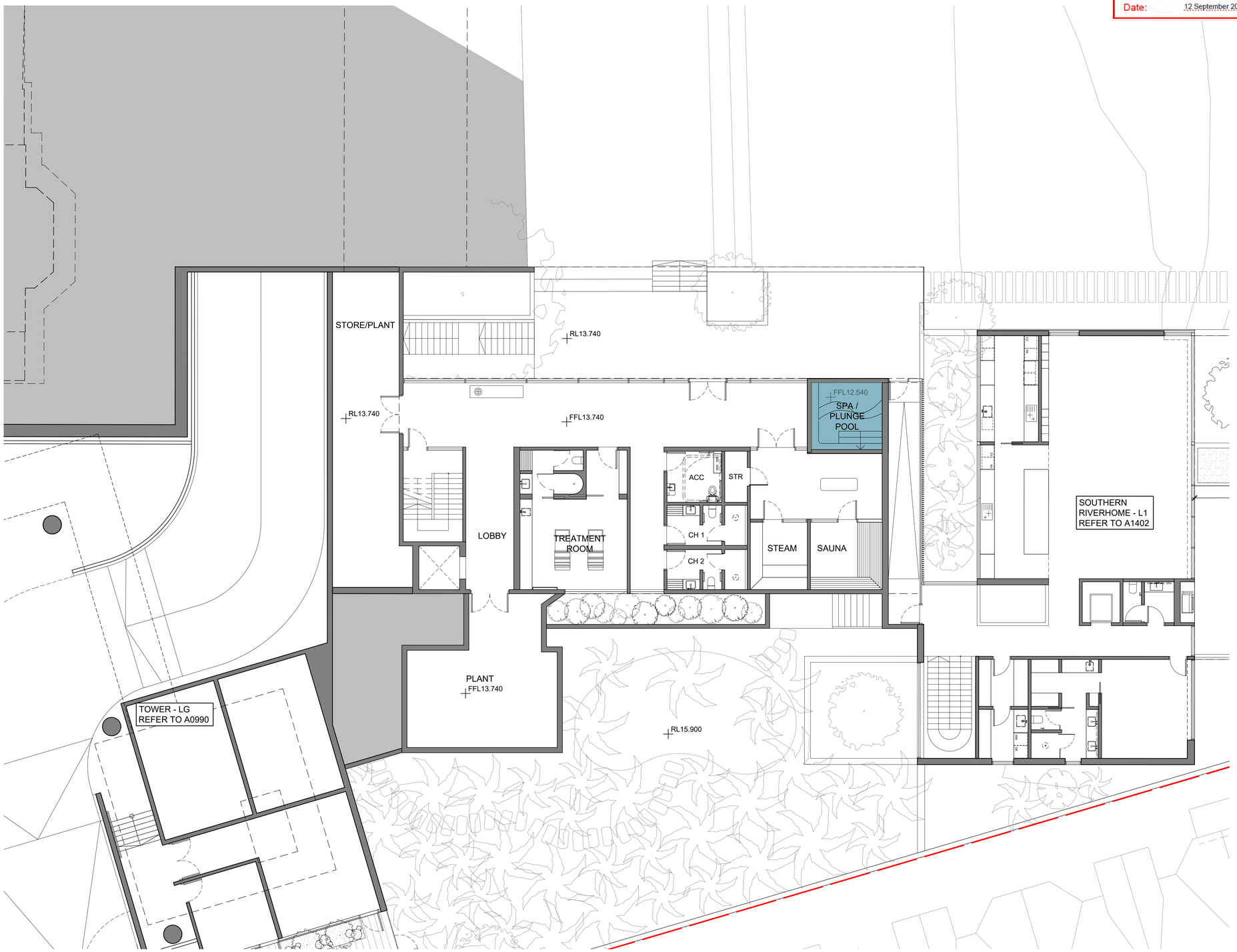
DRAWING TITLE
TOWER - ROOF PLAN

DRAWING NUMBER	ISSUE
A1029	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
WARDS BUILDING
LOWER GROUND PLAN

DRAWING NUMBER	ISSUE
A1201	C



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DATE	28.02.2025

NORTH

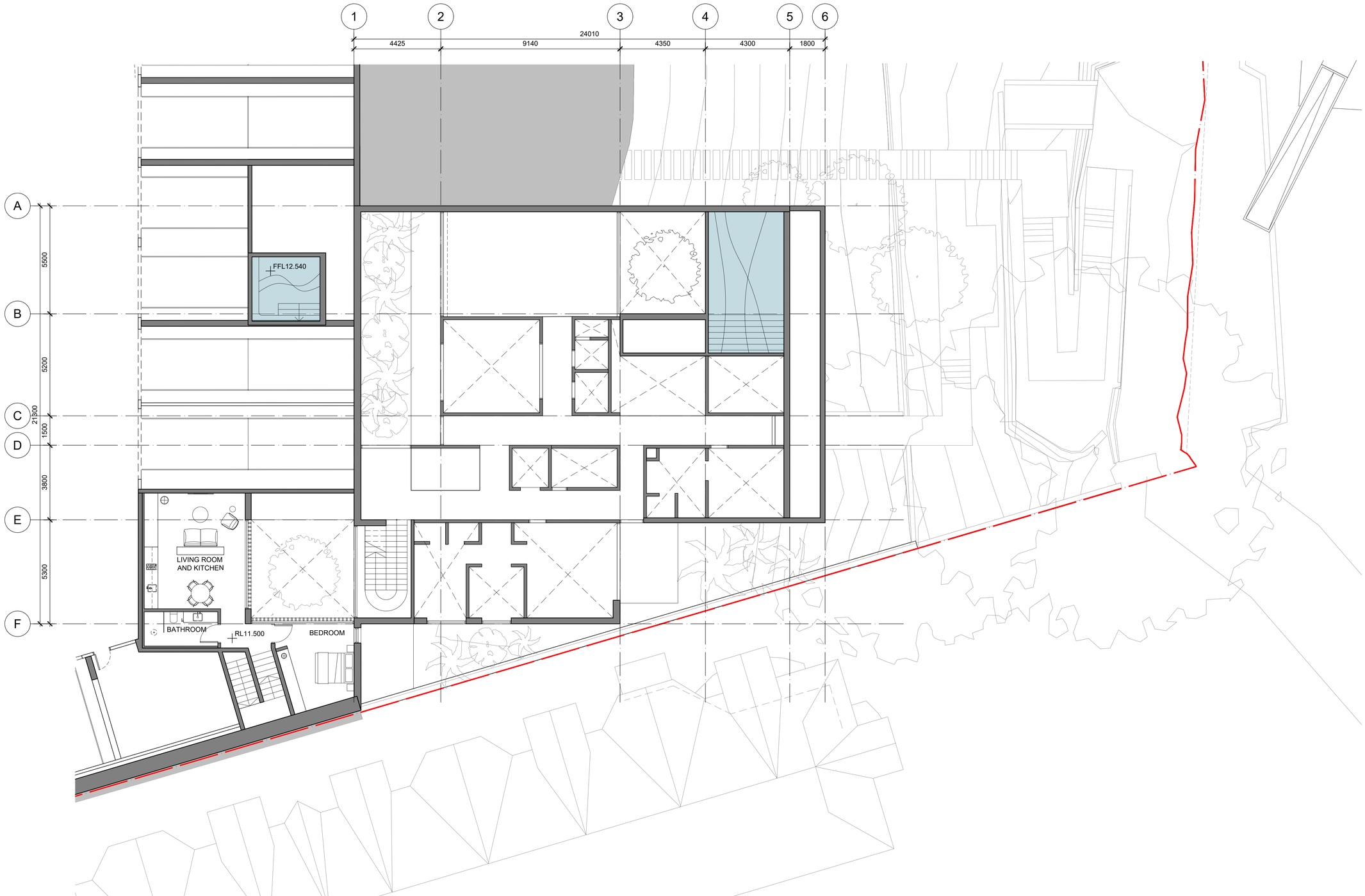
DRAWING TITLE
SOUTHERN RIVER HOME
GROUND FLOOR PLAN (SITE B2)

DRAWING NUMBER	ISSUE
A1400	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



NOTES / LEGEND / MATERIAL

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   - WARDS BUILDING - GROUND FLOOR PLAN
   - ORDERLIES BUILDING - GROUND FLOOR PLAN
   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN

   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN

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RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

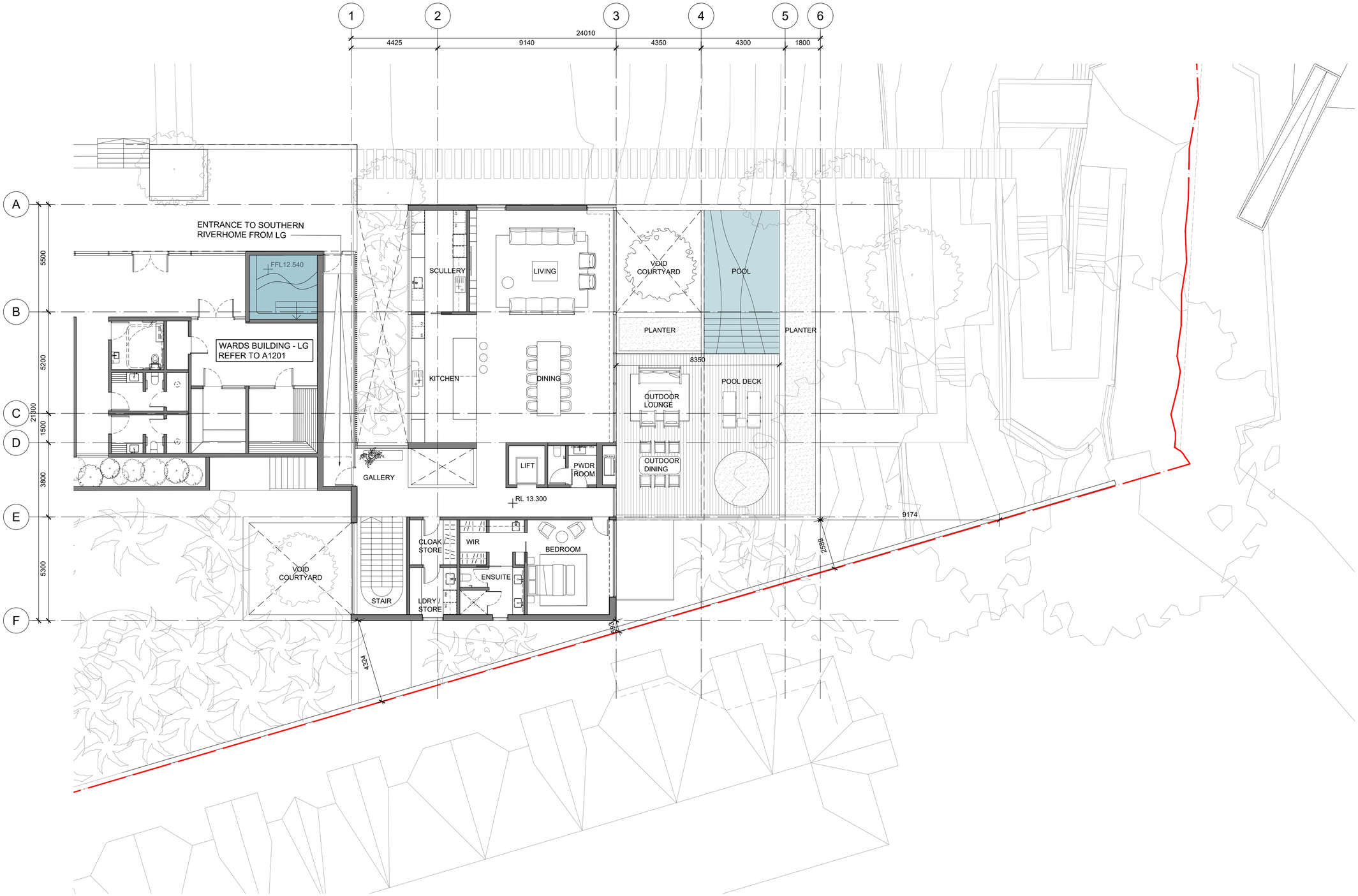
DRAWING TITLE
SOUTHERN RIVER HOME
UPPER GROUND FLOOR PLAN (SITE B1)

DRAWING NUMBER	ISSUE
A1401	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



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   - ORDERLIES BUILDING - GROUND FLOOR PLAN
   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN

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17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

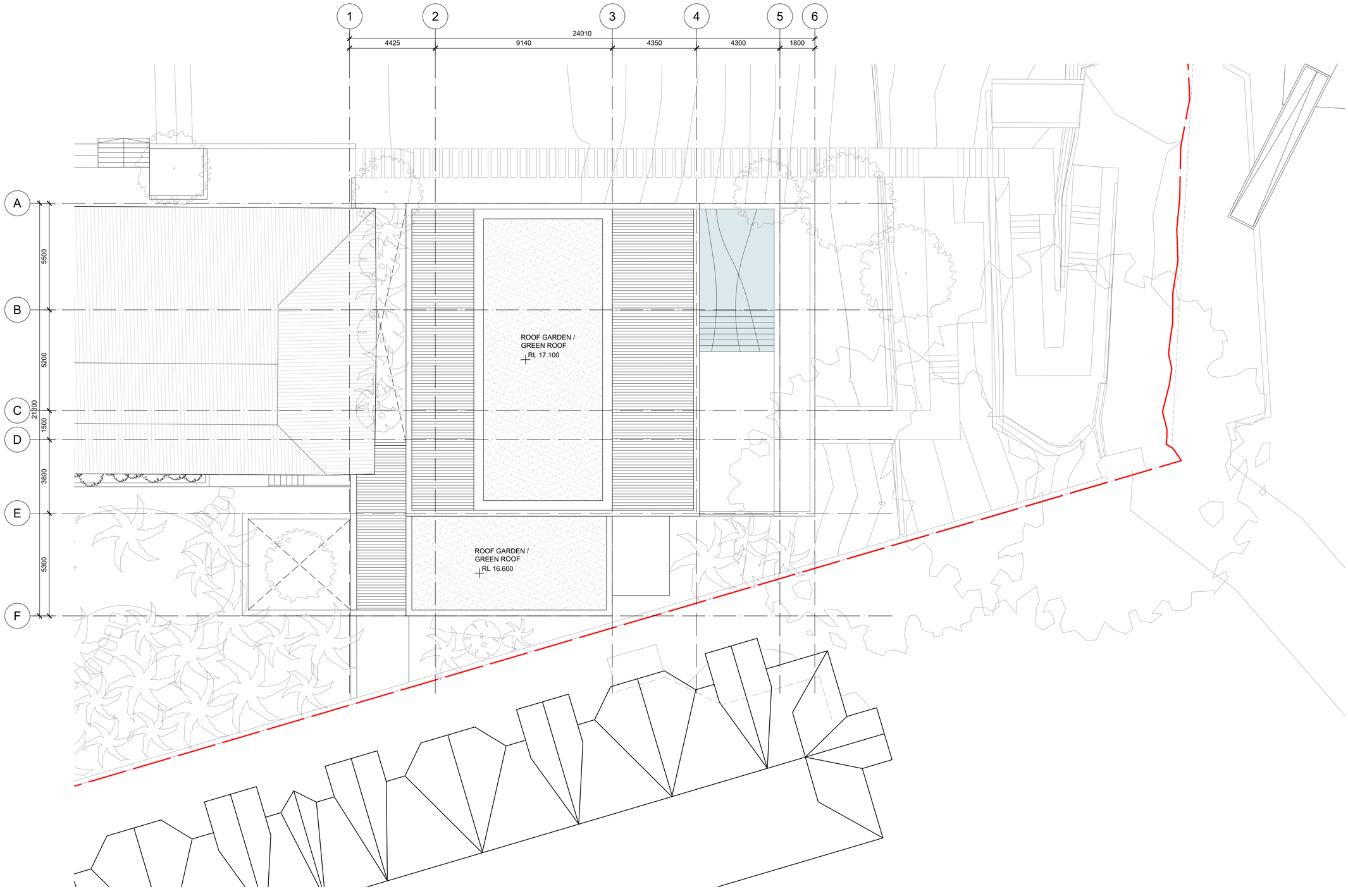
DRAWING TITLE
SOUTHERN RIVER HOME
LEVEL 1 PLAN (SITE LG)

DRAWING NUMBER	ISSUE
A1402	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



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RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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PROJECT	REF
SHAFTSTON ESTATE	638

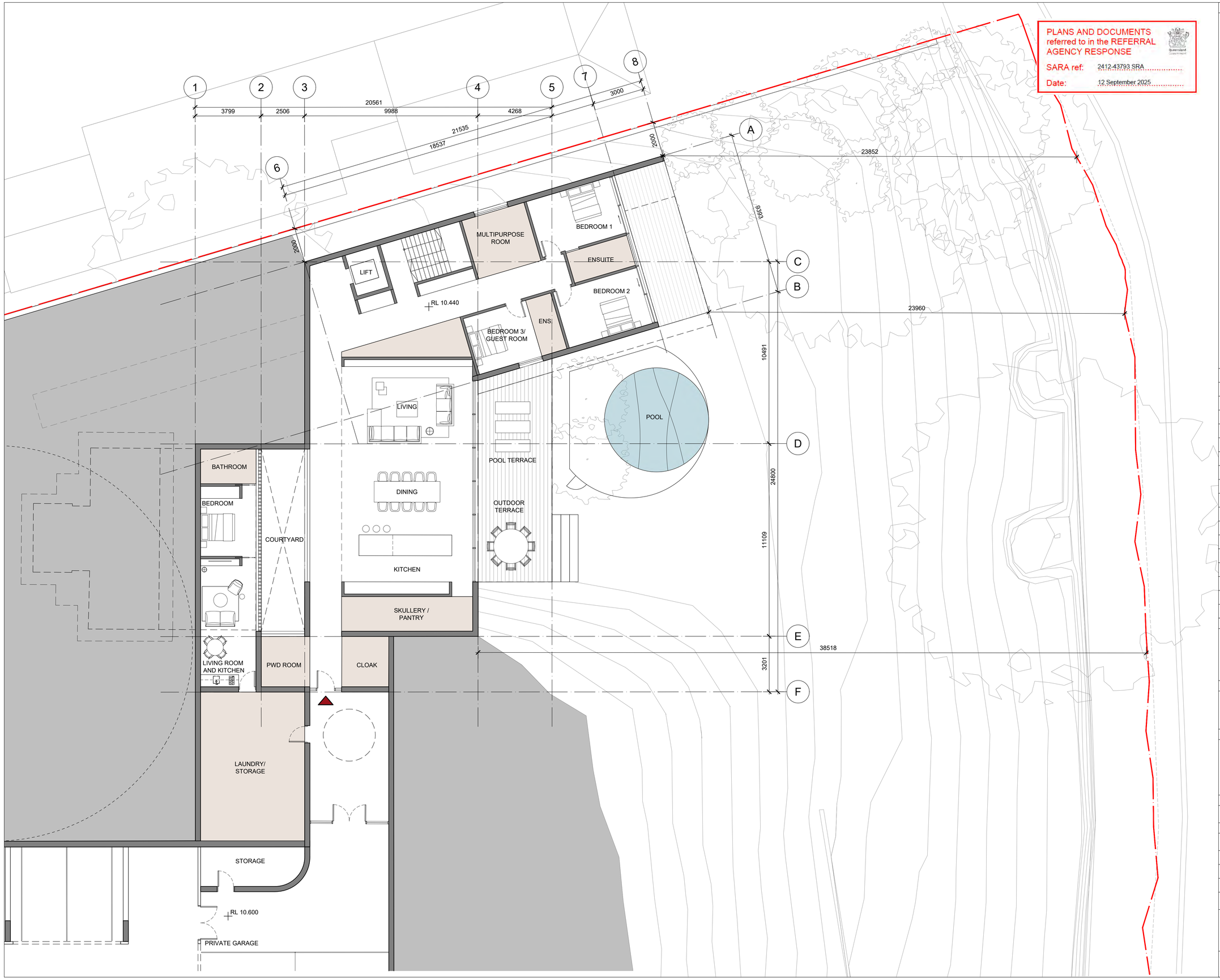
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
SOUTHERN RIVER HOME
ROOF PLAN (SITE GF)

DRAWING NUMBER	ISSUE
A1403	C



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

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17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
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Brisbane, QLD 4000

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KHA
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PROJECT	REF
SHAFTSTON ESTATE	638

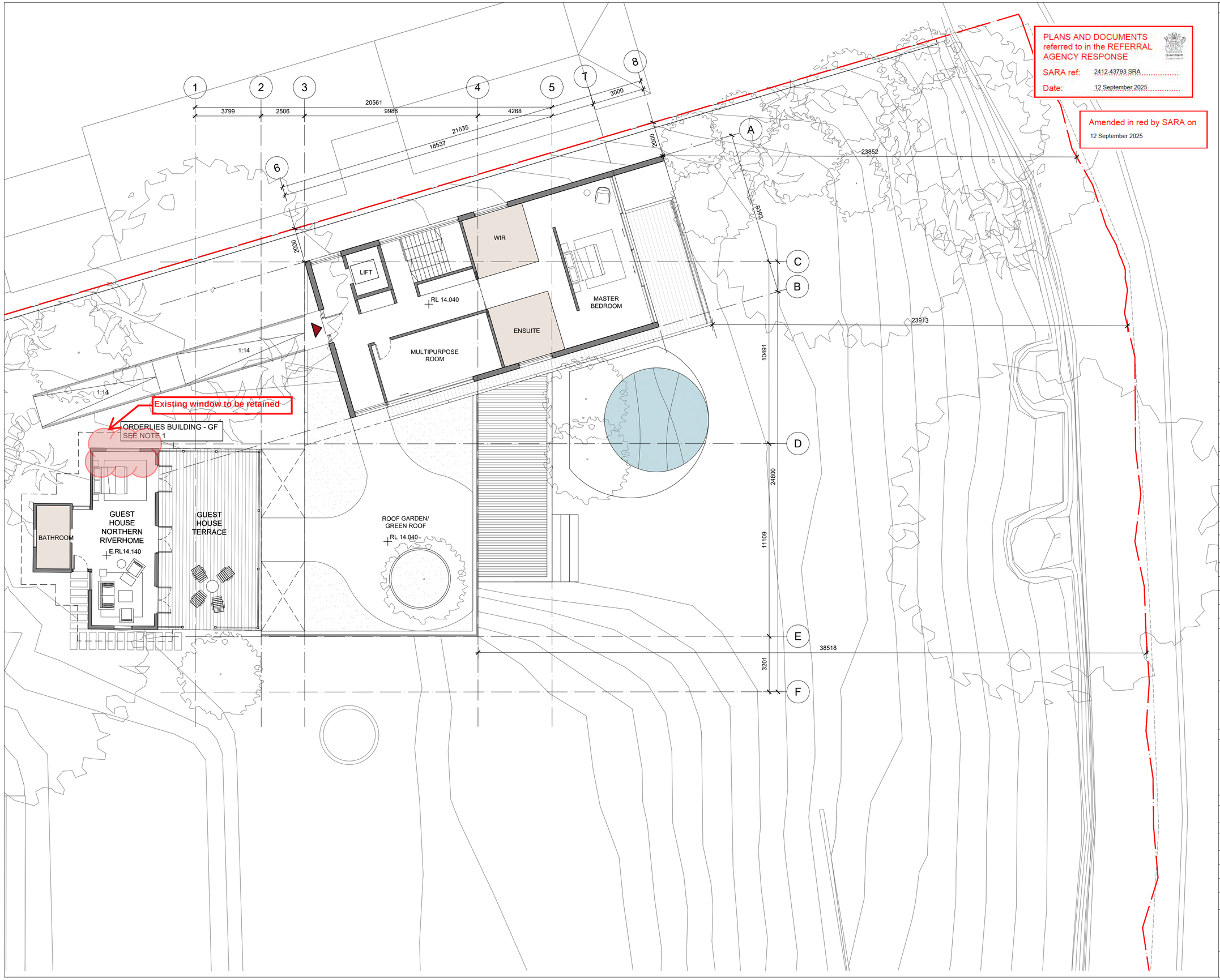
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
NORTHERN RIVER HOME
GROUND FLOOR PLAN (SITE B1)

DRAWING NUMBER	ISSUE
A1500	C



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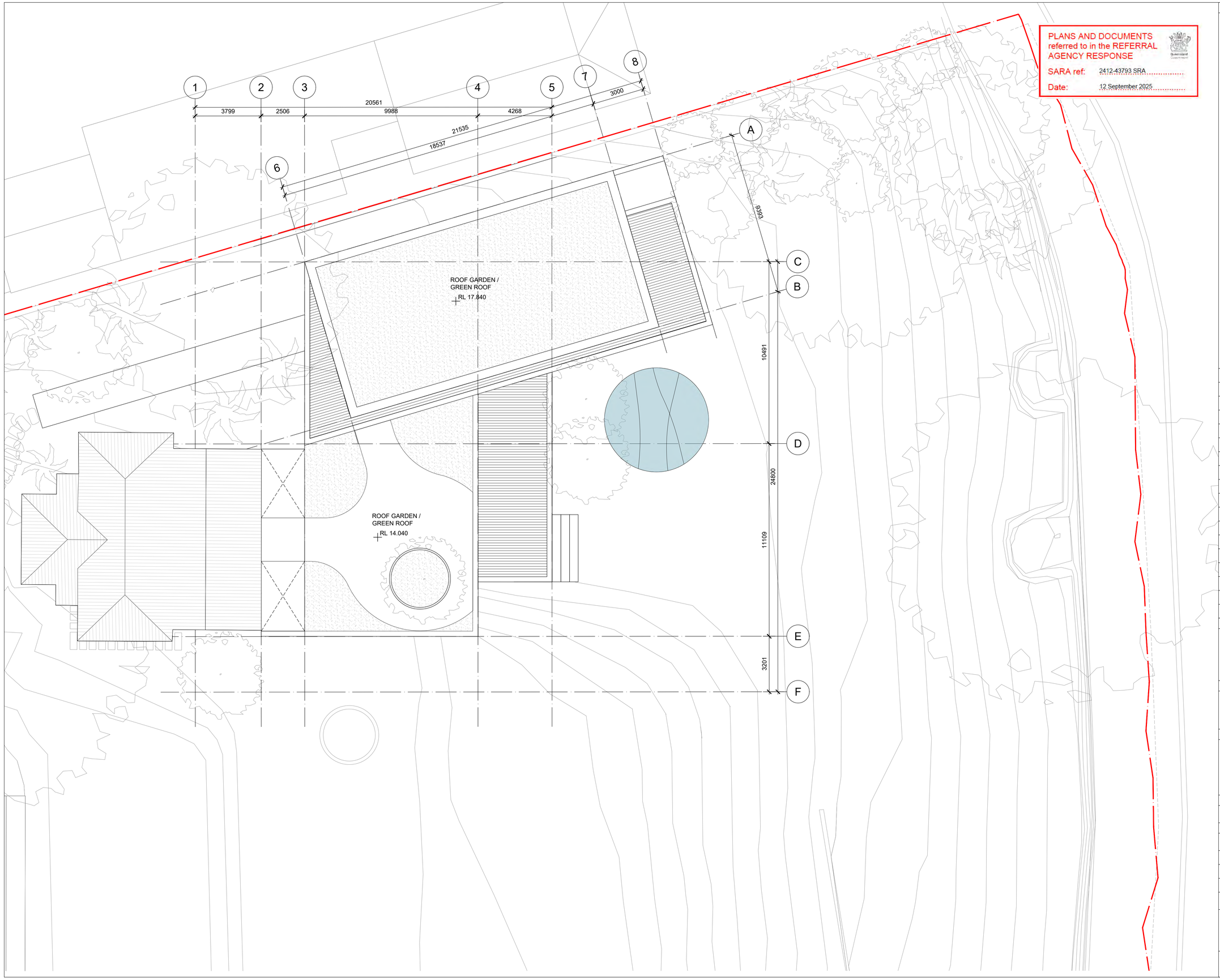
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
NORTHERN RIVER HOME
LEVEL 1 PLAN (SITE LG)

DRAWING NUMBER	ISSUE
A1501	C



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

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17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
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STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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PROJECT	REF
SHAFTSTON ESTATE	638

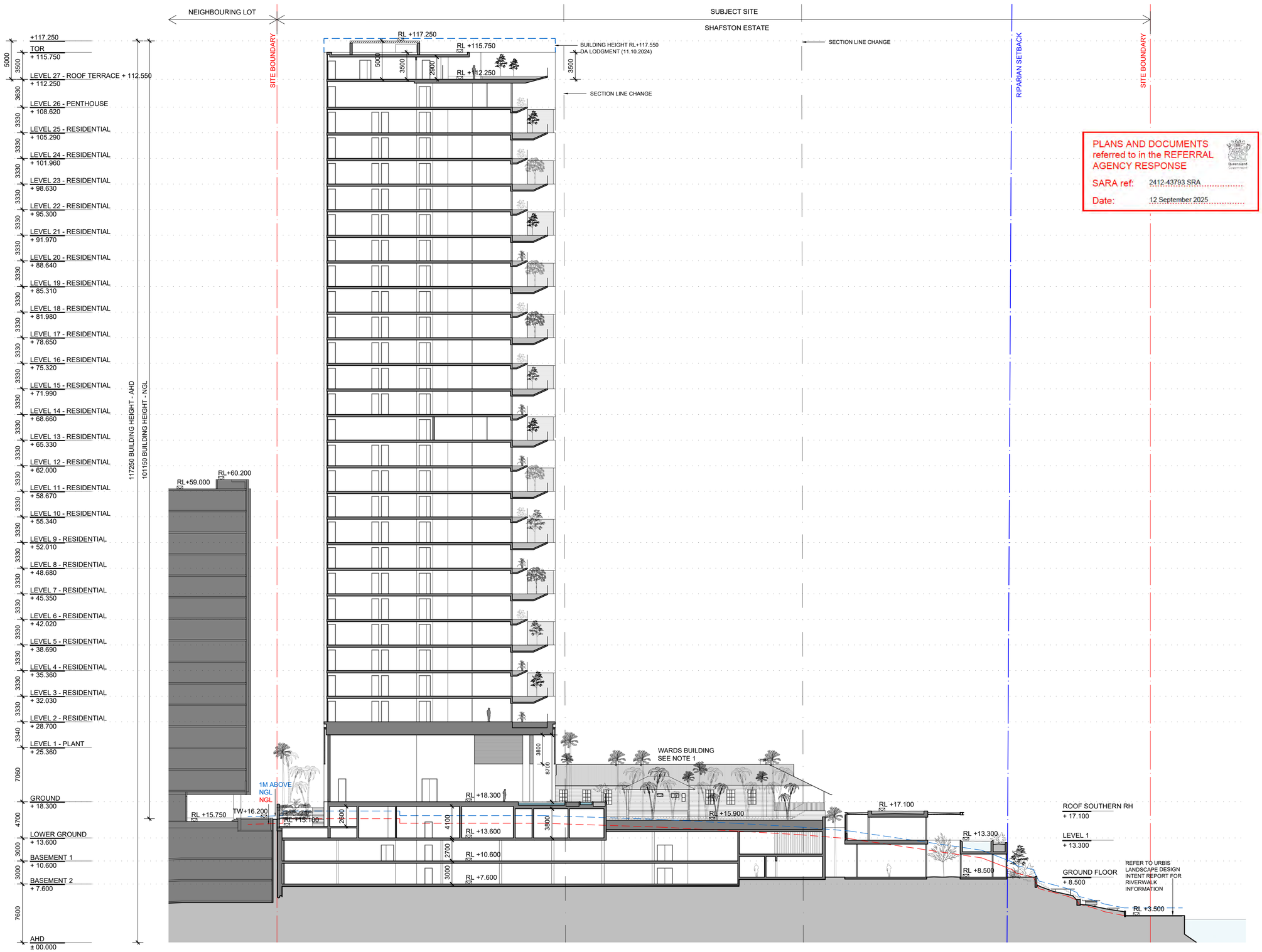
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	28.02.2025

NORTH

DRAWING TITLE
NORTHERN RIVER HOME
ROOF PLAN (SITE GROUND)

DRAWING NUMBER	ISSUE
A1502	C



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

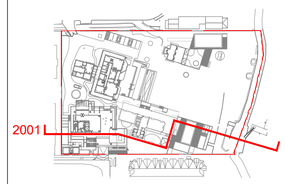
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APPLICATION REF
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ISSUE	DATE	AMENDMENT	CHECKED
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STATUS

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PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

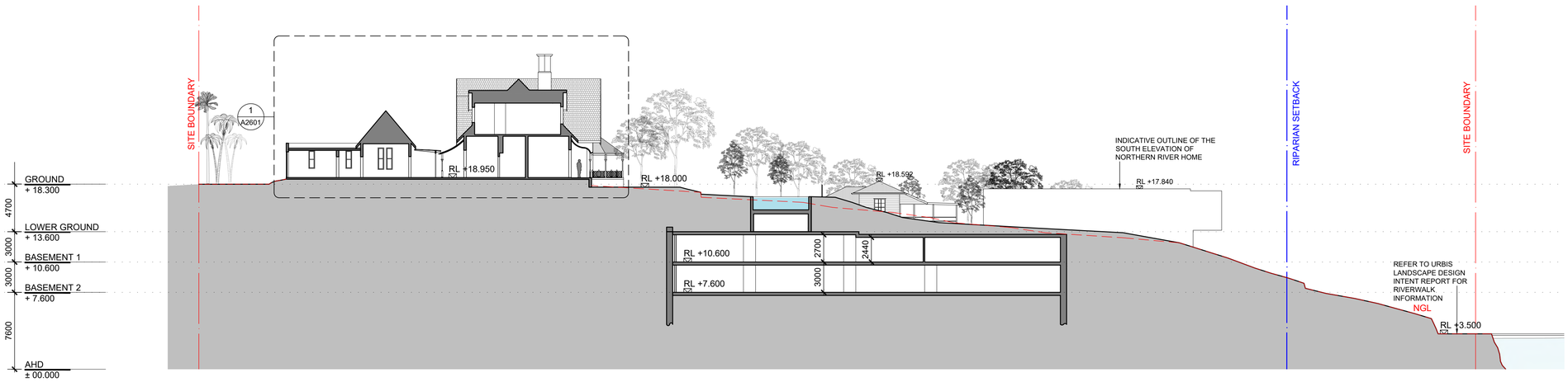
DRAWING TITLE
SITE SECTION A-A
TOWER,WARDS, SOUTHERN RH

DRAWING NUMBER	ISSUE
A2001	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

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NOTES / LEGEND / MATERIAL

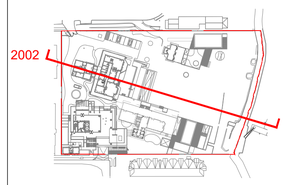
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APPLICATION REF
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LEGEND

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STATUS

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
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DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

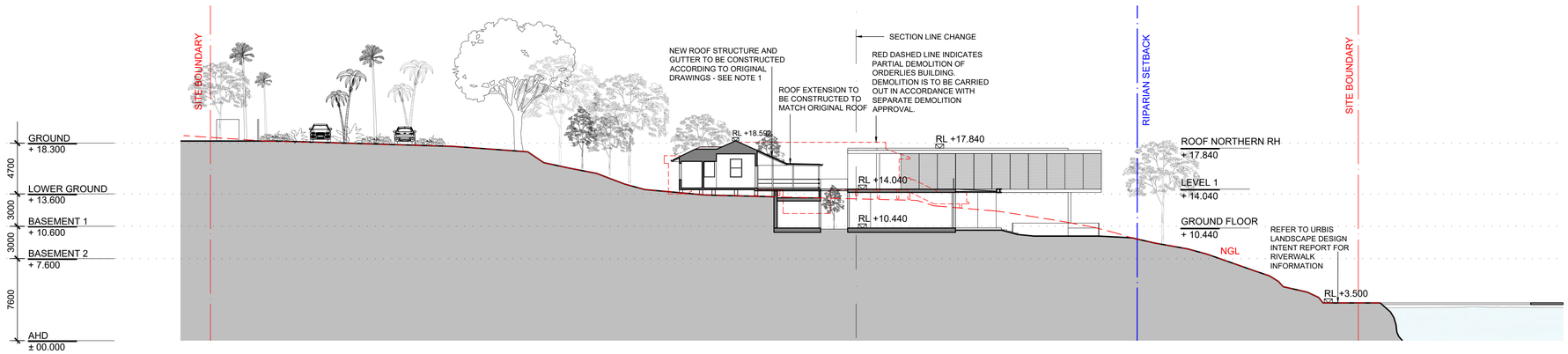
DRAWING TITLE
SITE SECTION B-B
SHAFSTON, POOL, BASEMENT

DRAWING NUMBER	ISSUE
A2002	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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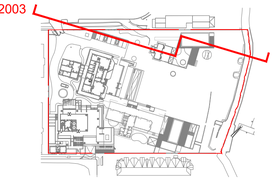
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   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN

2003



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RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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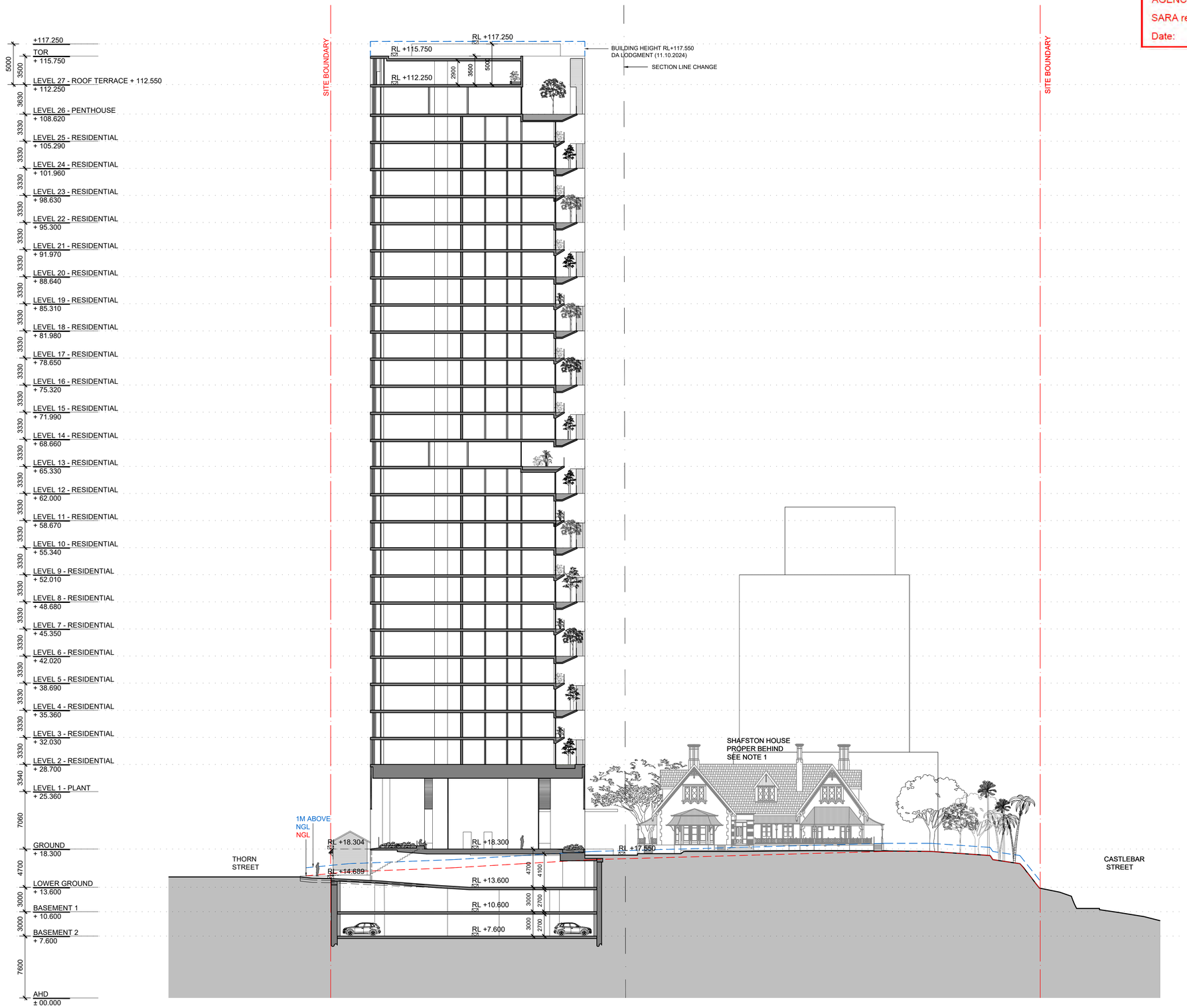
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
SITE SECTION C-C
ORDERLIES, NORTHERN RH

DRAWING NUMBER	ISSUE
A2003	C



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

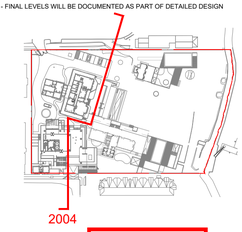
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PROJECT	REF
SHAFSTON ESTATE	638

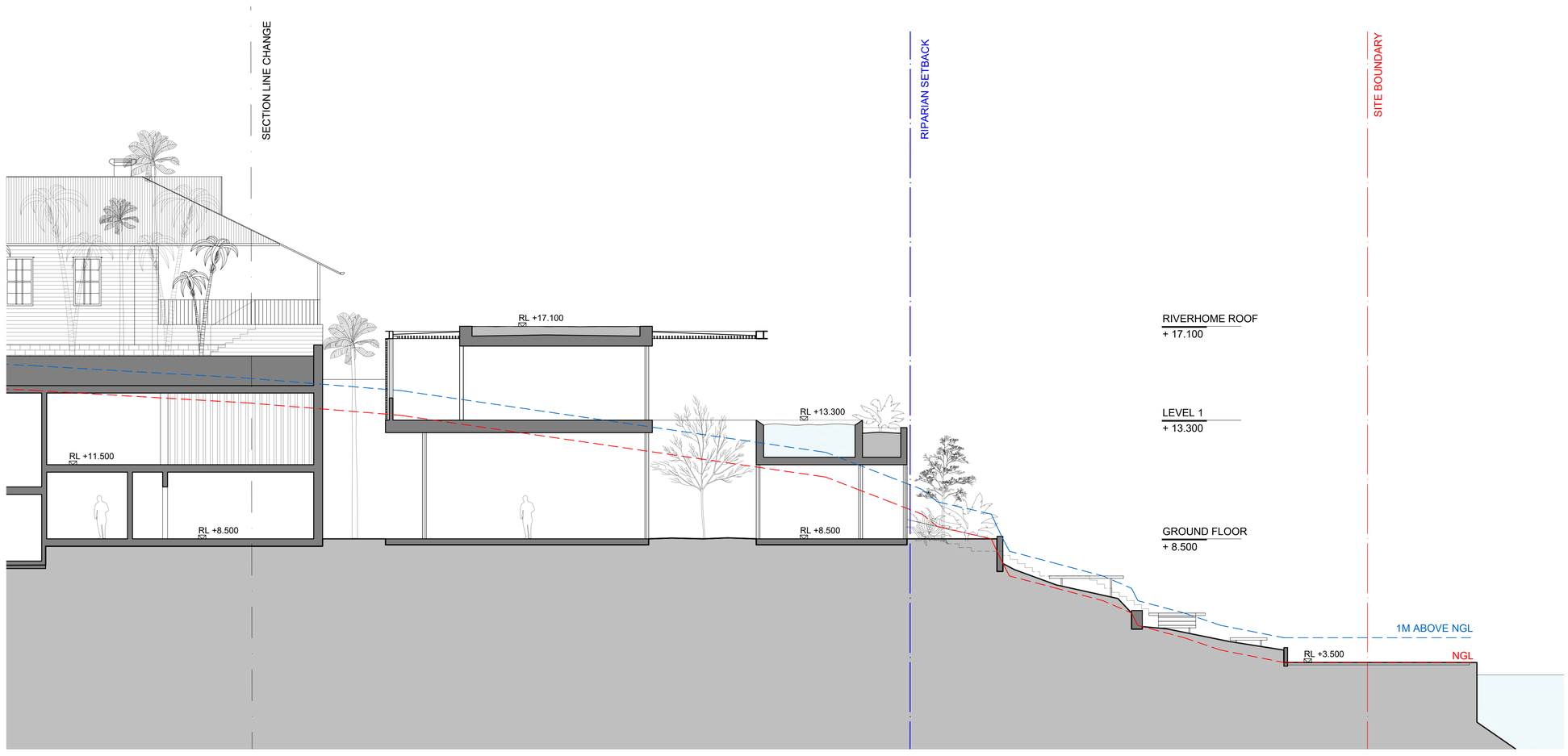
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
SITE SECTION D-D
TOWER, SHAFSTON

DRAWING NUMBER	ISSUE
A2004	B

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



NOTES / LEGEND / MATERIAL

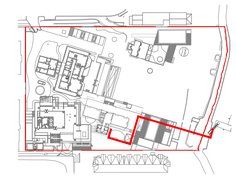
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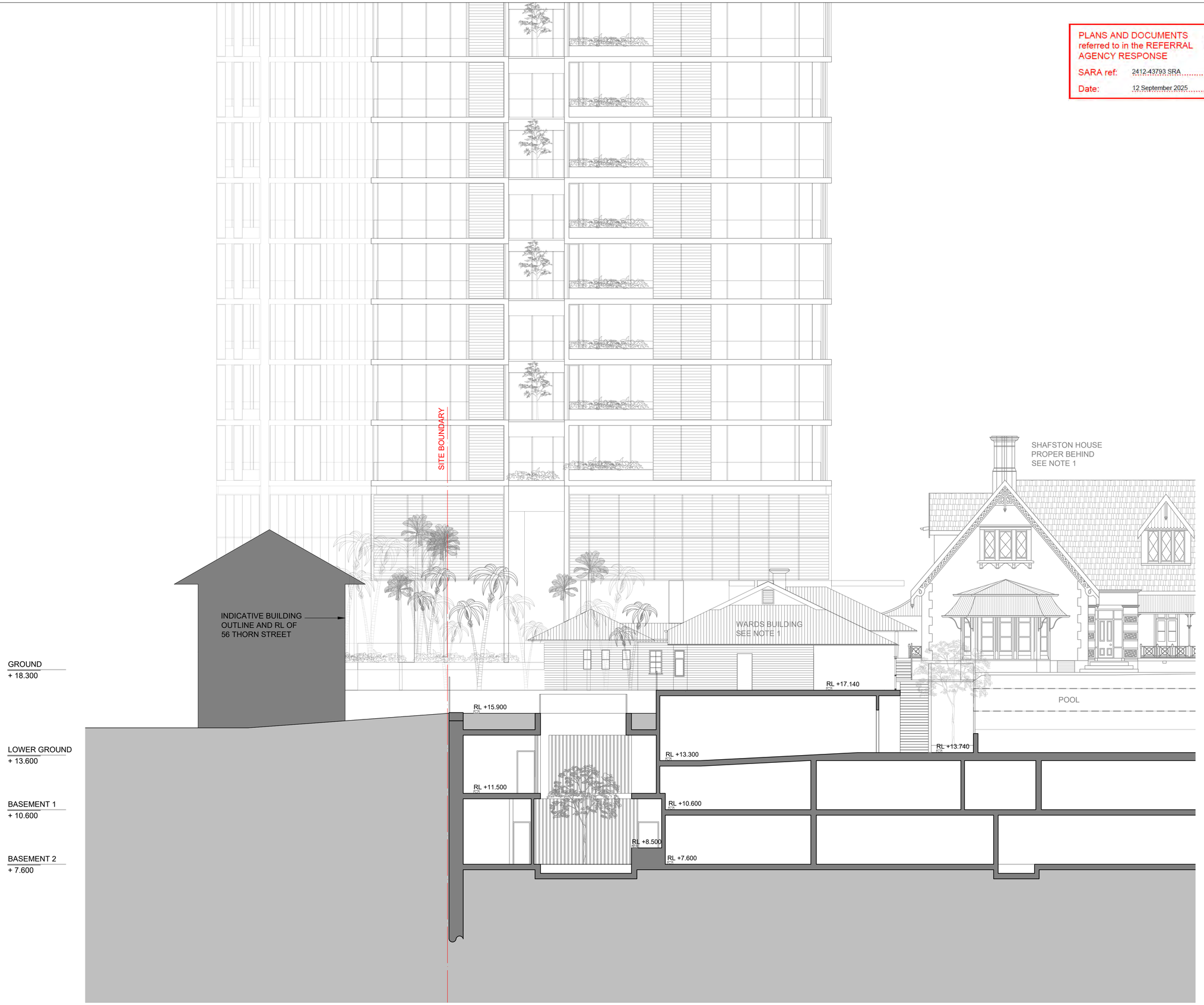
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
PART SECTION E-E
SOUTHERN RIVERHOME

DRAWING NUMBER	ISSUE
A2401	A



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

NOTES / LEGEND / MATERIAL

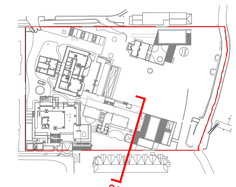
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LEGEND
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A	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
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Brisbane, QLD 4000

ARCHITECT

KHA
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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
PART SECTION F-F
WARDS

DRAWING NUMBER	ISSUE
A2402	A

Amended in red by SARA on

12 September 2025

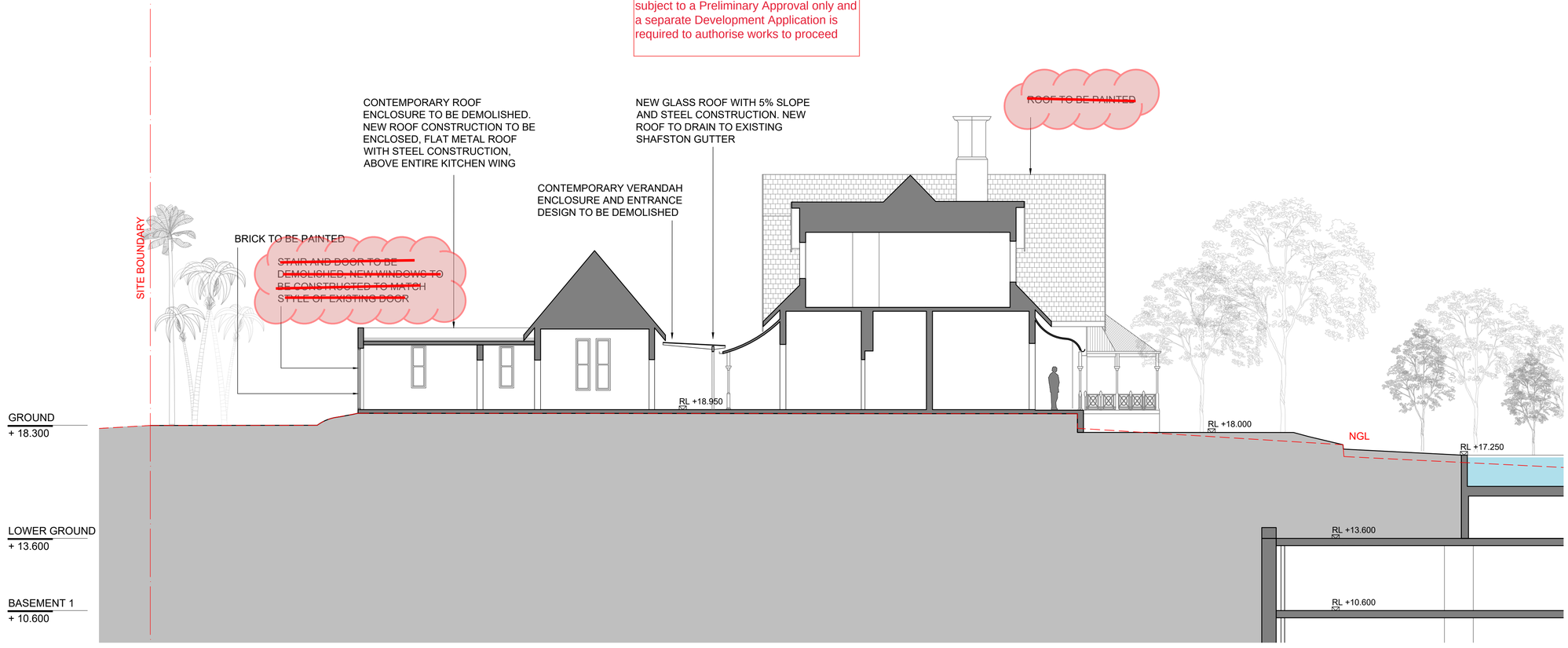
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

Building work to Shafston House proper is subject to a Preliminary Approval only and a separate Development Application is required to authorise works to proceed



NOTES / LEGEND / MATERIAL

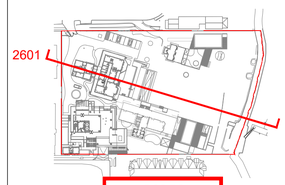
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STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
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ARCHITECT

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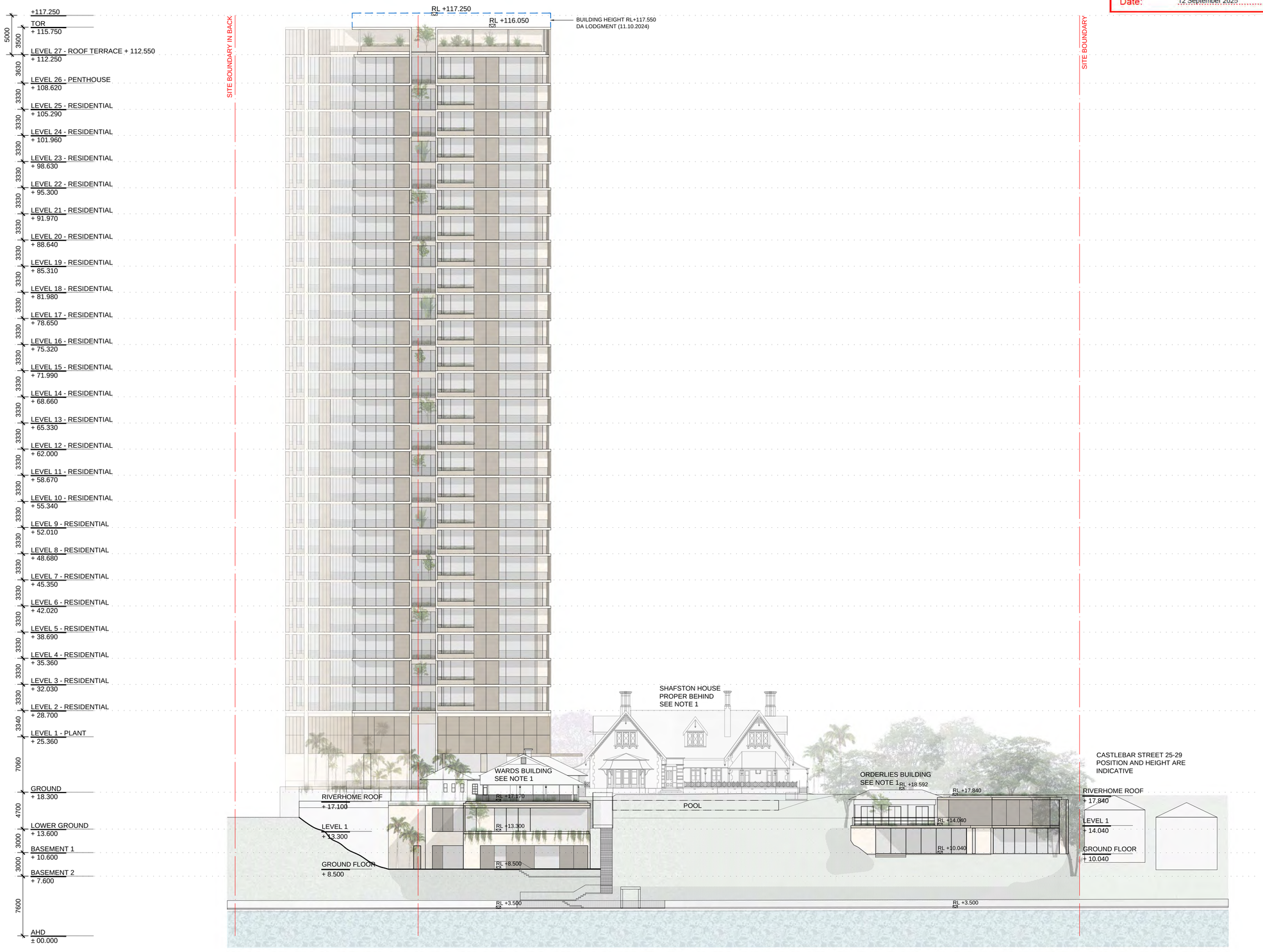
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
PART SECTION G-G
SHAFSTON HOUSE

DRAWING NUMBER	ISSUE
A2601	A



01 NORTH ELEVATION
A3001 ELEVATION 1:250

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

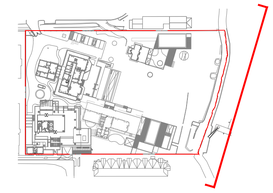
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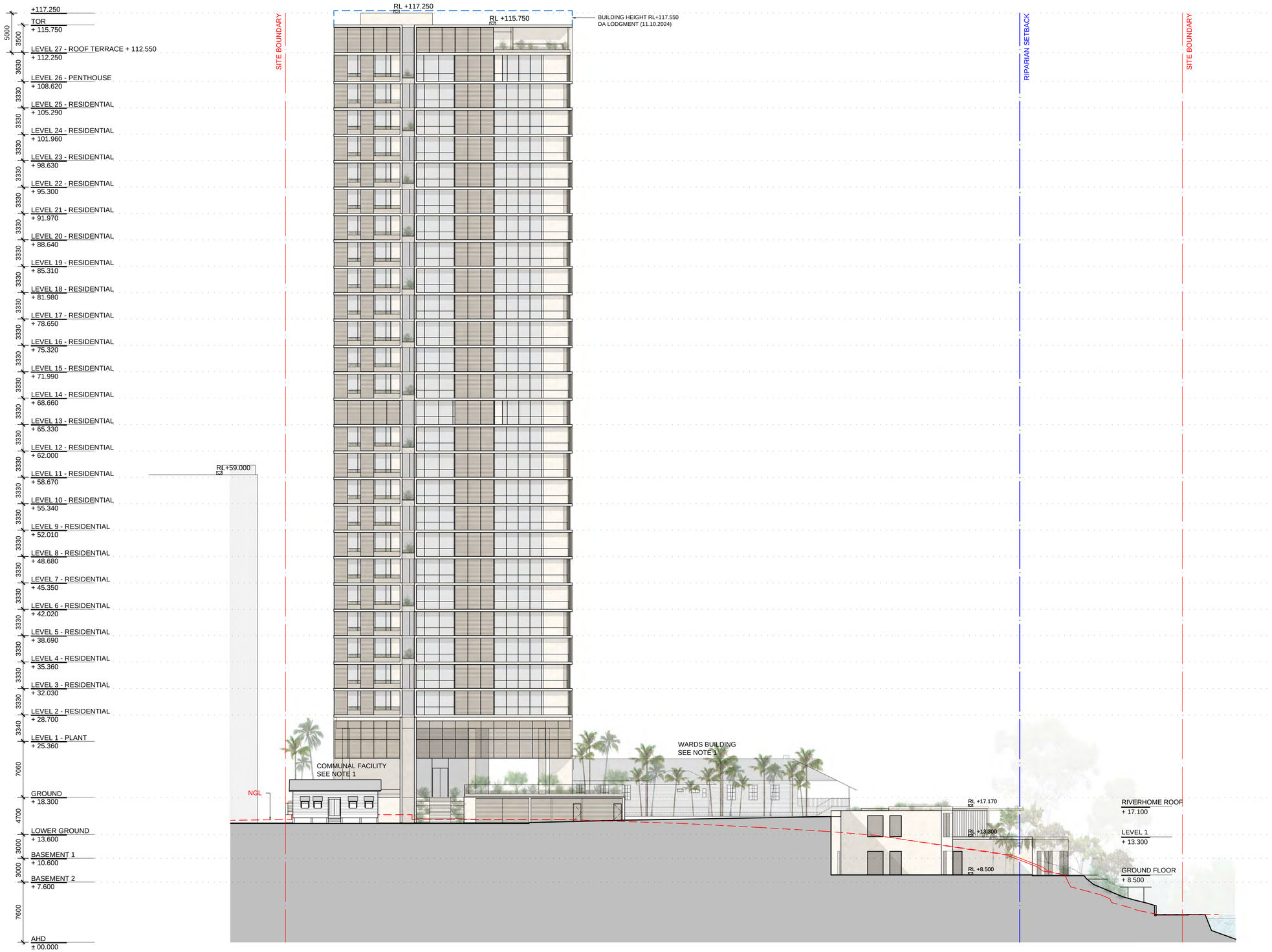
PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
SITE ELEVATION
NORTH

DRAWING NUMBER	ISSUE
A3001	C



01 EAST ELEVATION
A3002 ELEVATION 1:250

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SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

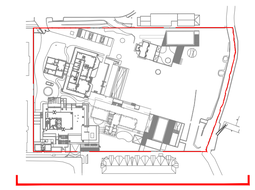
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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
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SCALE (@ A1)	1:250	
DATE	28.02.2025	

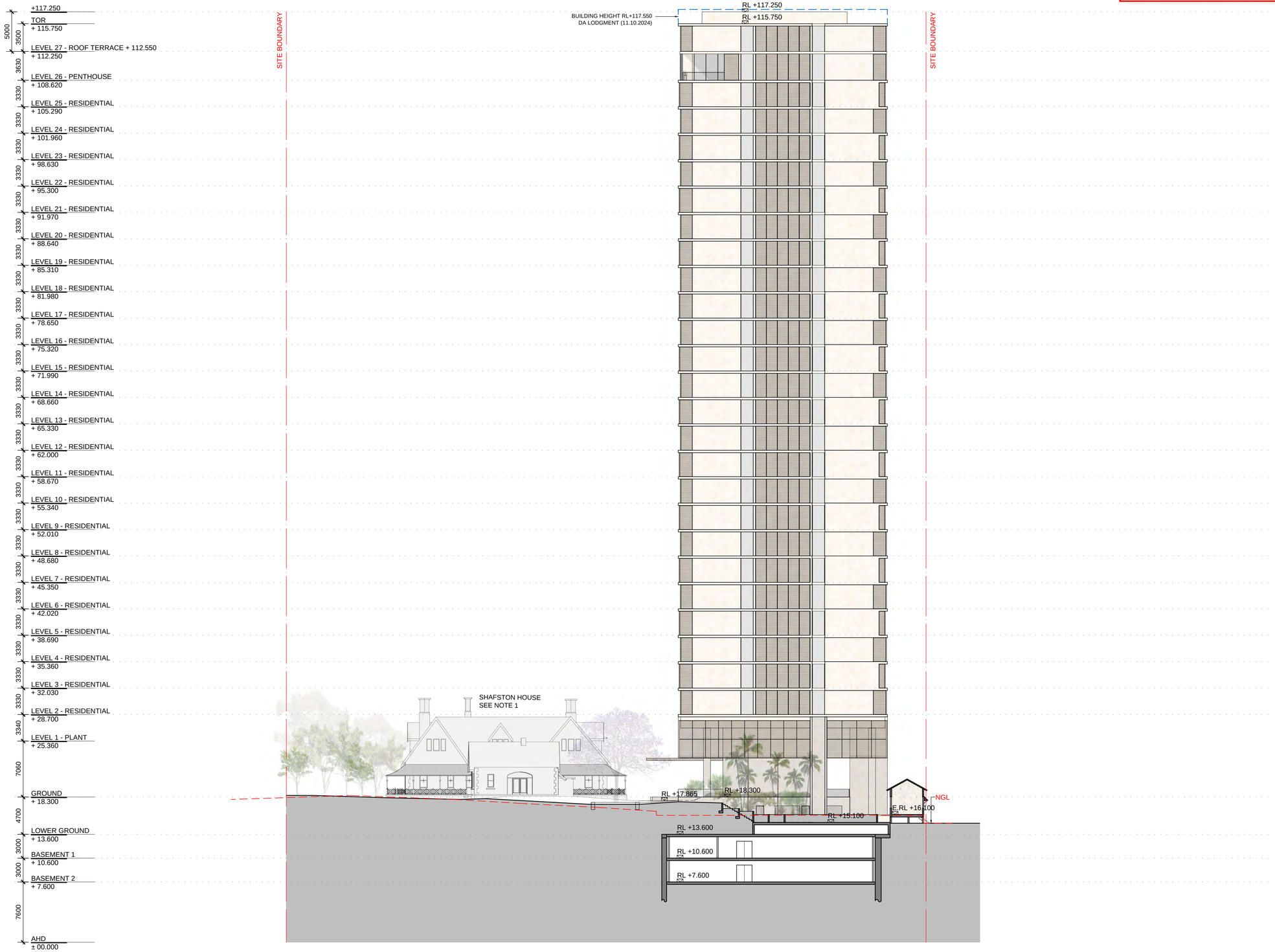
DRAWING TITLE
SITE ELEVATION
EAST

DRAWING NUMBER	ISSUE
A3002	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



01 SOUTH ELEVATION
A3003 ELEVATION 1:250

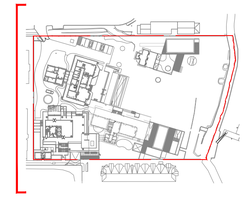
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A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
SITE ELEVATION
SOUTH

DRAWING NUMBER	ISSUE
A3003	C

Amended in red by SARA on

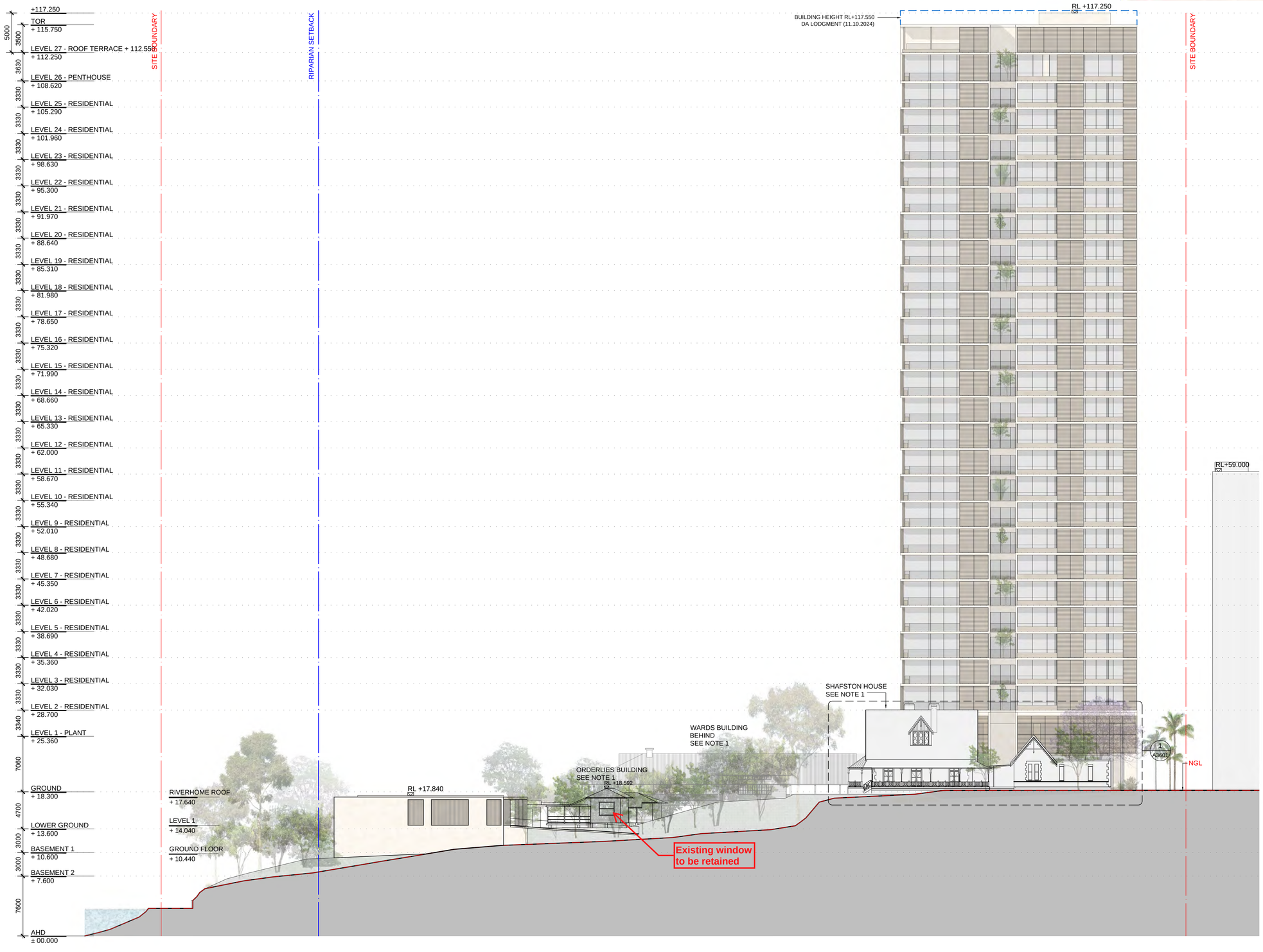
12 September 2025

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2412-43793 SRA

Date: 12 September 2025



01 WEST ELEVATION
A3004 ELEVATION 1:250

NOTES / LEGEND / MATERIAL

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BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

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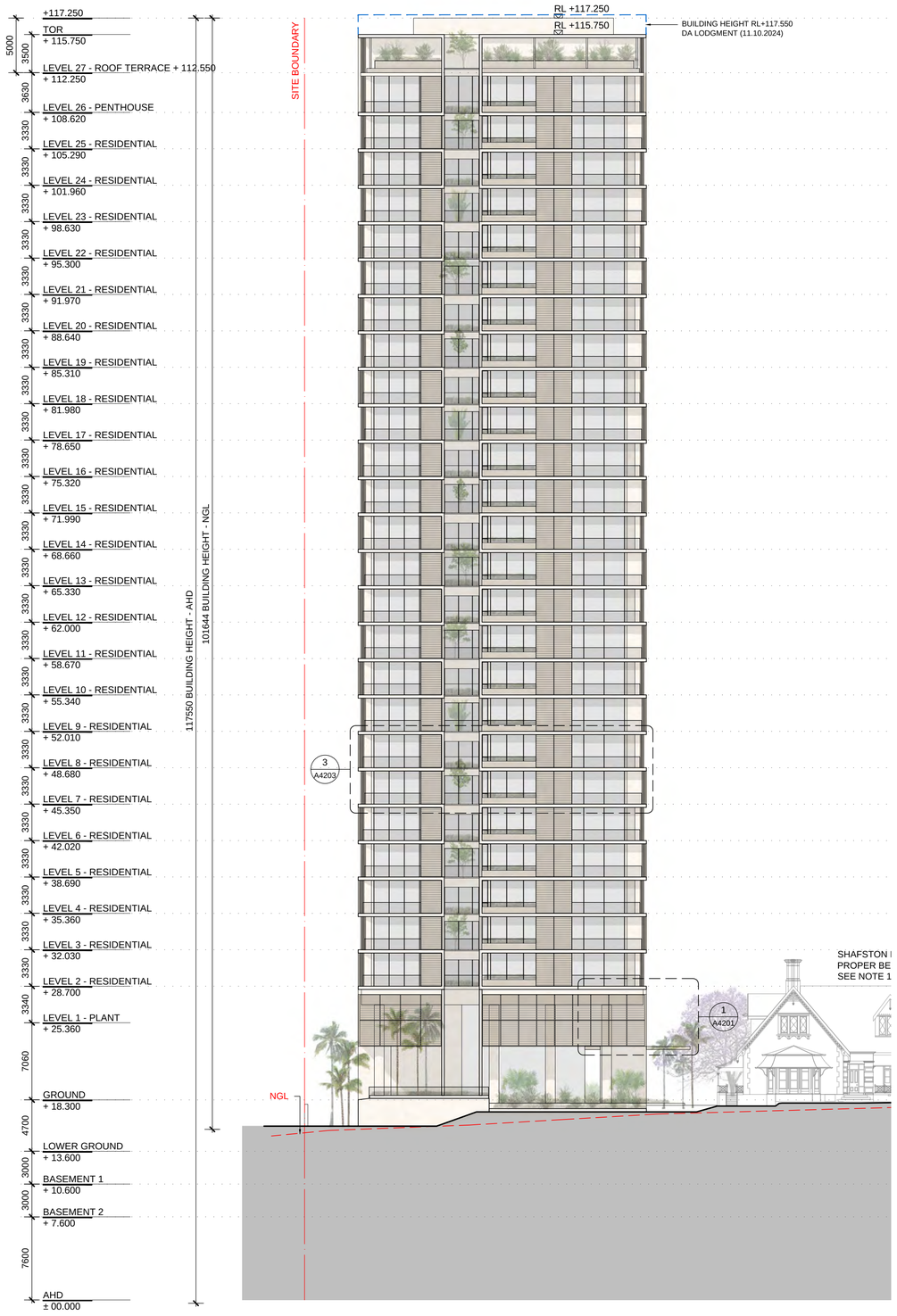
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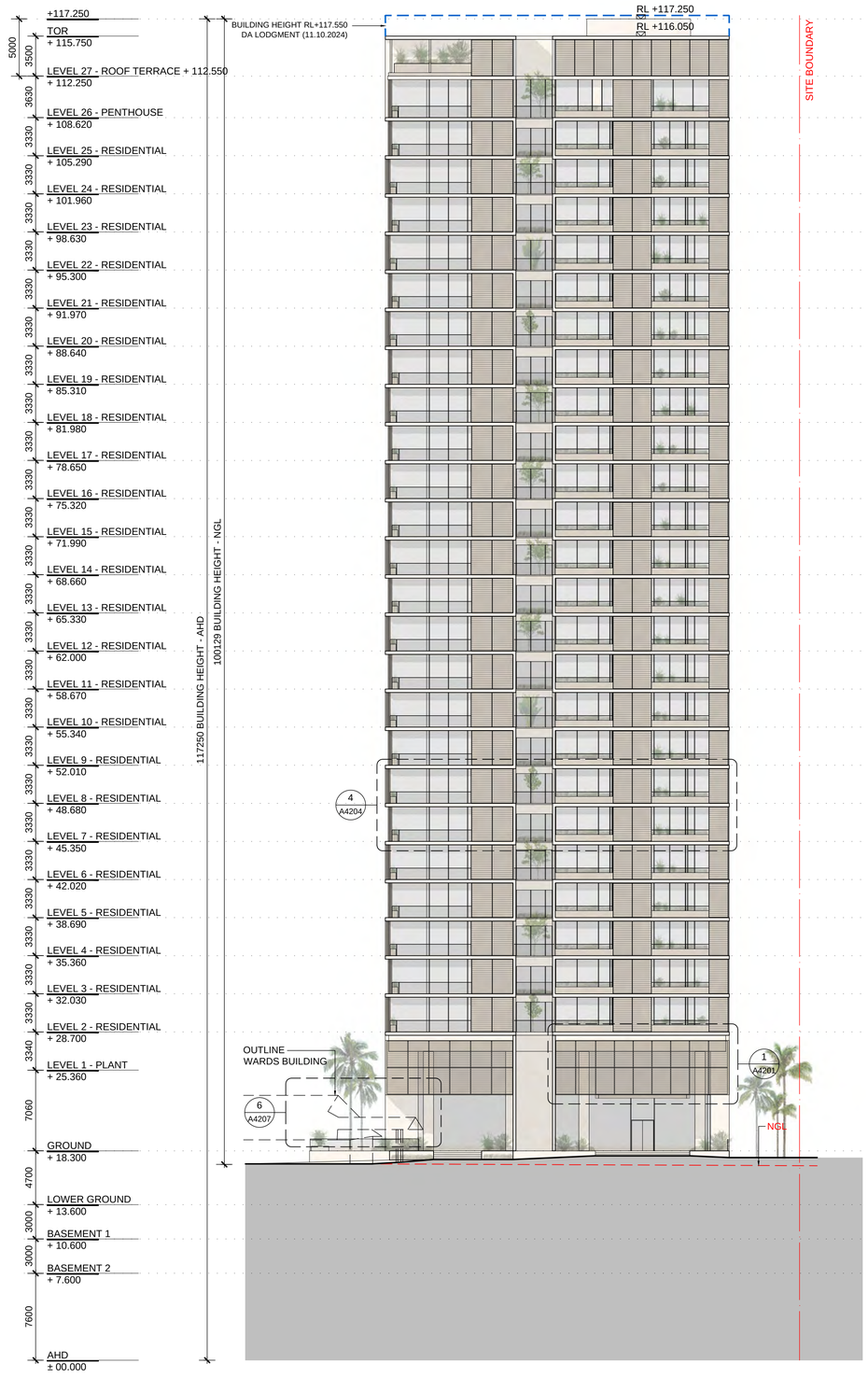
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SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
SITE ELEVATION
WEST

DRAWING NUMBER	ISSUE
A3004	C



01 NORTH ELEVATION
A3101 ELEVATION 1:250



02 WEST ELEVATION
A3101 ELEVATION 1:250

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SARA ref: 2412-43793 SRA

Date: 12 September 2025

Queensland Government

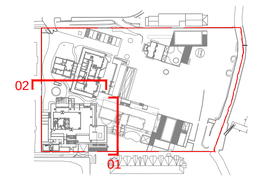
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- **GL-02**: LAMINATED GLAZING
- **BL-01**: CLEAR VISION GLASS BALUSTRADE
- **AL-01**: BRONZE COLOURED ALUMINIUM
- **PT-01**: BRONZE COLOURED METALLIC PAINT

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

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17/09/2025
APPLICATION REF
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ARCHITECT

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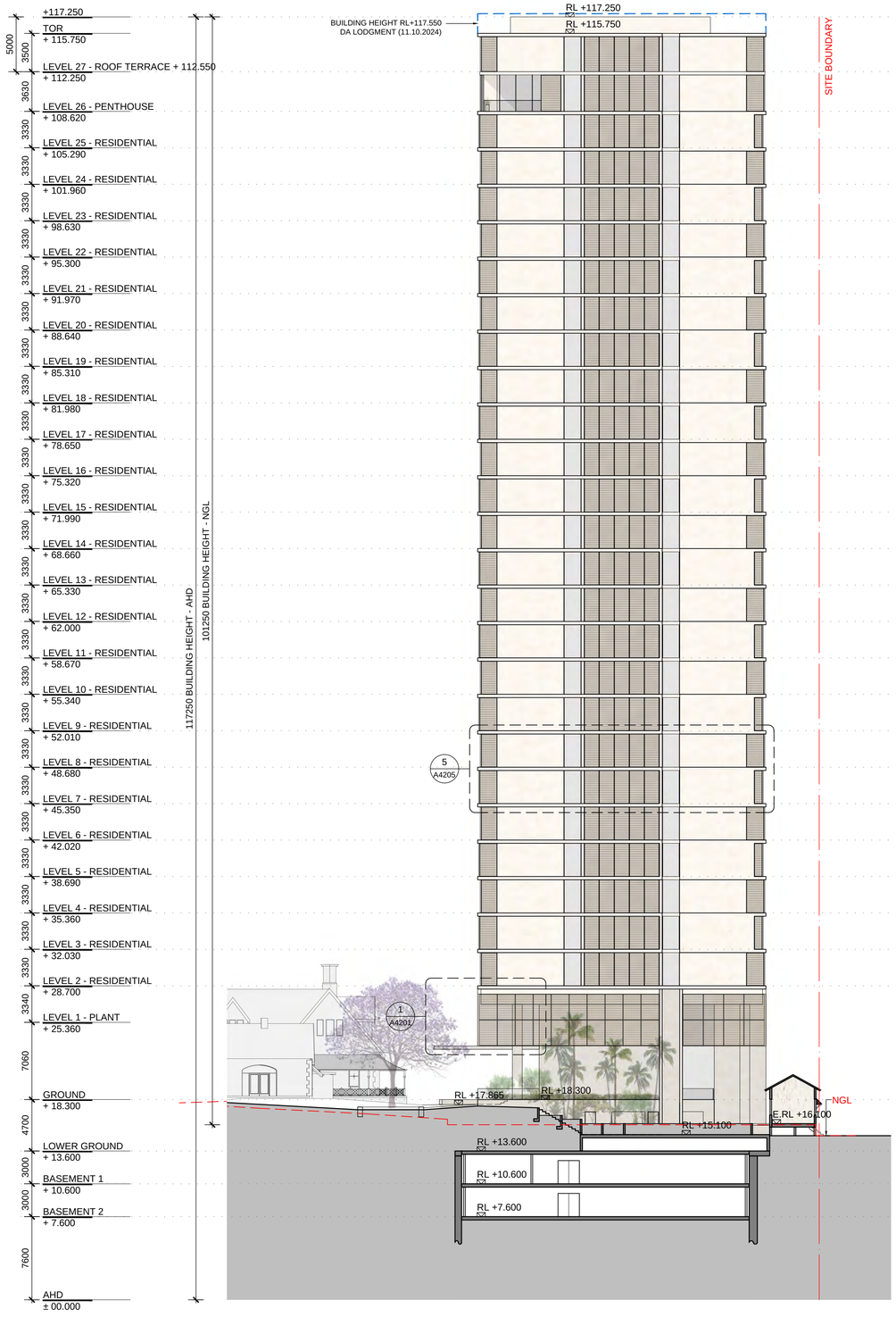
DRAWING TITLE
TOWER ELEVATIONS
NORTH AND WEST

DRAWING NUMBER	ISSUE
A3101	C

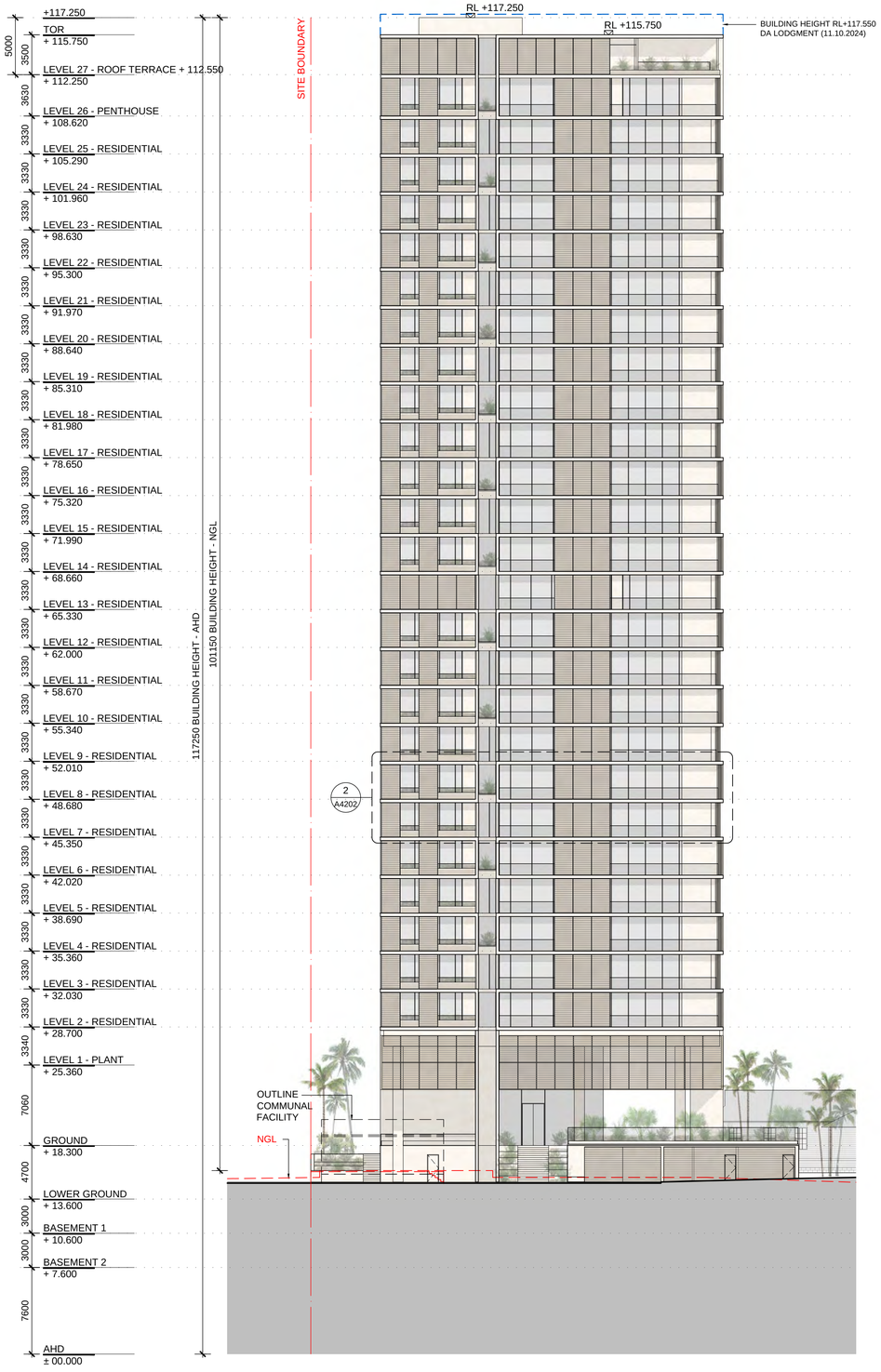
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SARA ref: 2412-43793 SRA

Date: 12 September 2025



01 SOUTH ELEVATION
A3102 ELEVATION 1:250



02 EAST ELEVATION
A3102 ELEVATION 1:250

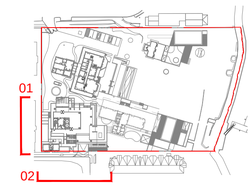
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LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

BCC DS
RECEIVED
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A006656931

ISSUE	DATE	AMENDMENT	CHECKED
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STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
TOWER ELEVATIONS
SOUTH AND EAST

DRAWING NUMBER	ISSUE
A3102	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2412-43793 SRA

Date: 12 September 2025

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RECEIVED
17/09/2025
APPLICATION REF
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NOTES / LEGEND / MATERIAL

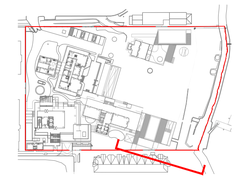
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EXTERNAL MATERIAL LEGEND
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LEGEND

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STATUS

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VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
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ARCHITECT

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
SOUTHERN RIVER HOME
EAST ELEVATION

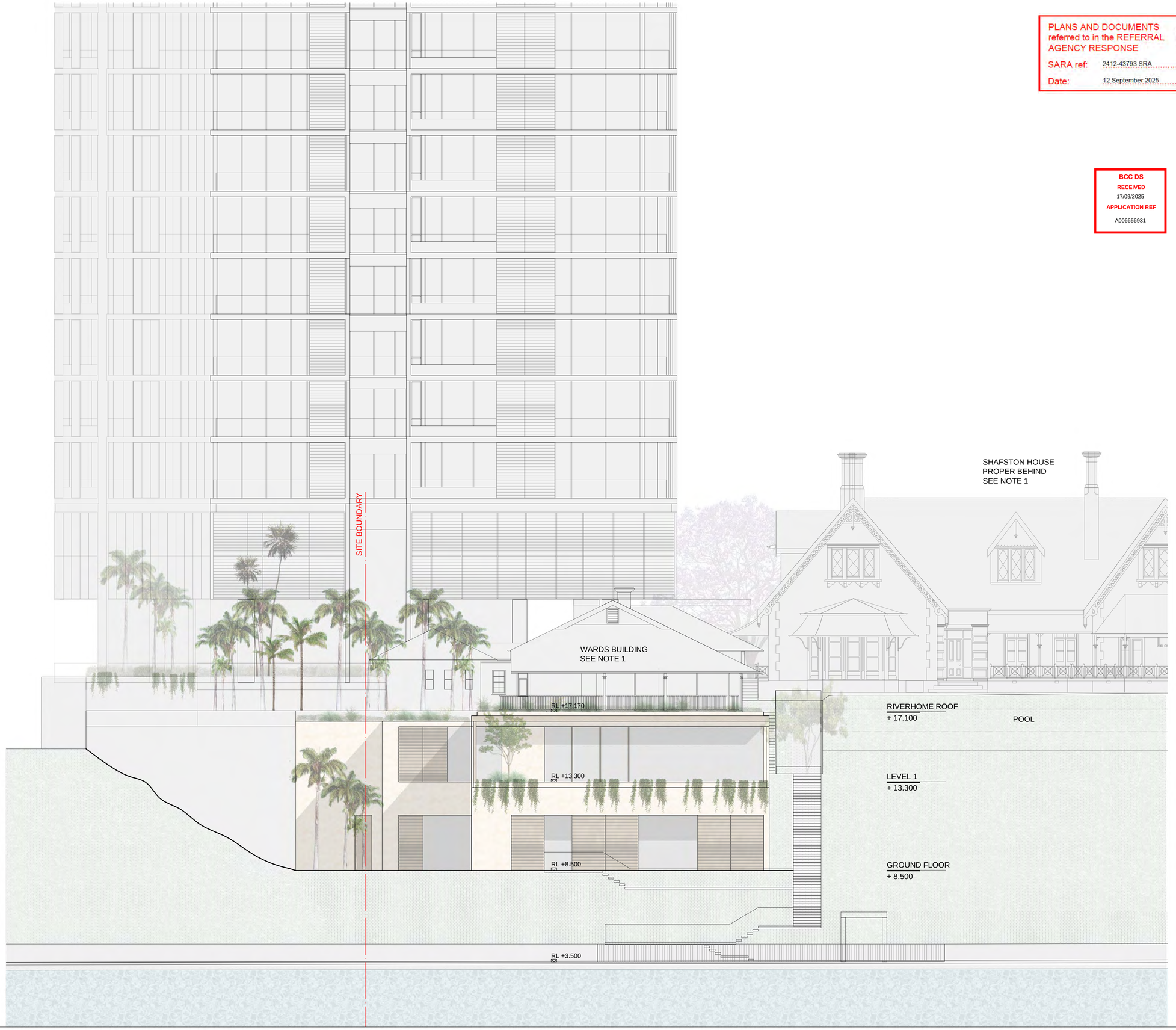
DRAWING NUMBER	ISSUE
A3401	C

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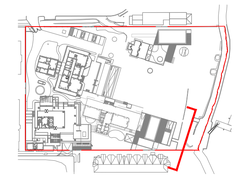
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DRAWING TITLE
SOUTHERN RIVER HOME
NORTH ELEVATION

DRAWING NUMBER	ISSUE
A3402	C

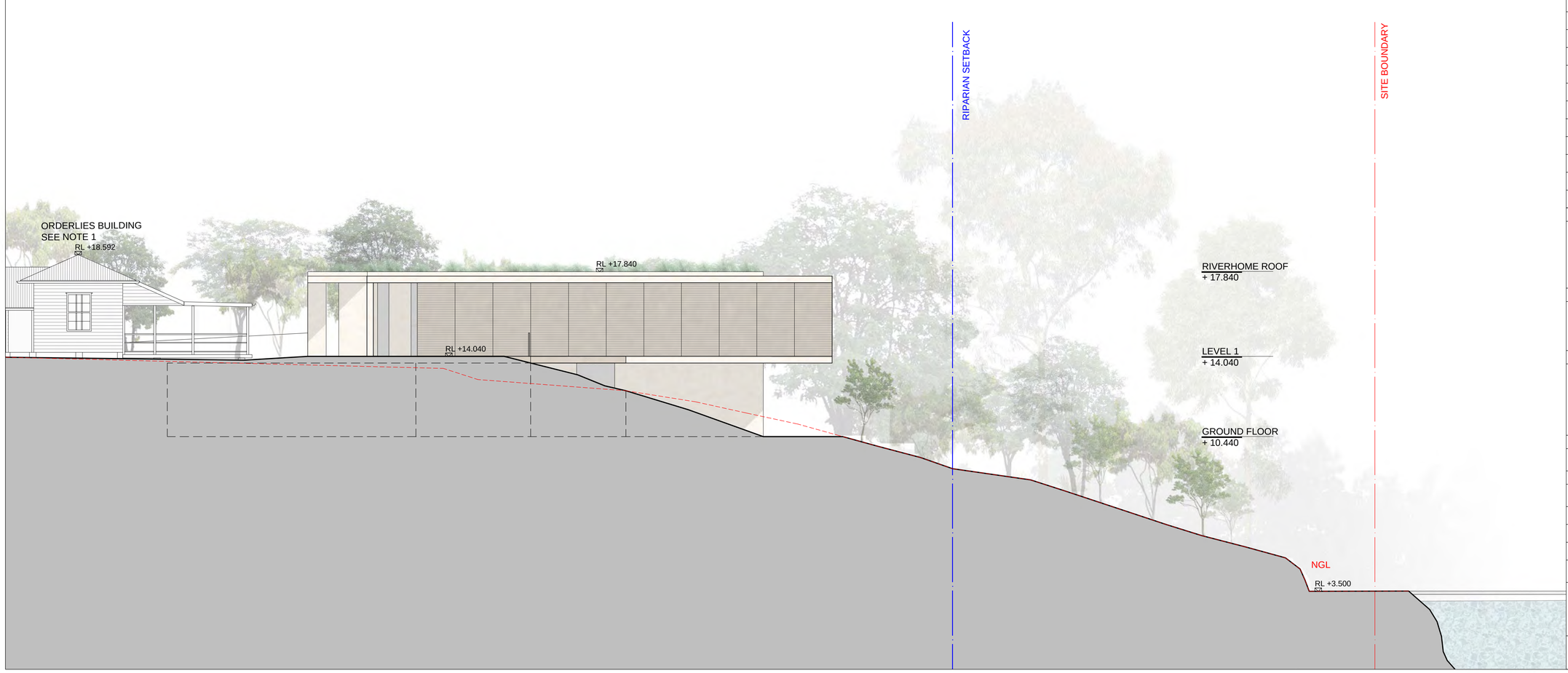
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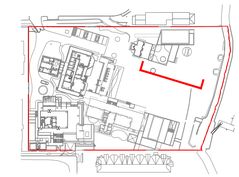
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EAST ELEVATION

DRAWING NUMBER	ISSUE
A3501	C

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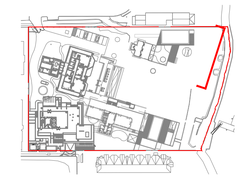
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   - ORDERLIES BUILDING - GROUND FLOOR PLAN
   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN

   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN



EXTERNAL MATERIAL LEGEND
INDICATIVE, FINAL SELECTIONS TO BE CONFIRMED DURING DETAILED DESIGN

- **CN-01:** CONCRETE, COLOUR: SAND
- **GL-01**: DGU GLAZING WITH LOW-E COATING
- **GL-02**: LAMINATED GLAZING
- **BL-01**: CLEAR VISION GLASS BALUSTRADE
- **AL-01**: BRONZE COLOURED ALUMINIUM
- **PT-01**: BRONZE COLOURED METALLIC PAINT

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
NORTHERN RIVER HOME
NORTH ELEVATION

DRAWING NUMBER	ISSUE
A3502	C

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

Amended in red by SARA on

12 September 2025

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931



NOTES / LEGEND / MATERIAL

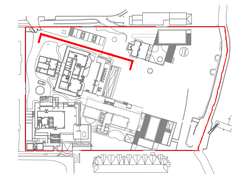
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- **AL-01:** BRONZE COLOURED ALUMINIUM
- **PT-01:** BRONZE COLOURED METALLIC PAINT

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
-	27.09.24	DEVELOPMENT APPLICATION	KHA
-	11.10.24	DEVELOPMENT APPLICATION	KHA
A	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

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T:+618 93364545 F:+618 93364546
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PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

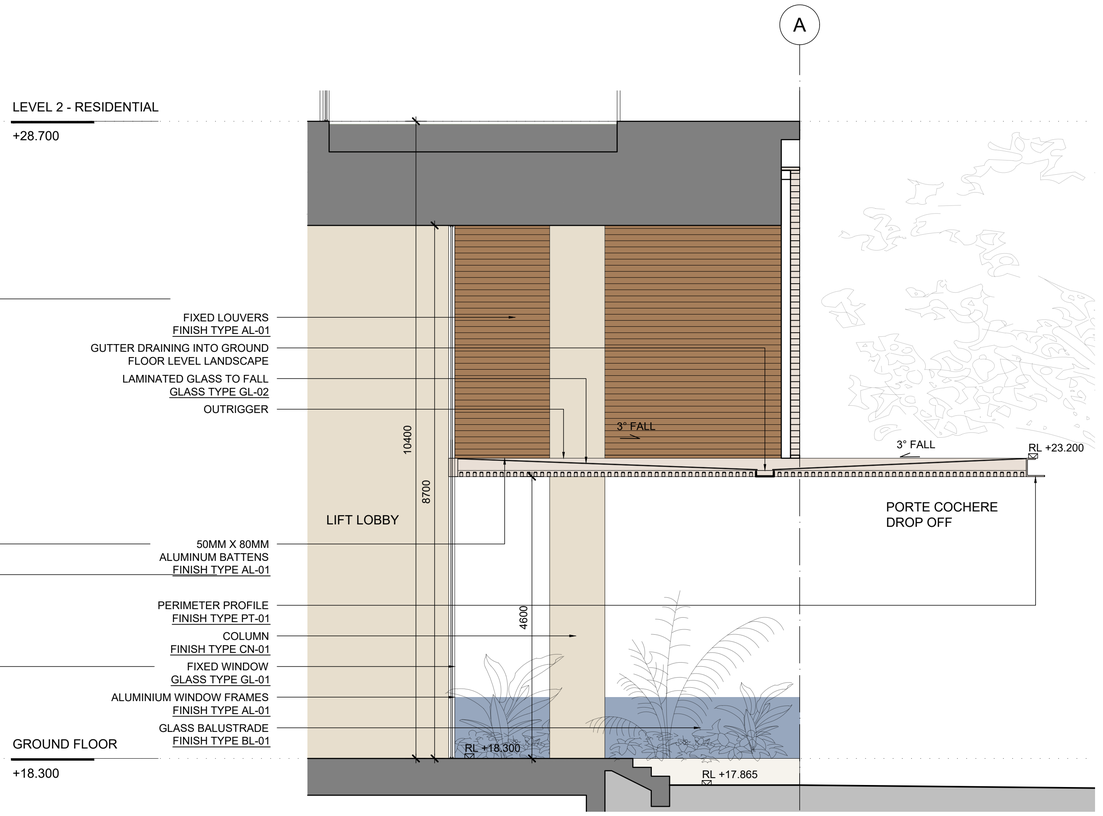
DRAWN	KHA	NORTH
SCALE (@ A1)	1:250	
DATE	28.02.2025	

DRAWING TITLE
SHAFSTON HOUSE
WEST ELEVATION

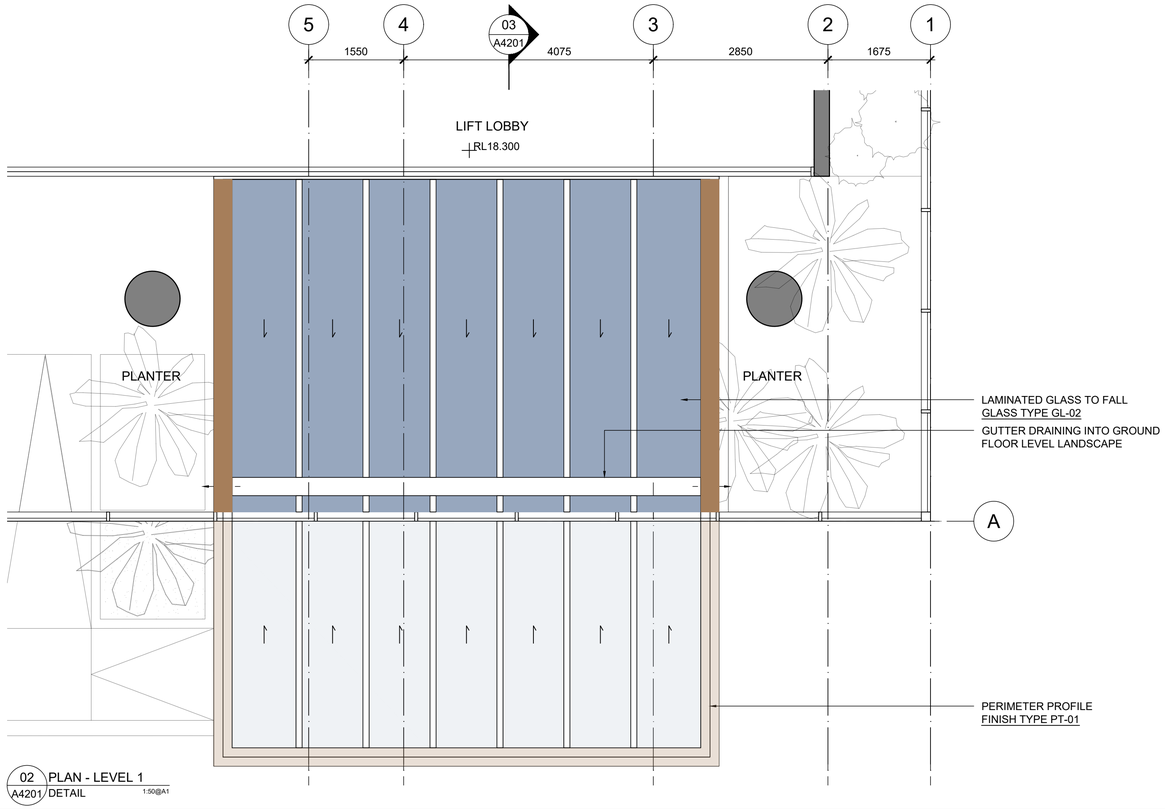
DRAWING NUMBER	ISSUE
A3601	A



01 ELEVATION
A4201 DETAIL 1:50@A1



03 SECTION
A4201 DETAIL 1:50@A1



02 PLAN - LEVEL 1
A4201 DETAIL 1:50@A1

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

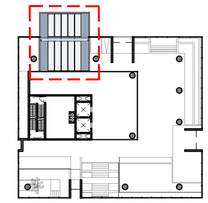
NOTES / LEGEND / MATERIAL

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   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN
   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN



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INDICATIVE, FINAL SELECTIONS TO BE CONFIRMED DURING DETAILED DESIGN

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3. **GL-02**: LAMINATED GLAZING
4. **BL-01**: CLEAR VISION GLASS BALUSTRADE
5. **AL-01**: BRONZE COLOURED ALUMINIUM
6. **PT-01**: BRONZE COLOURED METALLIC PAINT
7. **ST-01**: SAND COLOURED STONE PAVING

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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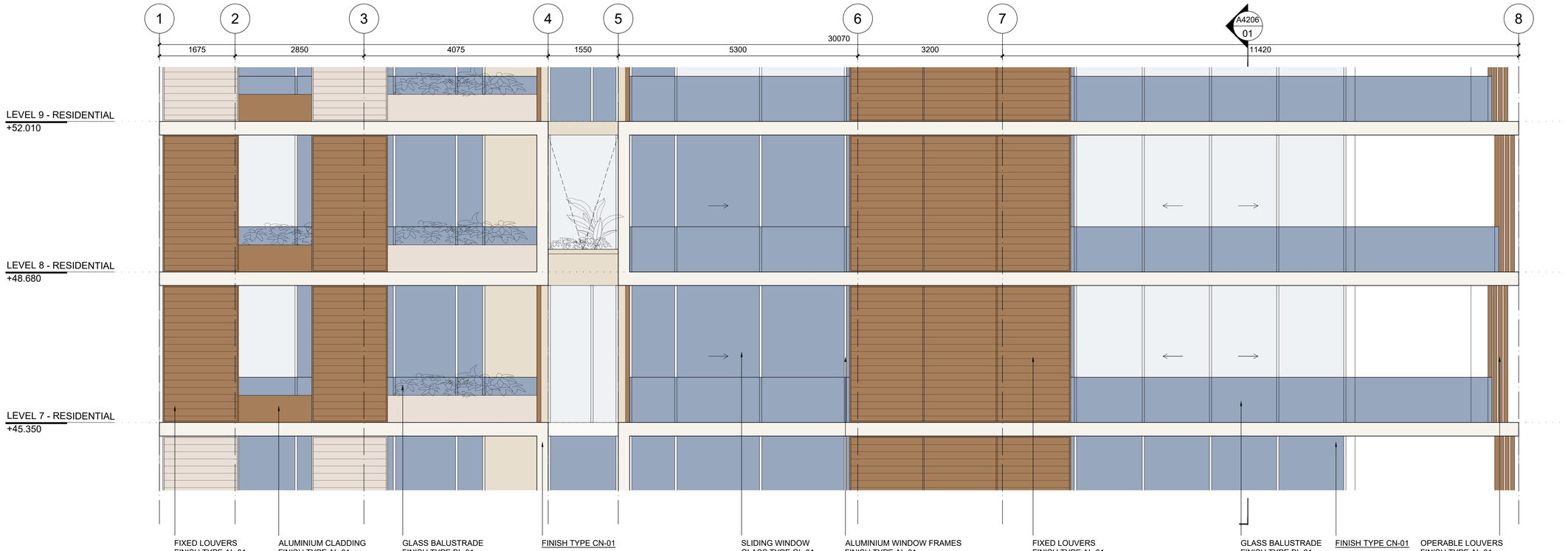
PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:50	
DATE	28.02.2025	

DRAWING TITLE
FACADE TYPE 1
TOWER GF - FIXED LOUVERS AND AWNING

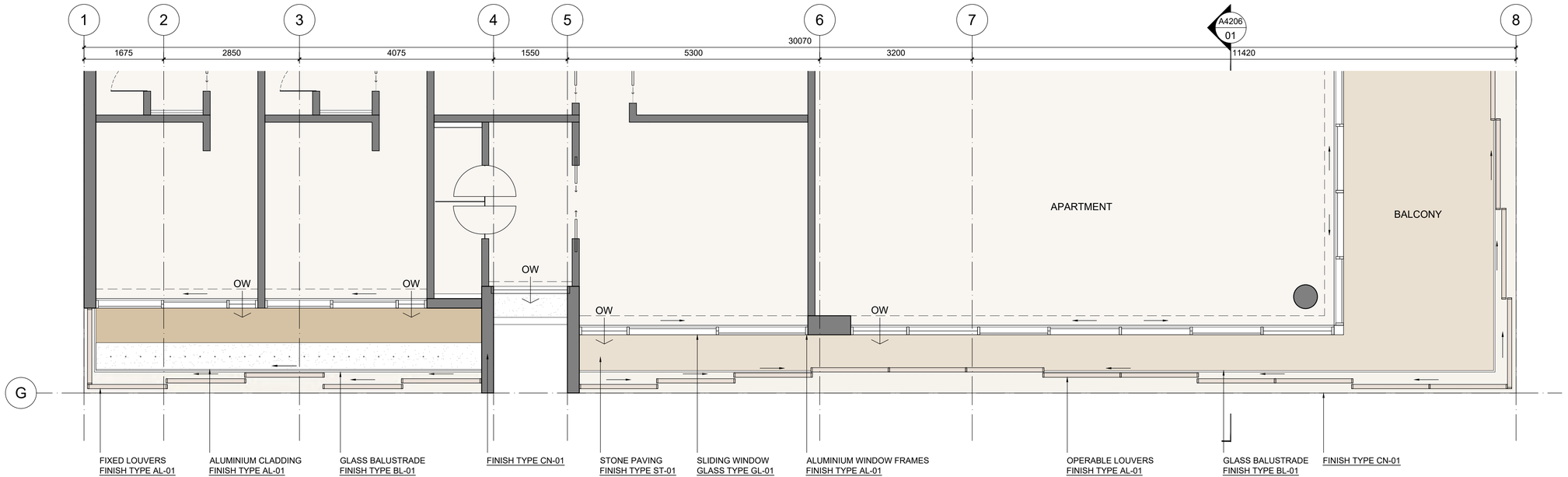
DRAWING NUMBER	ISSUE
A4201	C



01 ELEVATION
A4202 DETAIL 1:50@A1

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

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RECEIVED
17/09/2025
APPLICATION REF
A006656931



02 PLAN - TYPICAL LEVEL TYPE A
A4202 DETAIL 1:50@A1

NOTES / LEGEND / MATERIAL

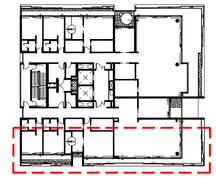
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EXTERNAL MATERIAL LEGEND
INDICATIVE, FINAL SELECTIONS TO BE CONFIRMED DURING DETAILED DESIGN

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3. **GL-02**: LAMINATED GLAZING
4. **BL-01**: CLEAR VISION GLASS BALUSTRADE
5. **AL-01**: BRONZE COLOURED ALUMINIUM
6. **PT-01**: BRONZE COLOURED METALLIC PAINT
7. **ST-01**: SAND COLOURED STONE PAVING

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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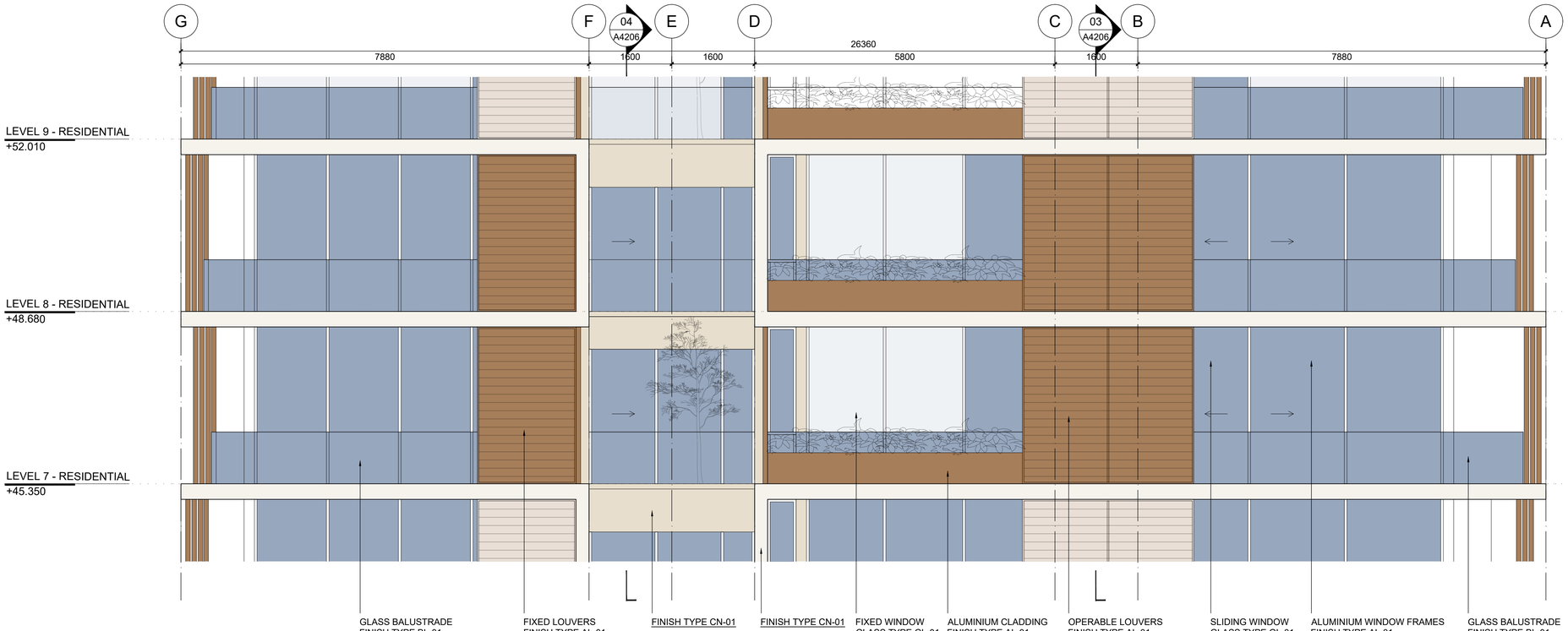
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:50	
DATE	28.02.2025	

DRAWING TITLE
FACADE TYPE 2
TOWER APARTMENT EAST FACADE

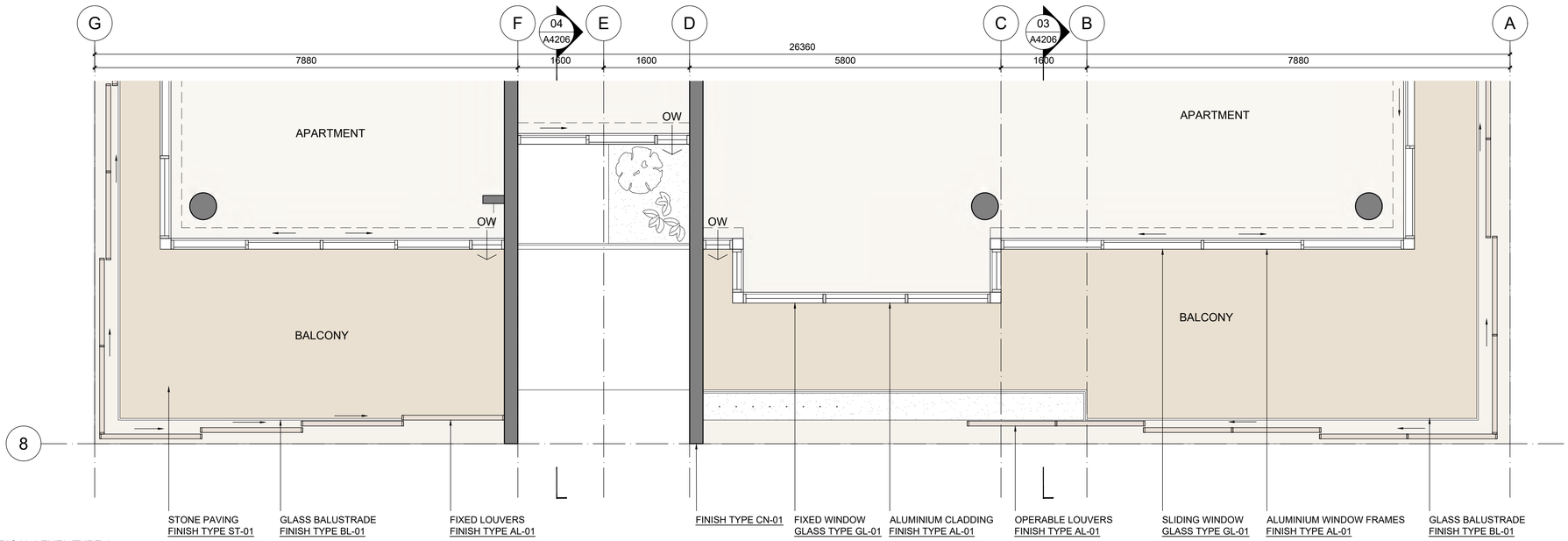
DRAWING NUMBER	ISSUE
A4202	C



01 ELEVATION
A4203 DETAIL 1:50@A1

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



02 PLAN - TYPICAL LEVEL TYPE A
A4203 DETAIL 1:50@A1

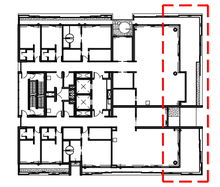
NOTES / LEGEND / MATERIAL

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EXTERNAL MATERIAL LEGEND
INDICATIVE, FINAL SELECTIONS TO BE CONFIRMED DURING DETAILED DESIGN

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7. **ST-01**: SAND COLOURED STONE PAVING

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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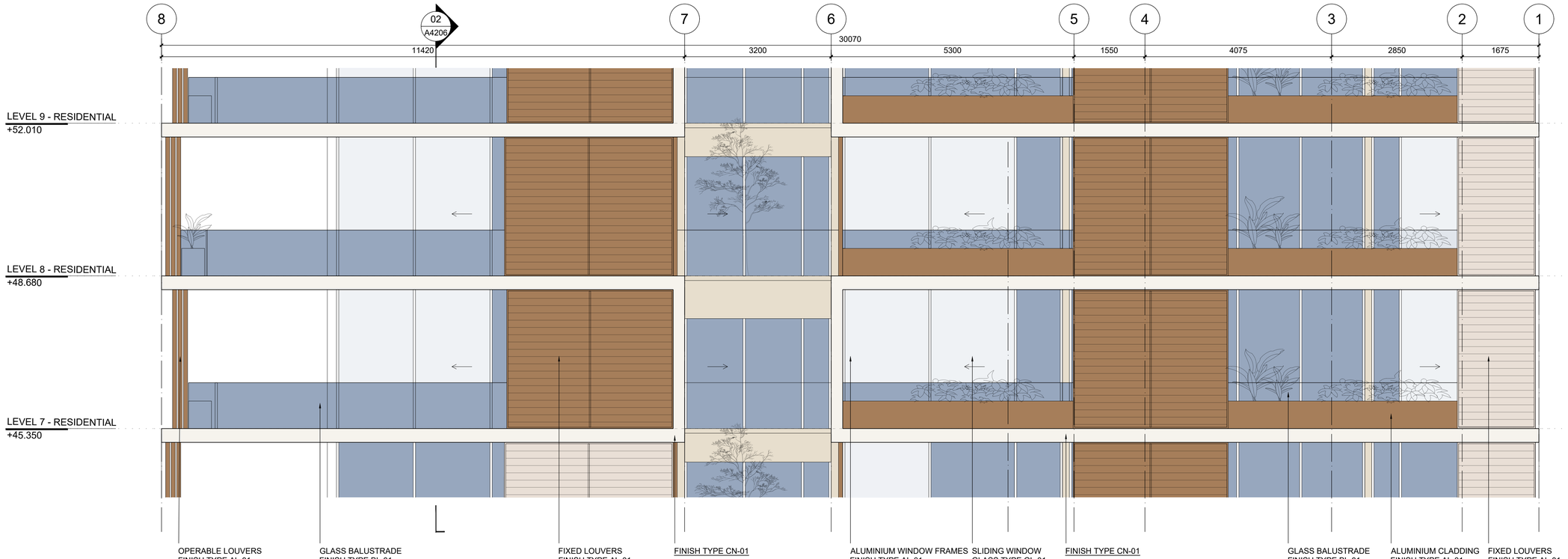
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
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DATE	28.02.2025	

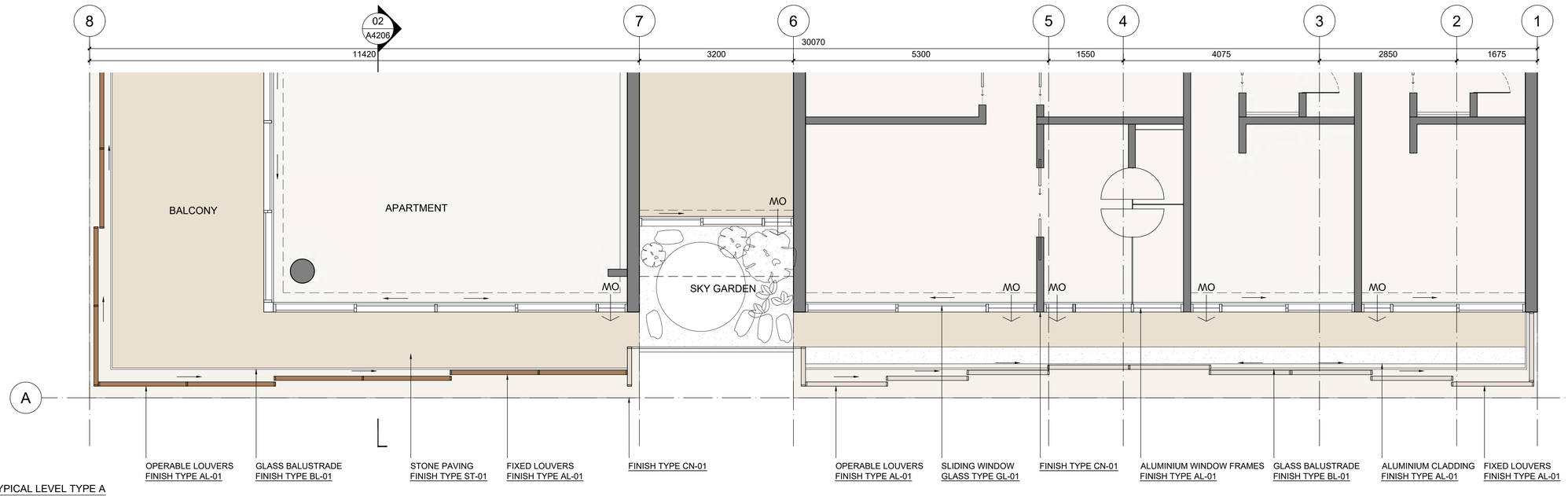
DRAWING TITLE
FACADE TYPE 3
TOWER APARTMENT NORTH FACADE

DRAWING NUMBER	ISSUE
A4203	C



01 ELEVATION
A4204 DETAIL 1:50@A1

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



02 PLAN - TYPICAL LEVEL TYPE A
A4204 DETAIL 1:50@A1

NOTES / LEGEND / MATERIAL

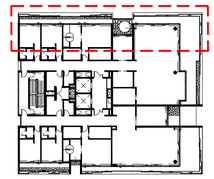
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LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

BCC DS
RECEIVED
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APPLICATION REF
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ISSUE	DATE	AMENDMENT	CHECKED
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STATUS

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ARCHITECT

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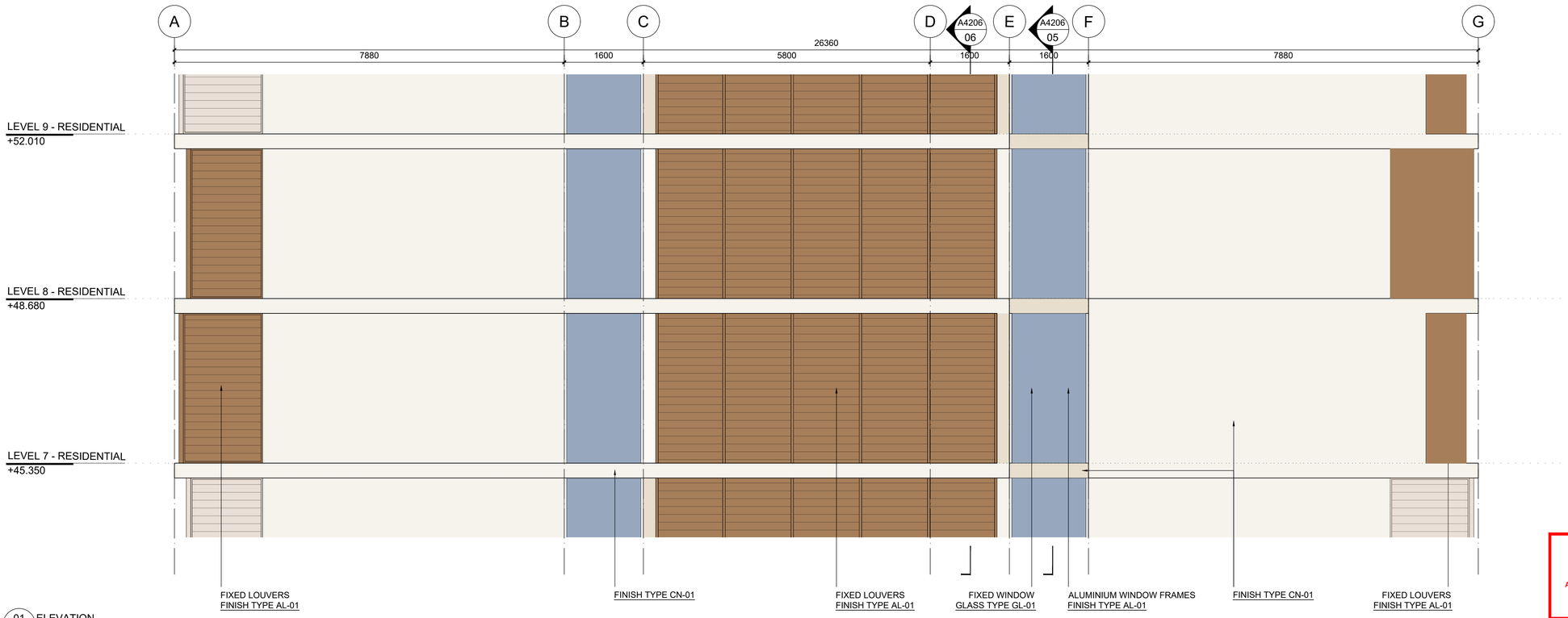
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:50	
DATE	28.02.2025	

DRAWING TITLE
FACADE TYPE 4
TOWER APARTMENT WEST FACADE

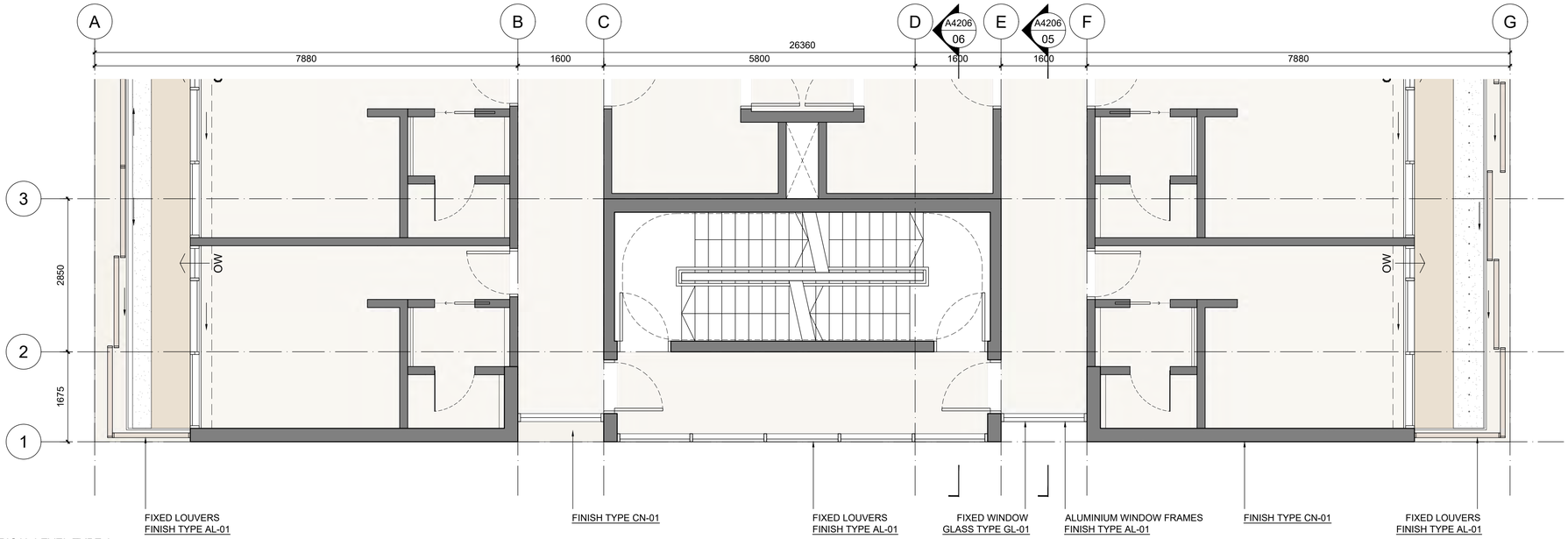
DRAWING NUMBER	ISSUE
A4204	C



01 ELEVATION
A4205 / DETAIL 1:50@A1

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



02 PLAN - TYPICAL LEVEL TYPE A
A4205 / DETAIL 1:50@A1

NOTES / LEGEND / MATERIAL

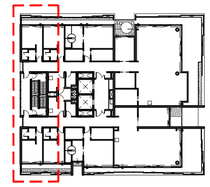
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   - WARDS BUILDING - GROUND FLOOR PLAN
   - ORDERLIES BUILDING - GROUND FLOOR PLAN
   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN

   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN



EXTERNAL MATERIAL LEGEND
INDICATIVE, FINAL SELECTIONS TO BE CONFIRMED DURING DETAILED DESIGN

1. **CN-01**: CONCRETE, COLOUR: SAND
2. **GL-01**: DGU GLAZING WITH LOW-E COATING
3. **GL-02**: LAMINATED GLAZING
4. **BL-01**: CLEAR VISION GLASS BALUSTRADE
5. **AL-01**: BRONZE COLOURED ALUMINIUM
6. **PT-01**: BRONZE COLOURED METALLIC PAINT
7. **ST-01**: SAND COLOURED STONE PAVING

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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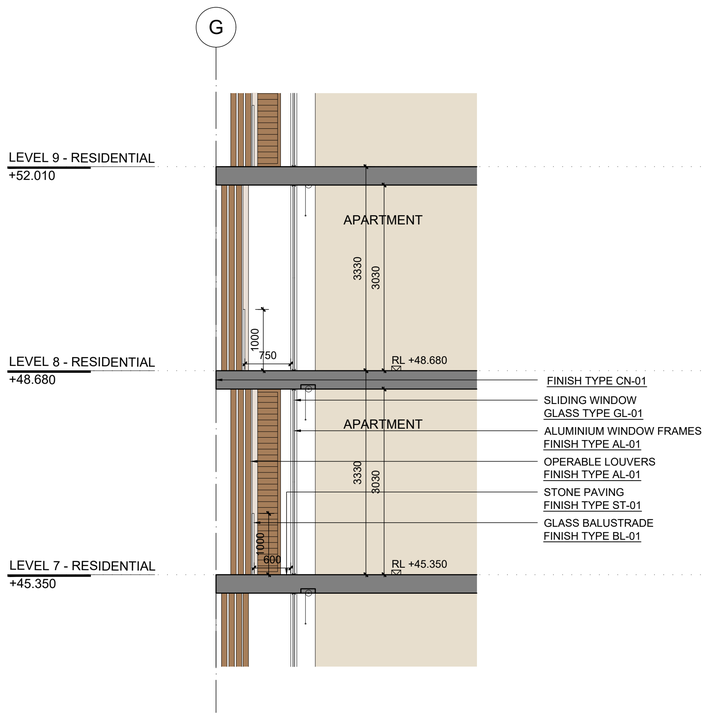
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

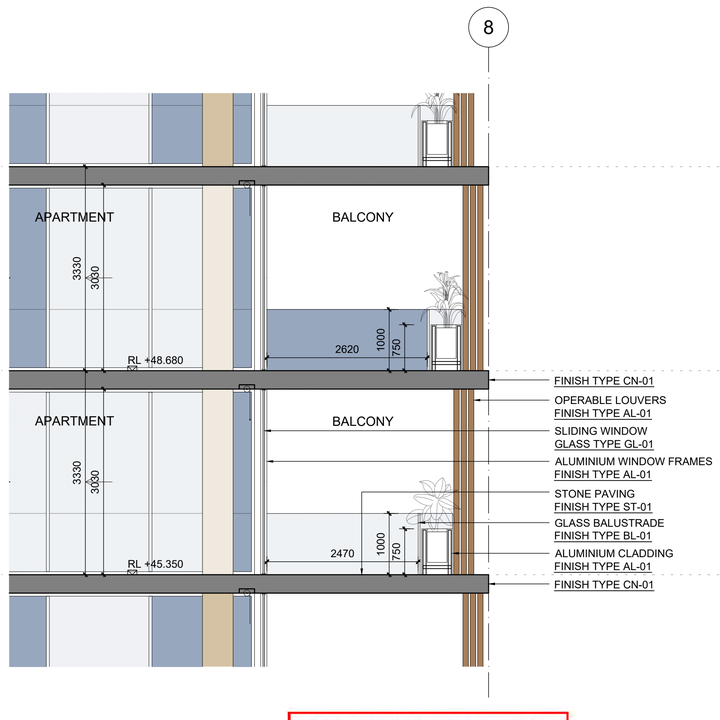
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SCALE (@ A1)	1:50	
DATE	28.02.2025	

DRAWING TITLE
FACADE TYPE 5
TOWER APARTMENT SOUTH FACADE

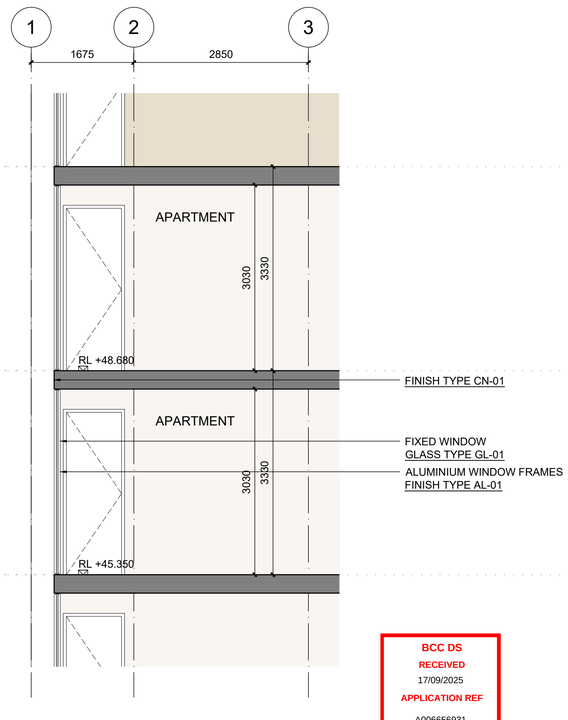
DRAWING NUMBER	ISSUE
A4205	C



01 SECTION
A4206 DETAIL 1:50@A1



03 SECTION
A4206 DETAIL 1:50@A1



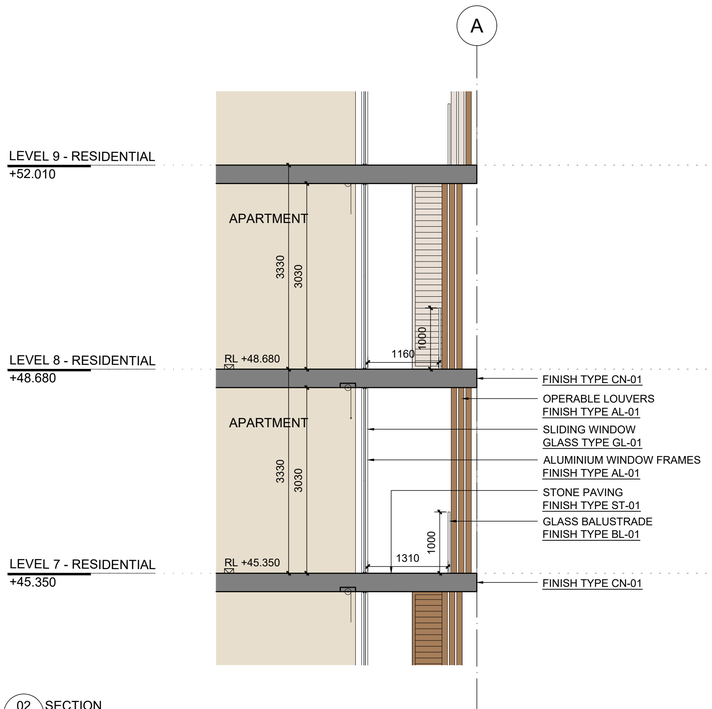
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

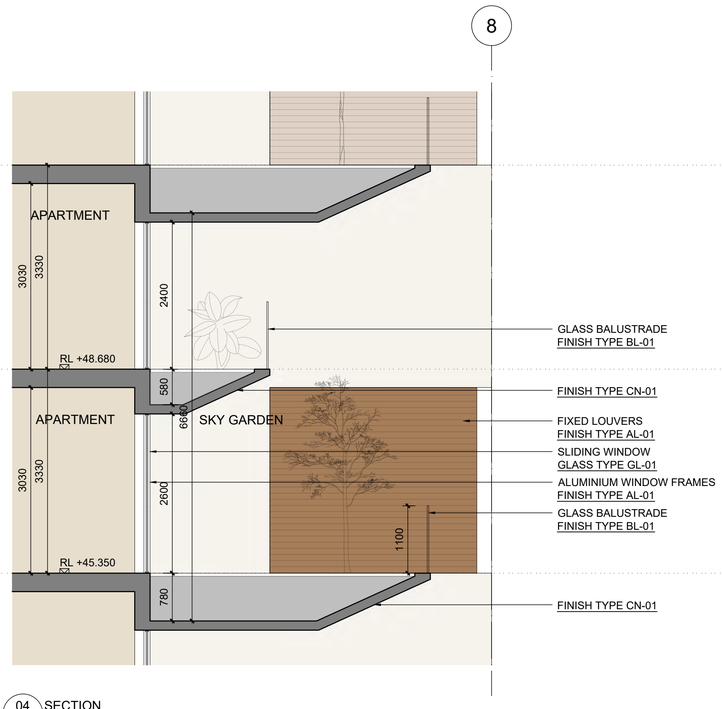
SARA ref: 2412-43793 SRA

Date: 12 September 2025

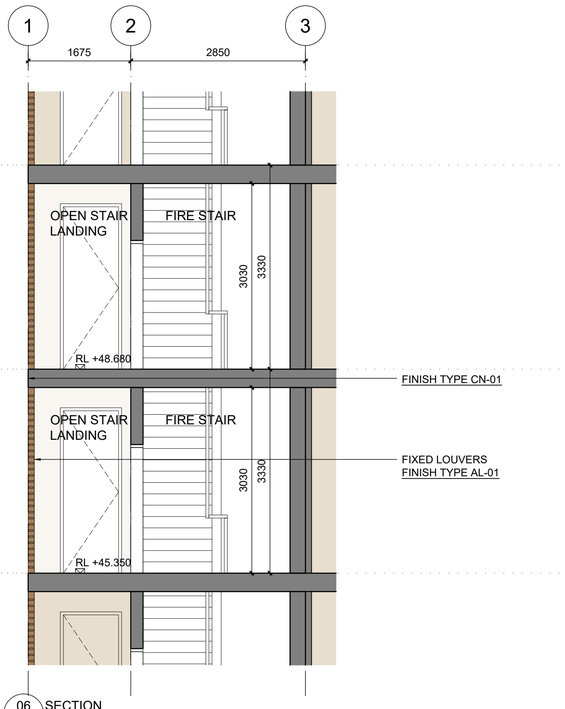
BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931



02 SECTION
A4206 DETAIL 1:50@A1



04 SECTION
A4206 DETAIL 1:50@A1



06 SECTION
A4206 DETAIL 1:50@A1

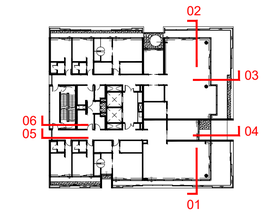
NOTES / LEGEND / MATERIAL

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LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
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B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

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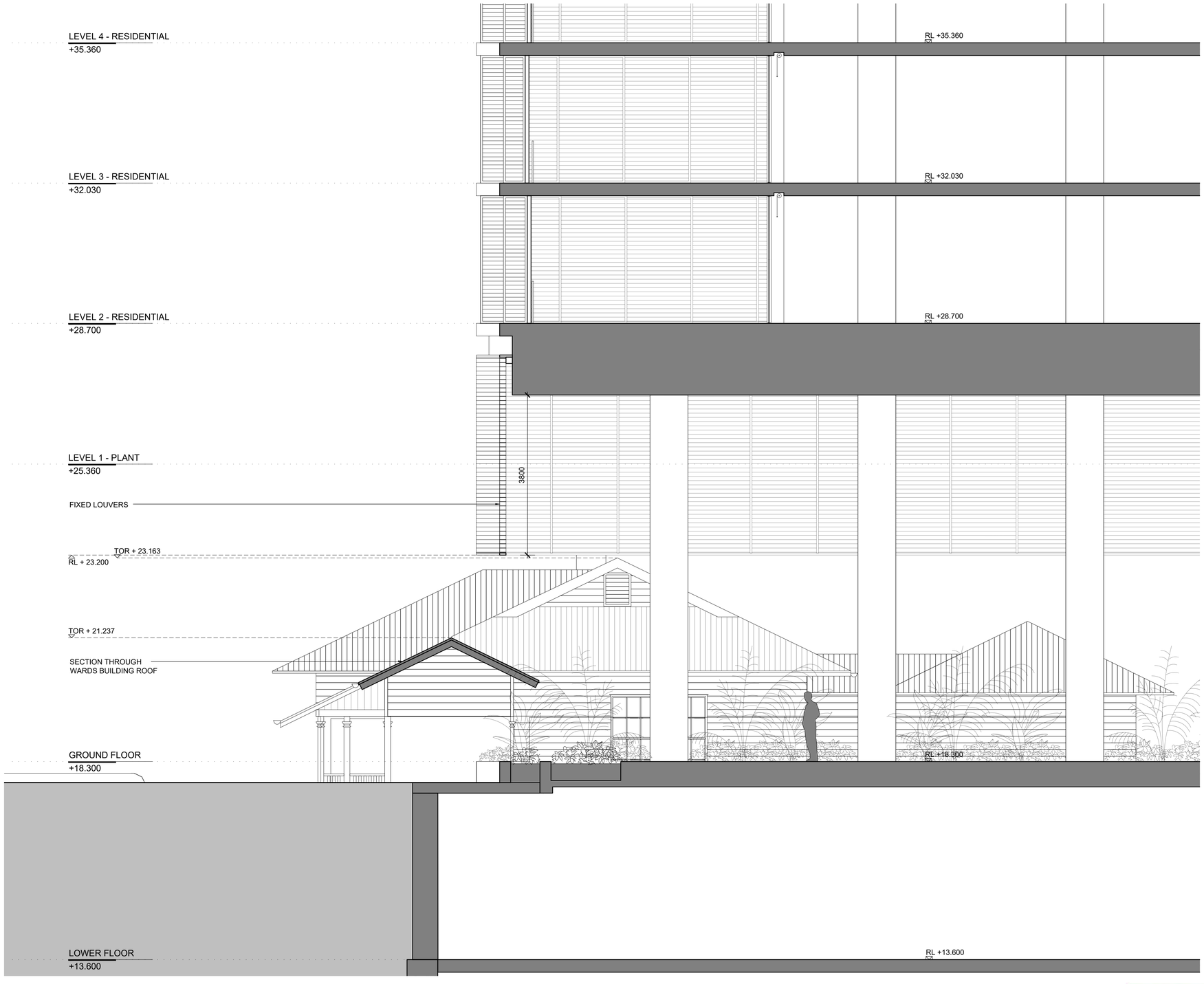
PROJECT	REF
SHAFSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:50	
DATE	28.02.2025	

DRAWING TITLE
FACADE DETAIL
TOWER SECTIONS

DRAWING NUMBER	ISSUE
A4206	C



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17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

NOTES / LEGEND / MATERIAL

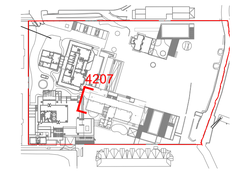
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LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
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SHAFTSTON ESTATE	638

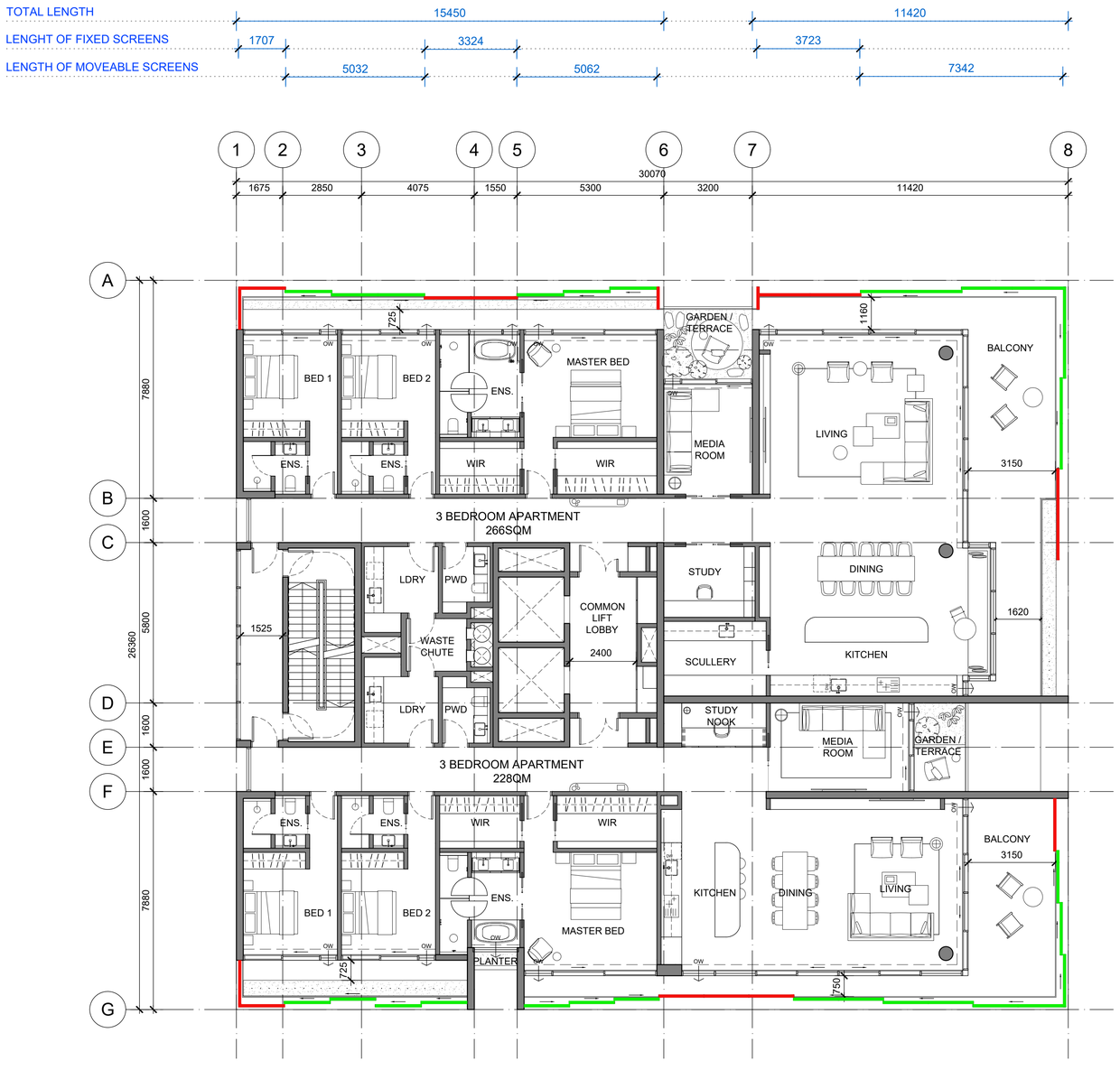
ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:50	
DATE	28.02.2025	

DRAWING TITLE
FACADE DETAIL
WARDS BUILDING ROOF CONNECTION

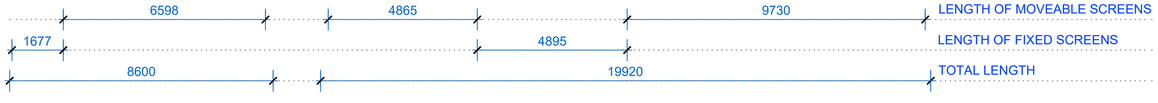
DRAWING NUMBER	ISSUE
A4207	B

WEST FACADE	
TOTAL LENGTH TO BE CALCULATED	26.870MM
TOTAL LENGTH OF FIXED ELEMENTS	8.754MM
TOTAL LENGTH OF MOVEABLE SCREENS	17.436MM
PERCENTAGE OF FIXED ELEMENTS	**33%**
PERCENTAGE OF MOVEABLE SCREENING	**65%**



NORTH (FRONT) FACADE	
TOTAL LENGTH TO BE CALCULATED	23.160MM
TOTAL LENGTH OF FIXED ELEMENTS	5.150MM
TOTAL LENGTH OF MOVEABLE SCREENS	12.26MM
PERCENTAGE OF FIXED ELEMENTS	**22%**
PERCENTAGE OF MOVEABLE SCREENING	**53%**

FIXED
MOVEABLE



EAST FACADE	
TOTAL LENGTH TO BE CALCULATED	28.520MM
TOTAL LENGTH OF FIXED ELEMENTS	6.572MM
TOTAL LENGTH OF MOVEABLE SCREENS	21.193MM
PERCENTAGE OF FIXED ELEMENTS	**23%**
PERCENTAGE OF MOVEABLE SCREENING	**74%**

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

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BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
-	27.09.24	DEVELOPMENT APPLICATION	KHA
-	11.10.24	DEVELOPMENT APPLICATION	KHA
A	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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PROJECT	REF
SHAFSTON ESTATE	638

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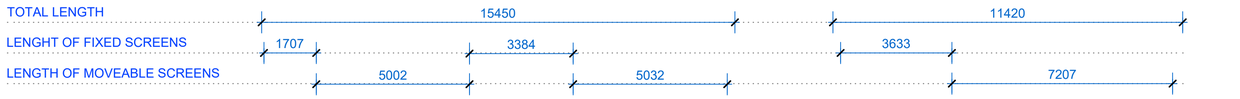
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SCALE (@ A1)	1:100
DATE	28.02.2025

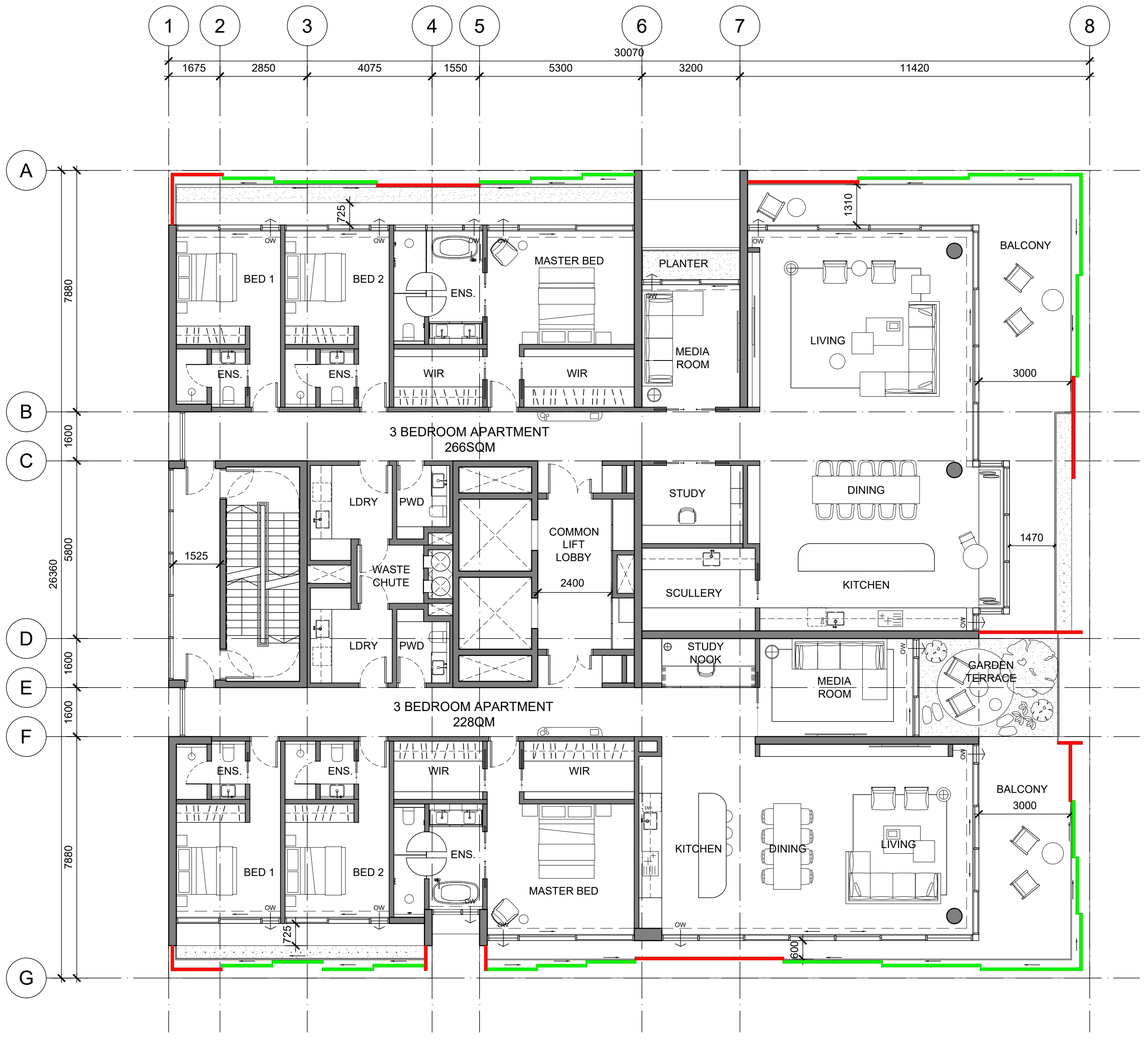
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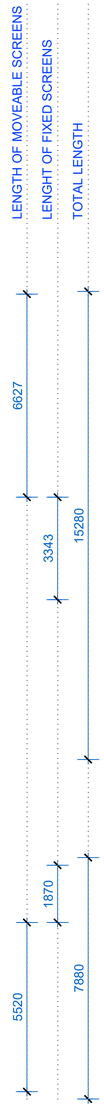
DRAWING TITLE
TOWER - LEVELS 2,4,6,8,10,12,14,16, 18,20,22,24 PLAN - SCREEN ANALYSIS SHEET 1

DRAWING NUMBER	ISSUE
A4301	A

WEST FACADE	
TOTAL LENGTH TO BE CALCULATED	26.870MM
TOTAL LENGTH OF FIXED ELEMENTS	8.724MM
TOTAL LENGTH OF MOVEABLE SCREENS	17.241
PERCENTAGE OF FIXED ELEMENTS	**32%**
PERCENTAGE OF MOVEABLE SCREENING	**64%**

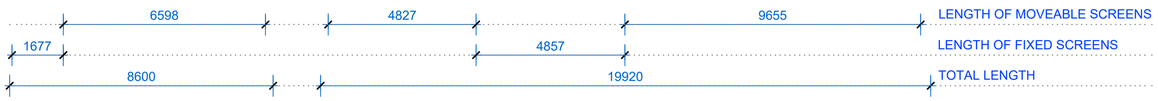






NORTH (FRONT) FACADE	
TOTAL LENGTH TO BE CALCULATED	23.160MM
TOTAL LENGTH OF FIXED ELEMENTS	5.213MM
TOTAL LENGTH OF MOVEABLE SCREENS	12.147
PERCENTAGE OF FIXED ELEMENTS	**23%**
PERCENTAGE OF MOVEABLE SCREENING	**52%**

FIXED
MOVEABLE



EAST (SIDE) FACADE	
TOTAL LENGTH TO BE CALCULATED	28.520MM
TOTAL LENGTH OF FIXED ELEMENTS	6.534MM
TOTAL LENGTH OF MOVEABLE SCREENS	21.080
PERCENTAGE OF FIXED ELEMENTS	**23%**
PERCENTAGE OF MOVEABLE SCREENING	**74%**

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SARA ref: 2412-43793 SRA

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A006656931

LEGEND
- SITE BOUNDARY
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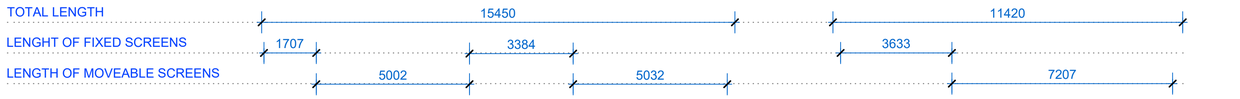
ADDRESS
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DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

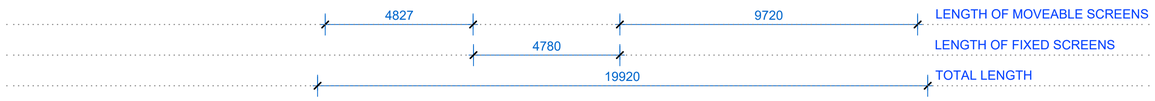
DRAWING TITLE
TOWER - LEVELS 3,5,7,9,11,15,17, 19,21,23,25 PLAN - SCREEN ANALYSIS SHEET 2

DRAWING NUMBER	ISSUE
A4302	A

WEST FACADE	
TOTAL LENGTH TO BE CALCULATED	26.870MM
TOTAL LENGTH OF FIXED ELEMENTS	8.724MM
TOTAL LENGTH OF MOVEABLE SCREENS	17.241
PERCENTAGE OF FIXED ELEMENTS	**32%**
PERCENTAGE OF MOVEABLE SCREENING	**64%**







EAST (SIDE) FACADE	
TOTAL LENGTH TO BE CALCULATED	19.920MM
TOTAL LENGTH OF FIXED ELEMENTS	4.780MM
TOTAL LENGTH OF MOVEABLE SCREENS	14.547MM
PERCENTAGE OF FIXED ELEMENTS	**24%**
PERCENTAGE OF MOVEABLE SCREENING	**73%**

NORTH (FRONT) FACADE	
TOTAL LENGTH TO BE CALCULATED	23.160MM
TOTAL LENGTH OF FIXED ELEMENTS	5.321MM
TOTAL LENGTH OF MOVEABLE SCREENS	12.067MM
PERCENTAGE OF FIXED ELEMENTS	**23%**
PERCENTAGE OF MOVEABLE SCREENING	**52%**

FIXED
MOVEABLE

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SARA ref: 2412-43793 SRA

Date: 12 September 2025

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APPLICATION REF
A006656931

LEGEND
- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
-	27.09.24	DEVELOPMENT APPLICATION	KHA
-	11.10.24	DEVELOPMENT APPLICATION	KHA
A	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
TOWER - LEVEL 13 PLAN
SCREEN ANALYSIS - SHEET 3

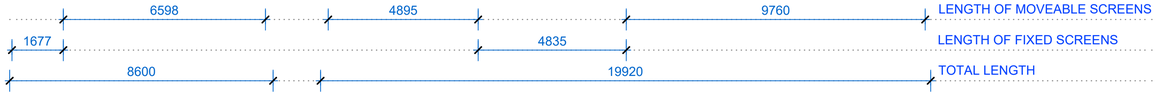
DRAWING NUMBER	ISSUE
A4303	A

WEST FACADE	
TOTAL LENGTH TO BE CALCULATED	26.870MM
TOTAL LENGTH OF FIXED ELEMENTS	8.684MM
TOTAL LENGTH OF MOVEABLE SCREENS	17.431MM
PERCENTAGE OF FIXED ELEMENTS	**32%**
PERCENTAGE OF MOVEABLE SCREENING	**65%**



NORTH (FRONT) FACADE	
TOTAL LENGTH TO BE CALCULATED	23.160MM
TOTAL LENGTH OF FIXED ELEMENTS	5.157MM
TOTAL LENGTH OF MOVEABLE SCREENS	12.252MM
PERCENTAGE OF FIXED ELEMENTS	**22%**
PERCENTAGE OF MOVEABLE SCREENING	**53%**

FIXED
MOVEABLE



SOUTH (REAR) FACADE	
TOTAL LENGTH TO BE CALCULATED	9.410MM
TOTAL LENGTH OF FIXED ELEMENTS	3.417MM
TOTAL LENGTH OF MOVEABLE SCREENS	5.482MM
PERCENTAGE OF FIXED ELEMENTS	**22%**
PERCENTAGE OF MOVEABLE SCREENING	**58%**

EAST (SIDE) FACADE	
TOTAL LENGTH TO BE CALCULATED	28.520MM
TOTAL LENGTH OF FIXED ELEMENTS	6.512MM
TOTAL LENGTH OF MOVEABLE SCREENS	21.253MM
PERCENTAGE OF FIXED ELEMENTS	**23%**
PERCENTAGE OF MOVEABLE SCREENING	**75%**

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

NOTES / LEGEND / MATERIAL

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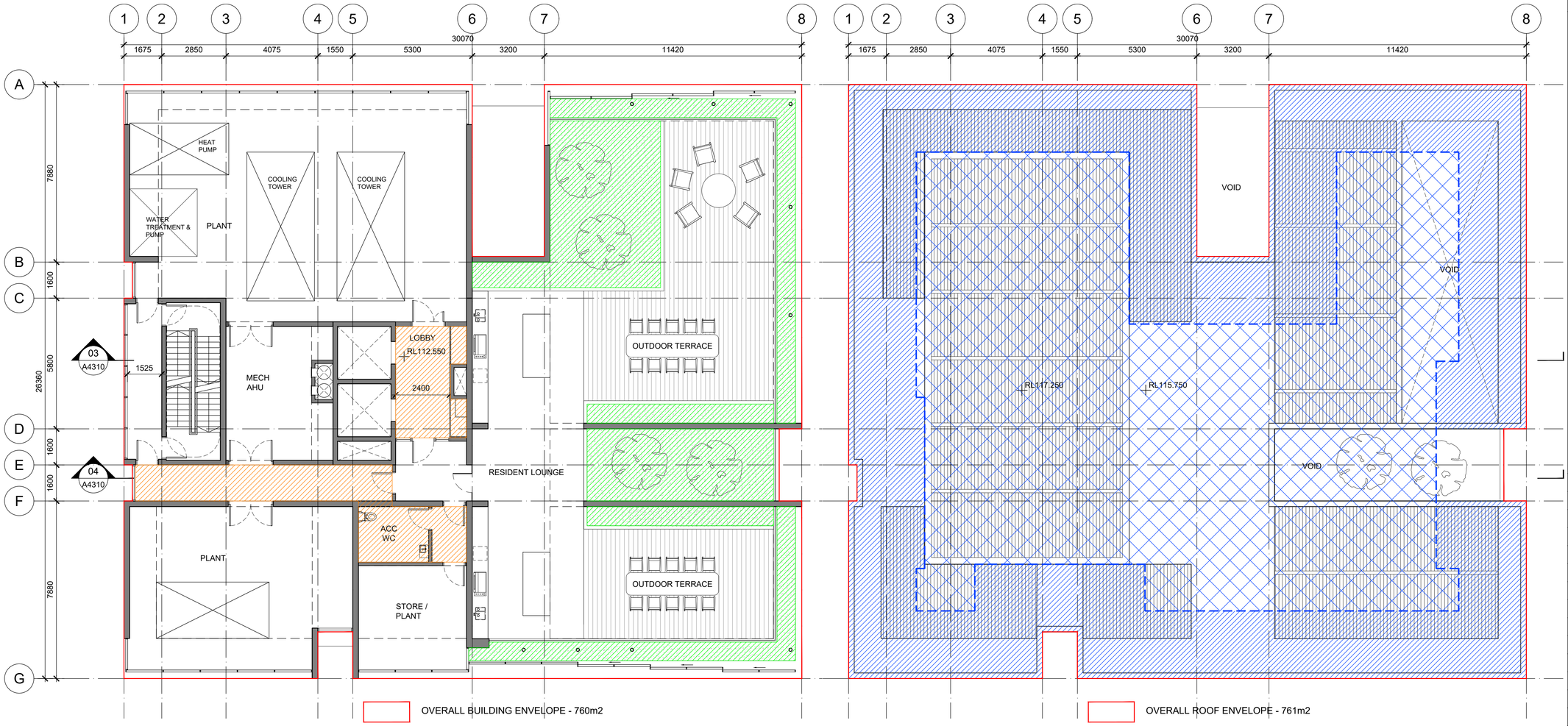
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DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	28.02.2025	

DRAWING TITLE
TOWER - LEVEL 26 PLAN
SCREEN ANALYSIS - SHEET 4

DRAWING NUMBER	ISSUE
A4304	A



OVERALL BUILDING ENVELOPE - 760m2

SOFT LANDSCAPING - 117m2
15.4% OF GBA

FULLY ENCLOSED AREA - 45m2
5.9% OF OVERALL BUILDING ENVELOPE

OVERALL ROOF ENVELOPE - 761m2

3500mm MAX HEIGHT ABOVE ROOFTOP WHERE SETBACK LESS THAN 3000mm FROM THE OUTERMOST PROJECTION OF THE ROOFTOP

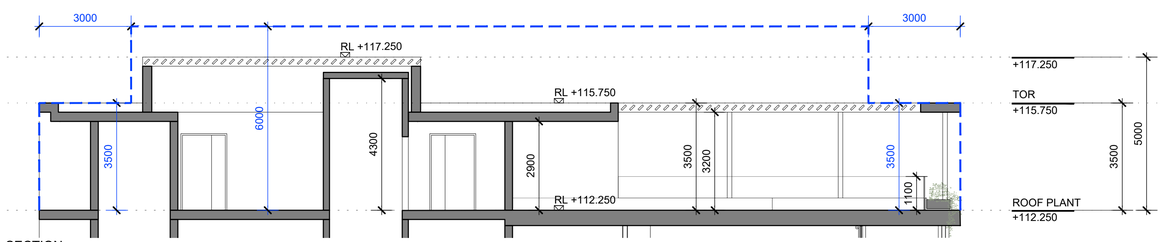
6000mm MAX HEIGHT ABOVE ROOFTOP WHERE SETBACK A MINIMUM 3000mm FROM THE OUTERMOST PROJECTION OF THE ROOFTOP

OUTLINE OF BUILDING HEIGHT TRANSITION FROM 3500mm TO 6000mm BASED ON THE ABOVE PARAMETERS

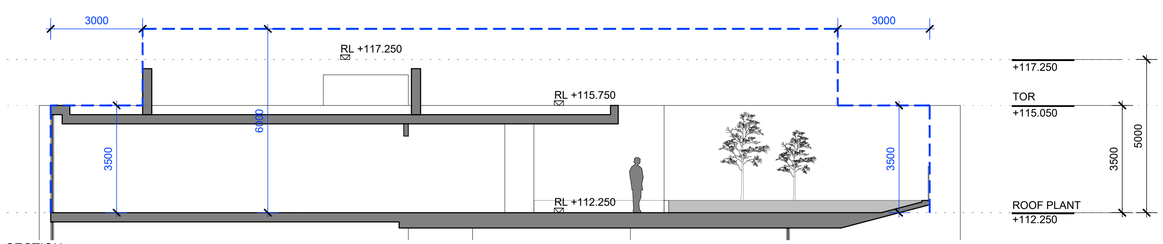
ROOFED STRUCTURE (EXCLUDING LIFT SHAFT, STAIRWAY & PERGOLAS) - 284m2
37.3% OF OVERALL ROOF ENVELOPE

01 A4310 TOWER - LEVEL 27 FLOORPLAN 1:100

02 A4310 TOWER - ROOF FLOORPLAN 1:100



03 A4310 TOWER - SECTION SECTION 1:100



04 A4310 TOWER - SECTION SECTION 1:100

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DRAWING TITLE
TOWER
ROOF TERRACE ANALYSIS

DRAWING NUMBER	ISSUE
A4310	A

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025
Queensland Government

TOWER				
LEVEL	**USE / TYPE**	**BUILDING HEIGHTS**		**SL2017 GFA**
		RL	**FL TO FL**	(see note 1)
		m	**mm**	**m²**
Level 27	Roof Terrace & Plant	112,250	5000	0
Level 26	Penthouse - Type C2	108,620	3630	545
Level 25	**Floor Plate Type B**	105,290	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 24	**Floor Plate Type A**	101,960	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 23	**Floor Plate Type B**	98,630	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 22	**Floor Plate Type A**	95,300	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 21	**Floor Plate Type B**	91,970	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 20	**Floor Plate Type A**	88,640	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 19	**Floor Plate Type B**	85,310	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 18	**Floor Plate Type A**	81,980	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 17	**Floor Plate Type B**	78,650	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 16	**Floor Plate Type A**	75,320	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 15	**Floor Plate Type B**	71,990	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 14	**Floor Plate Type A**	68,660	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 13	**Floor Plate Type C**	65,330	3330	508
	4 Bed+Study Apt - Type C1			
Level 12	**Floor Plate Type A**	62,000	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 11	**Floor Plate Type B**	58,670	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 10	**Floor Plate Type A**	55,340	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 9	**Floor Plate Type B**	52,010	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 8	**Floor Plate Type A**	48,680	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 7	**Floor Plate Type B**	45,350	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 6	**Floor Plate Type A**	42,020	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type v			
Level 5	**Floor Plate Type B**	38,690	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 4	**Floor Plate Type A**	35,360	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 3	**Floor Plate Type B**	32,030	3330	564
	3 Bed Apt W - Type B1			
	3 Bed Apt E - Type B2			
Level 2	**Floor Plate Type A**	28,700	3330	566
	3 Bed Apt W - Type A1			
	3 Bed Apt E - Type A2			
Level 1	Plant	25,360	3340	0
Ground	Apartment Lobby	18,300	6660	0
Lower Ground	Service Area	13,600	4500	0
Basement 1	Resident's Parking	10,600	3760	0
Basement 2	Resident's Parking	7,600	3000	0
TOTAL				**14049**

RIVER HOMES				
BUILDING/ LEVEL	**USE / TYPE**	**BUILDING HEIGHTS**		**SL2017 GFA**
		RL	**FL TO FL**	(see note 1)
		m	**mm**	**m²**
Southern River Home				
Ground (B2)	Southern RH Main Building	8,500	4800	337
Ground (B2)	Southern RH Main Building+Garage	7,740	3760	207
UG (B1)	Southern RH Main Building	11,500	4400	71
Level 1 (LG)	Southern RH Main Building	13,300	3800	257
Northern River Home				
Ground (B1)	Northern RH Main Building	10,440	3600	522
Ground (B1)	Northern RH Garage	10,440	3000	134
Level 1 (LG)	Northern RH Main Building	14,040	3800	161
Level 1 (LG)	Northern RH Orderlies	14,140		54
TOTAL (2 River Homes)				**1743**

RESIDENT FACILITIES & MISCELLANEOUS AREAS				
BUILDING/ LEVEL	**USE / TYPE**	**BUILDING HEIGHTS**		**SL2017 GFA**
		RL	**FL TO FL**	(see note 1)
		m	**mm**	**m²**
Shafston House Proper				
Lower Ground	Plant			
Ground	Resident's Lounge	18,990	4210	307
Level 1	Offices	23,200		215
Shafston House BOH				
Ground	BOH	18,990		130
Wards				
Lower Ground	Wellness	13,740	3420	231
Ground	Gym & Yoga	17,160		242
Communal Facility (Postal Depot Guest House)				
Ground	Communal Facility	16,010		44
TOTAL				**1169**

Landscaping & Pool

Description	Area m2
Tower Podium Pool	82
Hardscape - Tower & Thorn St (Built Open Area)	163
Pool	127
Pool - Hardscape	100
Hardscape - Driveway, Drop-off, Footpaths, Shafston House Front Terrace, PMT	1,293
Hardscape - Yoga & Garden Paths	82
Hardscape - Pathway to Riverwalk	139
Riverwalk	498
Southern River Home Roof Gardens	162
Southern River Home Sunken Garden	79
Northern River Home Roof Garden	236
Northern River Home Ground Terrace	168
Open' Green Area	4,858
Total Ground Plane Hard & Soft Landscaping	7,987

NOTES

1) QLD Planning Regulation 2017 Definition of GFA - Gross Floor Area
Gross Floor Area, for a building, means the total floor area of all storeys of the building, measured from the outside of building, other than areas used for—
(a) building services, plant or equipment; or
(b) access between levels; or
(c) a ground floor public lobby; or
(d) a mall; or
(e) parking, loading or manoeuvring vehicles; or
(f) unenclosed private balconies, whether roofed or not

2) AIQS Definition of GFA - Gross Floor Area
Gross Floor Area is the sum of 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined below:
FECA - Fully Enclosed Covered Area
The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and building, computed by measuring from the normal INSIDE face of exterior walls but ignoring any projections such as p normal inside face of exterior walls.

It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas of upper portions extend through the storey being computed.

UCA - Unenclosed Covered Area
The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and portico undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trat enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from th thickness).

When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any edge of the paving or to the edge of the cover, whichever is the lesser.

UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly define isolated covered ways.

3) Definition of GBA - Gross Building Area
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal outsi Covered outside areas and balconies are included in the GBA.

4) Definition of NSA - Net Saleable Area
NSA is measured at 1.4m height to internal face of external walls and windows (face of glass) and internal line of part sunscreening (louvres), common lobby, residential amenities, fire escape, risers (walls to risers are included in NSA), (walls, columns) are excluded from the NSA.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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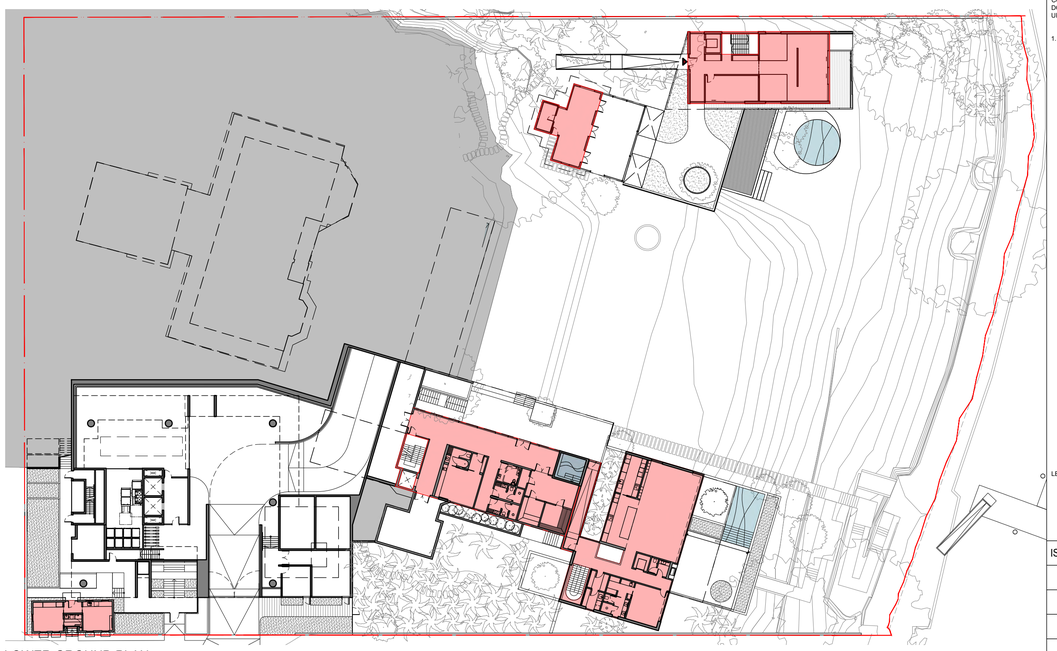
DRAWN: KHA
SCALE (@ A1): NTS
DATE: 28.02.2025
NORTH

DRAWING TITLE
AREA SCHEDULE

DRAWING NUMBER: A9100
ISSUE: C



BASEMENT 2 PLAN



LOWER GROUND PLAN

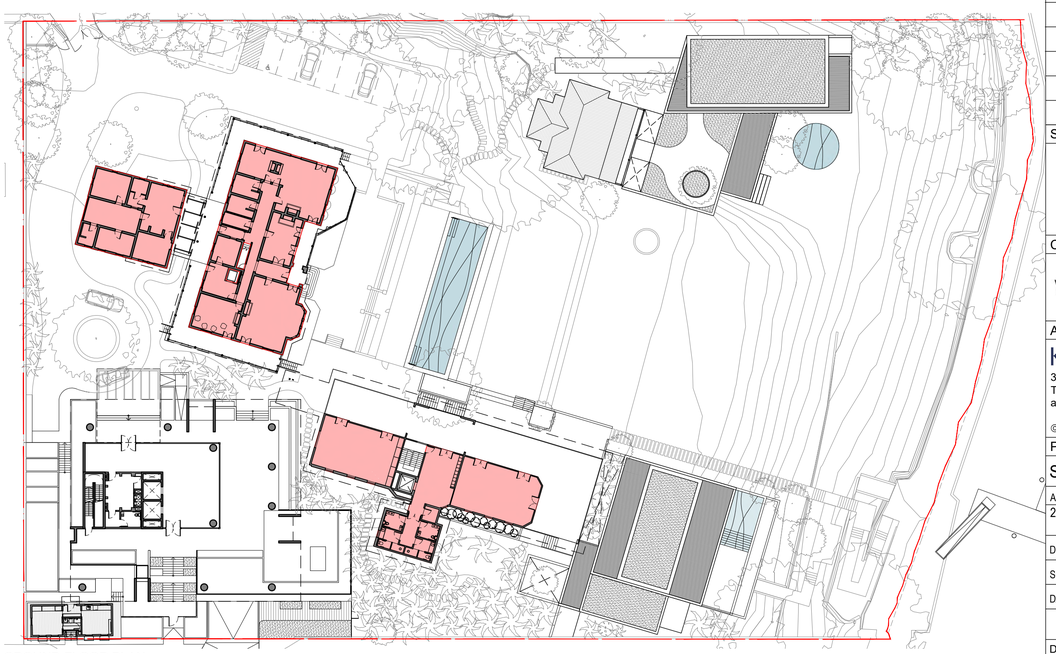
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BASEMENT 1 PLAN



GROUND FLOOR PLAN

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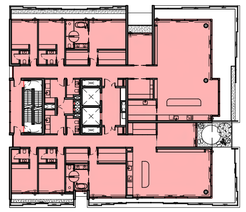
NORTH

DRAWING TITLE
AREA PLANS - GFA SHEET 1

DRAWING NUMBER	ISSUE
A9101	C



LEVEL 1 PLAN

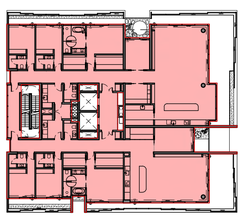


LEVELS 3, 5, 7, 9 & 11 PLAN

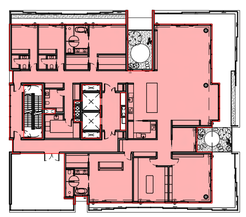
PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



LEVELS 2, 4, 6, 8, 10 & 12 PLAN



LEVEL 13 PLAN

NOTES / LEGEND / MATERIAL

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   - WARDS BUILDING - GROUND FLOOR PLAN
   - ORDERLIES BUILDING - GROUND FLOOR PLAN
   - COMMUNAL FACILITY (POSTAL DEPOT GUEST HOUSE) - GROUND FLOOR PLAN

   - FINAL LEVELS WILL BE DOCUMENTED AS PART OF DETAILED DESIGN

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RECEIVED
17/09/2025
APPLICATION REF
A006656931

LEGEND

- SITE BOUNDARY
- RIPARIAN SETBACK
- DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
A	27.09.24	DEVELOPMENT APPLICATION	KHA
B	11.10.24	DEVELOPMENT APPLICATION	KHA
C	28.02.25	AMENDED DA PACK	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

VERSO. VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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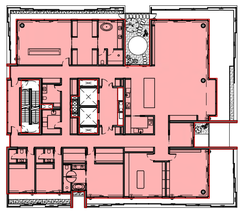
PROJECT	REF
SHAFTSTON ESTATE	638

ADDRESS
23 CASTLEBAR ST, KANGAROO POINT, QLD 4169

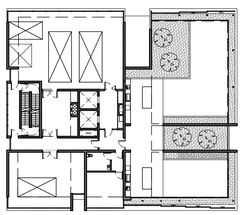
DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	28.02.2025	

DRAWING TITLE
AREA PLANS - GFA SHEET 2

DRAWING NUMBER	ISSUE
A9102	C



LEVEL 26 PENTHOUSE PLAN



LEVEL 27 ROOF TERRACE PLAN

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

NOTES / LEGEND / MATERIAL

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LEGEND
- SITE BOUNDARY
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Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
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ADDRESS
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DRAWN	KHA
SCALE (@ A1)	1:200
DATE	28.02.2025

NORTH

DRAWING TITLE
AREA PLANS - GFA SHEET 3

DRAWING NUMBER	ISSUE
A9103	C



BASEMENT 2 PLAN



LOWER GROUND PLAN

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



BASEMENT 1 PLAN



GROUND FLOOR PLAN

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2. PRIVATE OPEN SPACE LEGEND

PRIVATE OPEN SPACE INCLUDED IN CALCULATION
(INCLUDES BALCONIES, GARDEN TERRACES & COURTYARDS)

PRIVATE OPEN SPACE NOT INCLUDED IN CALCULATION
(JULIETTE BALCONIES LESS THAN 1000mm DEEP)

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SCALE (@ A1)	1:200
DATE	28.02.2025

NORTH

DRAWING TITLE
DEVELOPMENT SCHEDULE
PRIVATE OPEN SPACES - SHEET 1

DRAWING NUMBER	ISSUE
A9301	B



LEVELS 2, 4, 6, 8, 10 & 12 PLAN

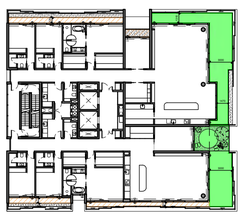


LEVEL 13 PLAN

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



LEVELS 3, 5, 7, 9 & 11 PLAN



LEVEL 26 PENTHOUSE PLAN

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(INCLUDES BALCONIES, GARDEN TERRACES & COURTYARDS)

PRIVATE OPEN SPACE NOT INCLUDED IN CALCULATION
(JULIETTE BALCONIES LESS THAN 1000mm DEEP)

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APPLICATION REF
A006656931

LEGEND

SITE BOUNDARY
RIPARIAN SETBACK
DA APPROVED ENVELOPE

ISSUE	DATE	AMENDMENT	CHECKED
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STATUS

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VERSO.
VERSO DEVELOPMENT GROUP PTY LTD
Level 3/240 Queen Street
Brisbane, QLD 4000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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PROJECT	REF
SHAFTSTON ESTATE	638

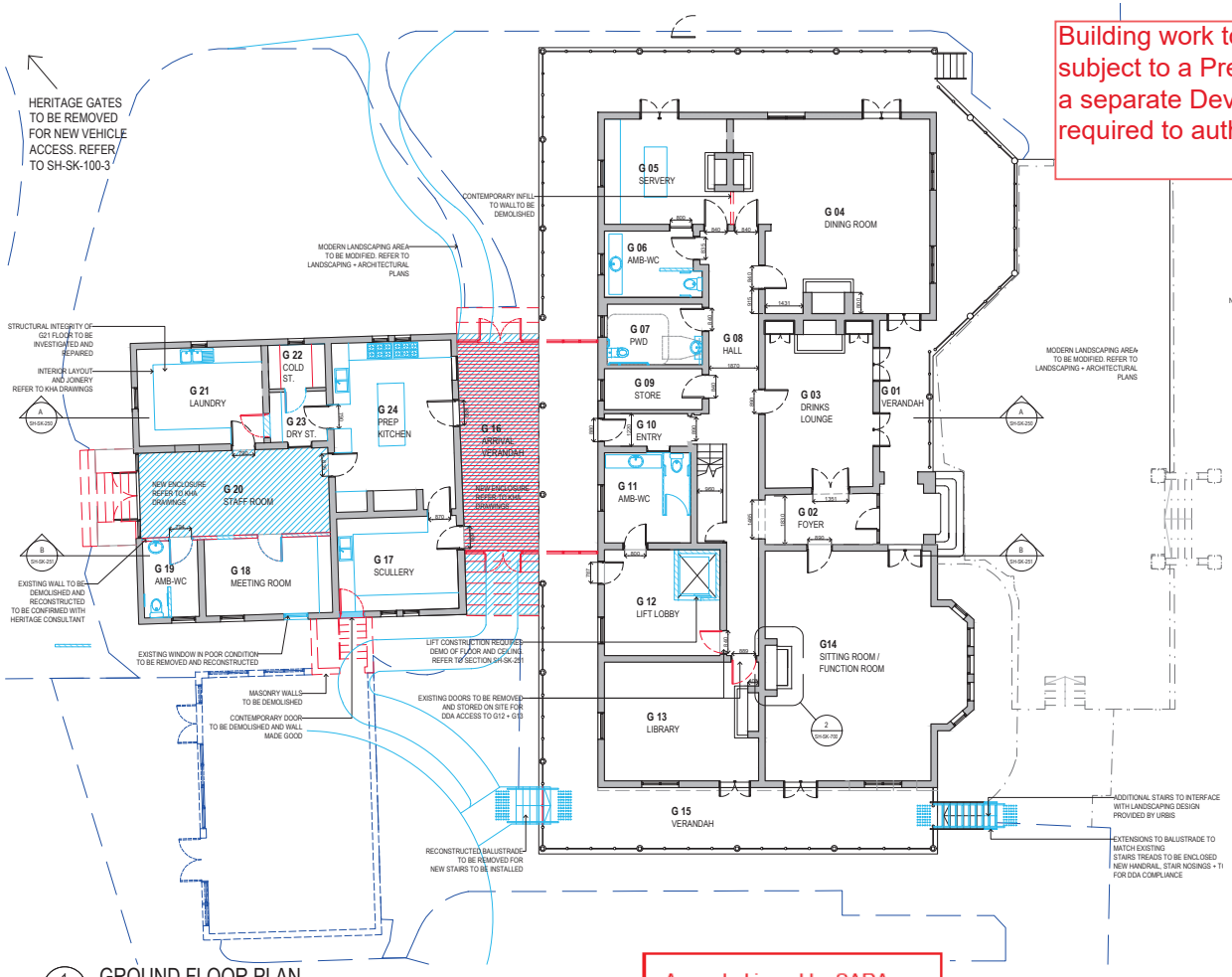
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SCALE (@ A1)	1:200	
DATE	28.02.2025	

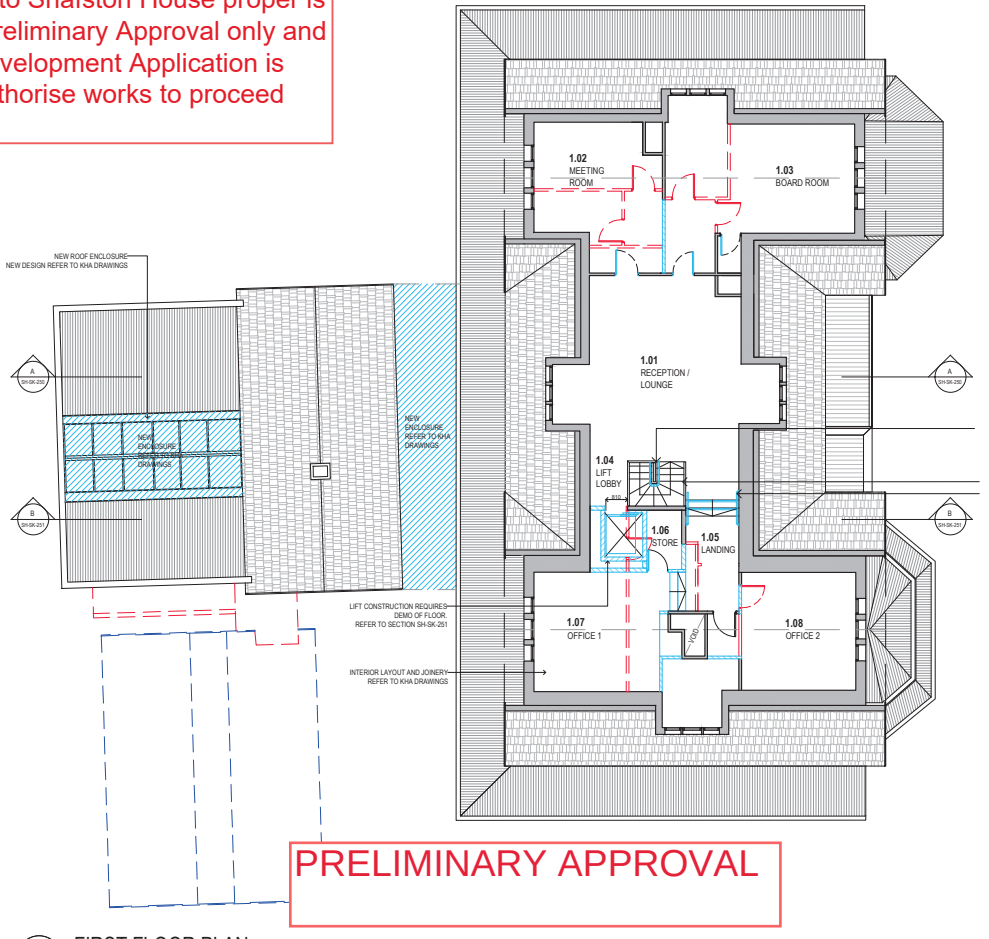
DRAWING TITLE
DEVELOPMENT SCHEDULE
PRIVATE OPEN SPACES - SHEET 2

DRAWING NUMBER	ISSUE
A9302	B

Building work to Shafston House proper is subject to a Preliminary Approval only and a separate Development Application is required to authorise works to proceed



1 SK-100 GROUND FLOOR PLAN 1:200



PRELIMINARY APPROVAL

2 SK-100 FIRST FLOOR PLAN 1:200

Amended in red by SARA on
12 September 2025

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

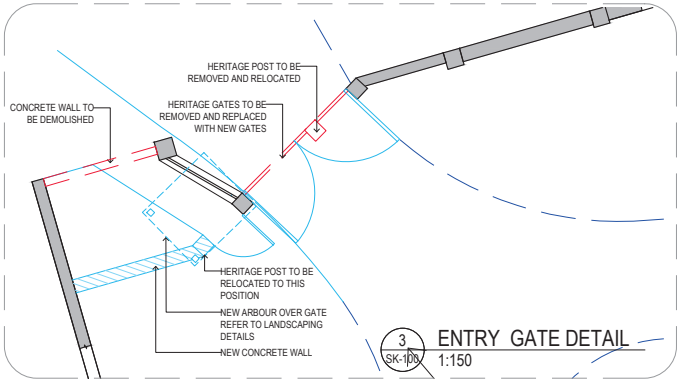
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APPLICATION REF
A006656931

NOTES

- LANDSCAPING MODIFICATIONS INDICATIVE ONLY. REFER TO LANDSCAPING + ARCHITECTURAL DRAWINGS.
- REFER TO DETAILED SCHEDULE OF CONSERVATION FOR WORK ON EXISTING BUILDING ELEMENTS
- ALL FINISHES TO BE CONFIRMED WITH HERITAGE CONSULTANT (HC) PRIOR TO STARTING WORK
- ALL WINDOWS AND DOORS TO BE IN WORKING ORDER AT PROJECT COMPLETION
- ALL DOORS, DOOR HARDWARE AND THRESHOLDS TO COMPLY WITH DDA REQUIREMENTS. REFER TO DDA REPORT.
- ALL DOORS REMOVED MUST BE STORED IN A SECURE LOCATION APPROVED BY HC.
- ALL NEW DOORS TO BE SOLID TIMBER WITH TWO INSET PANELS AND MIDDLE RAIL, PAINTED.
- CONTEMPORARY FLOOR FINISHES REPLACED AS PER KHA INTERIOR LAYOUTS IN G06, G07, G08, G11

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED INTERNAL WORKS (WORK IN PROGRESS - SUBJECT TO DD)



3 SK-100 ENTRY GATE DETAIL 1:150

1:200 @ A3
0 1 2 3 4 5m

URBIS
HERITAGE
LEVEL 32, 300 GEORGE STREET, BRISBANE, QLD 4000, AUSTRALIA
TEL +61 3007 3800
www.urbis.com.au
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PROJECT
SHAFSTON ESTATE, BRISBANE

CLIENT
VERSO DEVELOPMENT GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER PLANS

SCALE 1:200
REV. 8

DRAWING NUMBER
SH-SK-100

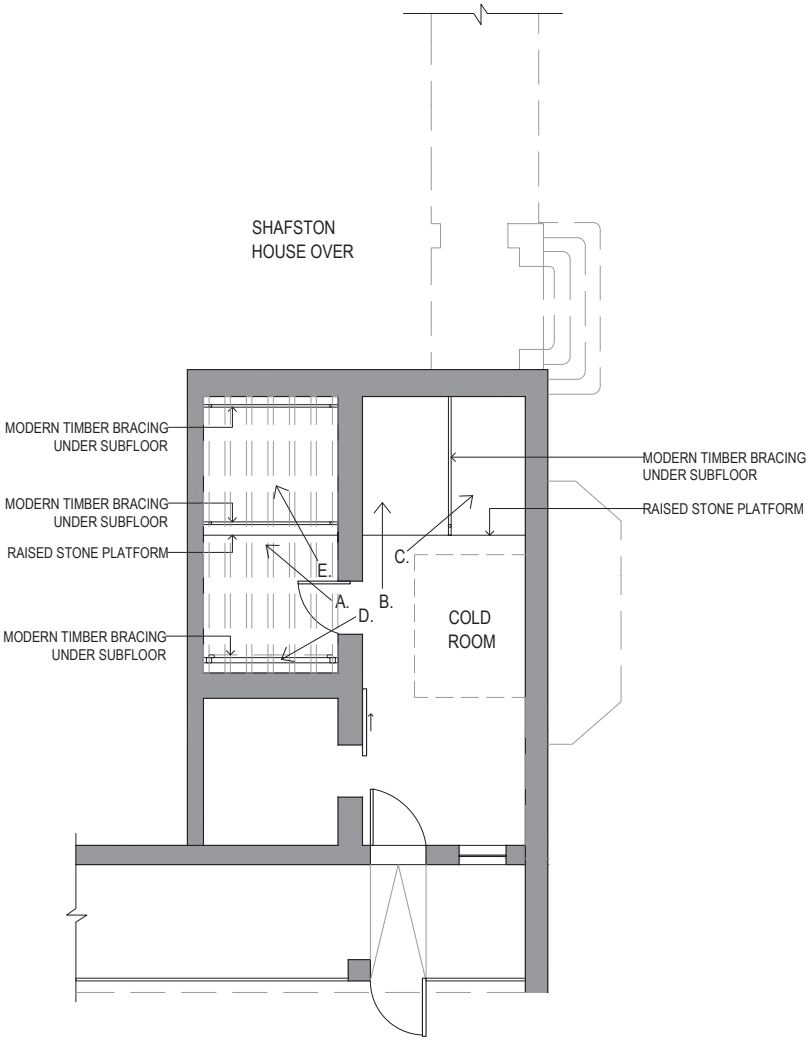
TEAM LEADER KP
PROJECT NO. P0052160

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12 September 2025

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SARA ref: 2412-43793 SRA
Date: 12 September 2025

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A.


B.


D.


C.


E.

1 SK-101 CELLAR FLOOR PLAN
1:100

1:100 @ A3
0 1 2m

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HERITAGE
LEVEL 32, 300 GEORGE STREET,
BRISBANE, QLD 4000, AUSTRALIA
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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

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DRAWING TITLE
SHAFSTON PROPER PLANS

SCALE
1:100

REV.
8

DRAWING NUMBER
SH-SK-101

TEAM LEADER
KP

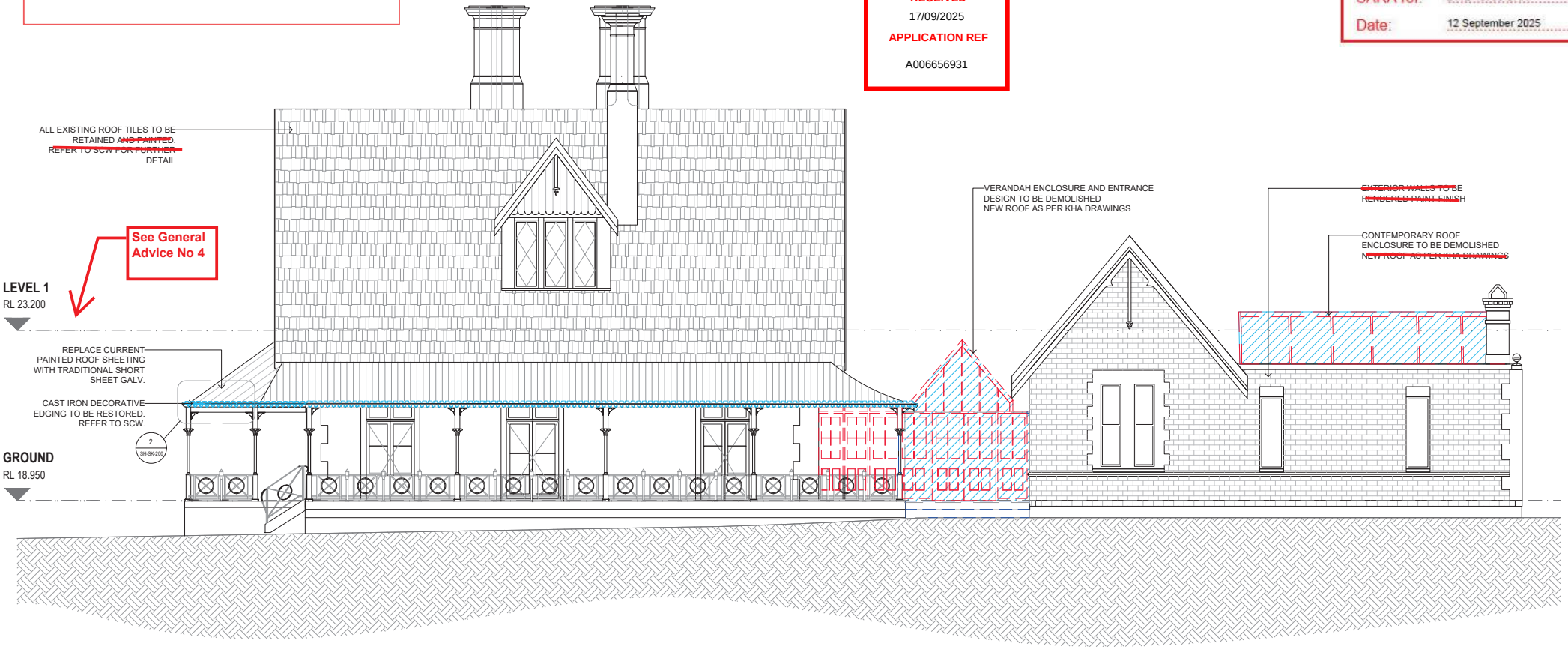
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1 SK-200 EAST ELEVATION
1:100

NOTES

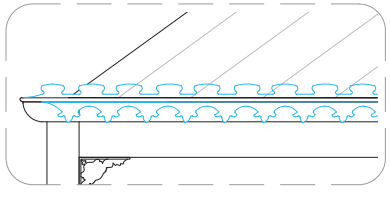
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- NEW ROOF ENCLOSURES AS PER KHA DRAWINGS
- EXTERIOR WALLS TO BE RENDERED PAINT FINISH
- EXISTING ROOF CLADDING TO BE RETAINED AND PAINTED

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS



ORIGINAL VERANDAH TRIMS TO BE REINSTATED



2 SK-200 DECORATIVE EDGING DETAIL
1:20

1:100 @ A3
0 1 2m

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HERITAGE
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1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER ELEVATIONS

DRAWING NUMBER
SH-SK-200

SCALE
1:100

REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160

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SARA ref: 2412-43793 SRA
Date: 12 September 2025

See General Advice No 4



1 SK-201 NORTH ELEVATION
1:100

NOTES

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1:100 @ A3
0 1 2m

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DRAWING TITLE
SHAFSTON PROPER ELEVATIONS

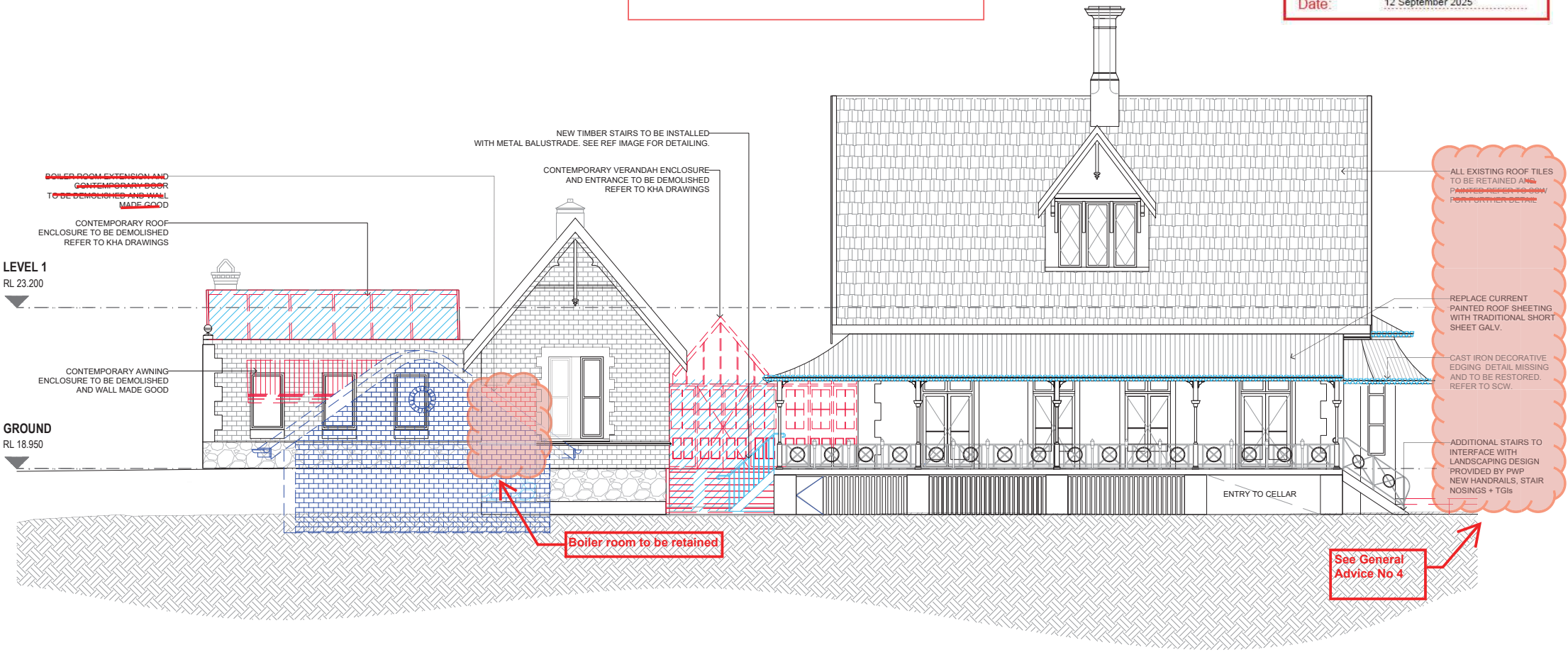
DRAWING NUMBER
SH-SK-201

SCALE 1:100
REV. 8
TEAM LEADER KP
PROJECT NO. P0052160

Building work to Shafston House proper is subject to a Preliminary Approval only and a separate Development Application is required to authorise works to proceed

Amended in red by SARA on
12 September 2025

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



1 SK-202 SOUTH ELEVATION
1:100

NOTES

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- ALL FINISHES TO BE CONFIRMED WITH HERITAGE CONSULTANT PRIOR TO STARTING WORK
- ALL WINDOWS AND DOORS TO BE IN WORKING ORDER AT PROJECT COMPLETION
- NEW ROOF ENCLOSURES AS PER KHA DRAWINGS
- EXTERIOR WALLS TO BE RENDERED PAINT FINISH
- EXISTING ROOF CLADDING TO BE RETAINED AND PAINTED

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS



NEW BALUSTRADE DETAILING

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1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE, BRISBANE

CLIENT
VERSO DEVELOPMENT GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER ELEVATIONS

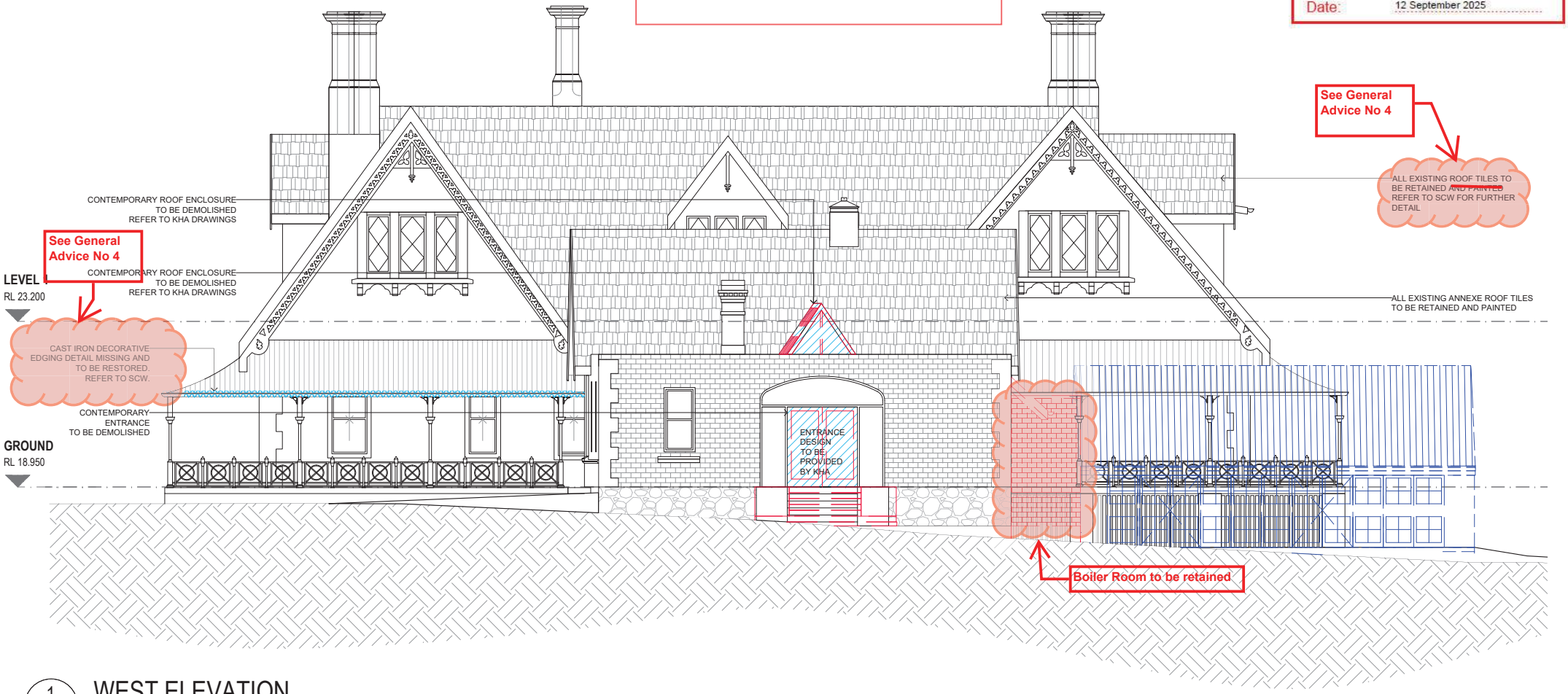
DRAWING NUMBER
SH-SK-202

SCALE 1:100
REV. 8
TEAM LEADER KP
PROJECT NO. P0052160

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Date: 12 September 2025



1
AD-203

WEST ELEVATION

1:100

NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

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1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE, BRISBANE

CLIENT
VERSO DEVELOPMENT GROUP PTY LTD

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2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER ELEVATIONS

DRAWING NUMBER
SH-SK-203

SCALE
1:100

REV.
8

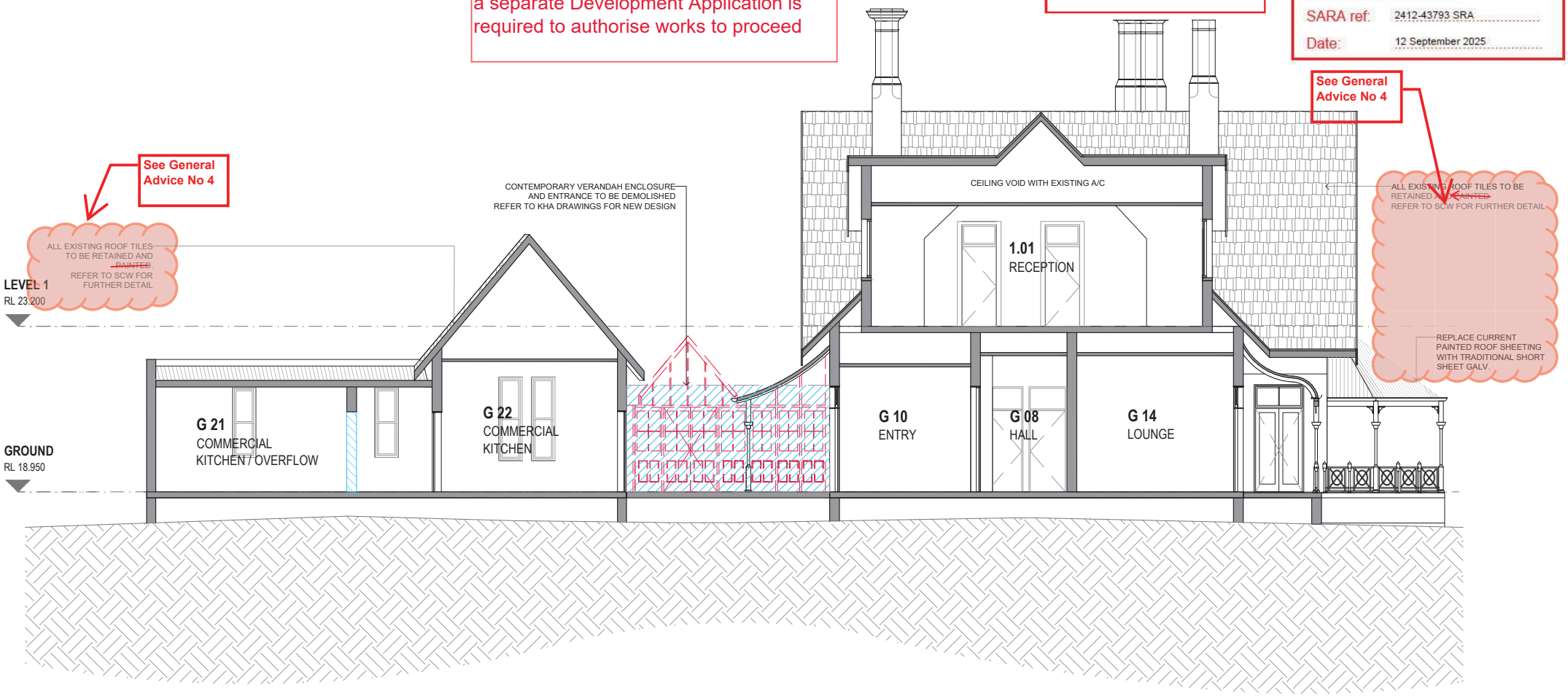
TEAM LEADER
KP

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Date: 12 September 2025



A
AD-250
SECTION

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NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

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9	90% IR RESPONSE ISSUE	KL	11.03.25
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER SECTIONS

DRAWING NUMBER
SH-SK-250

SCALE
1:100

REV.
8

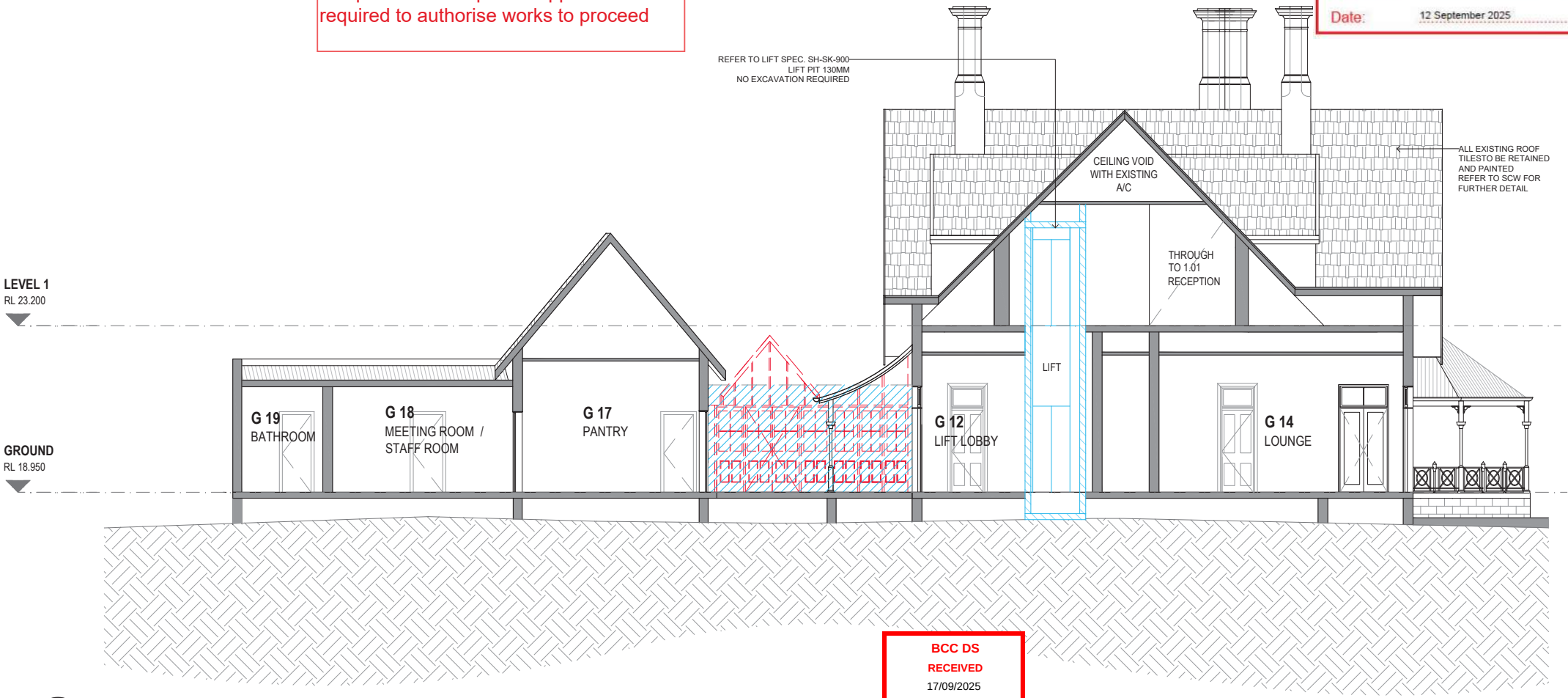
TEAM LEADER
KP

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B
AD-250

SECTION
1:100

NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

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VERSO DEVELOPMENT
GROUP PTY LTD

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2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER SECTIONS

DRAWING NUMBER
SH-SK-250

SCALE
1:100

REV.
8

TEAM LEADER
KP

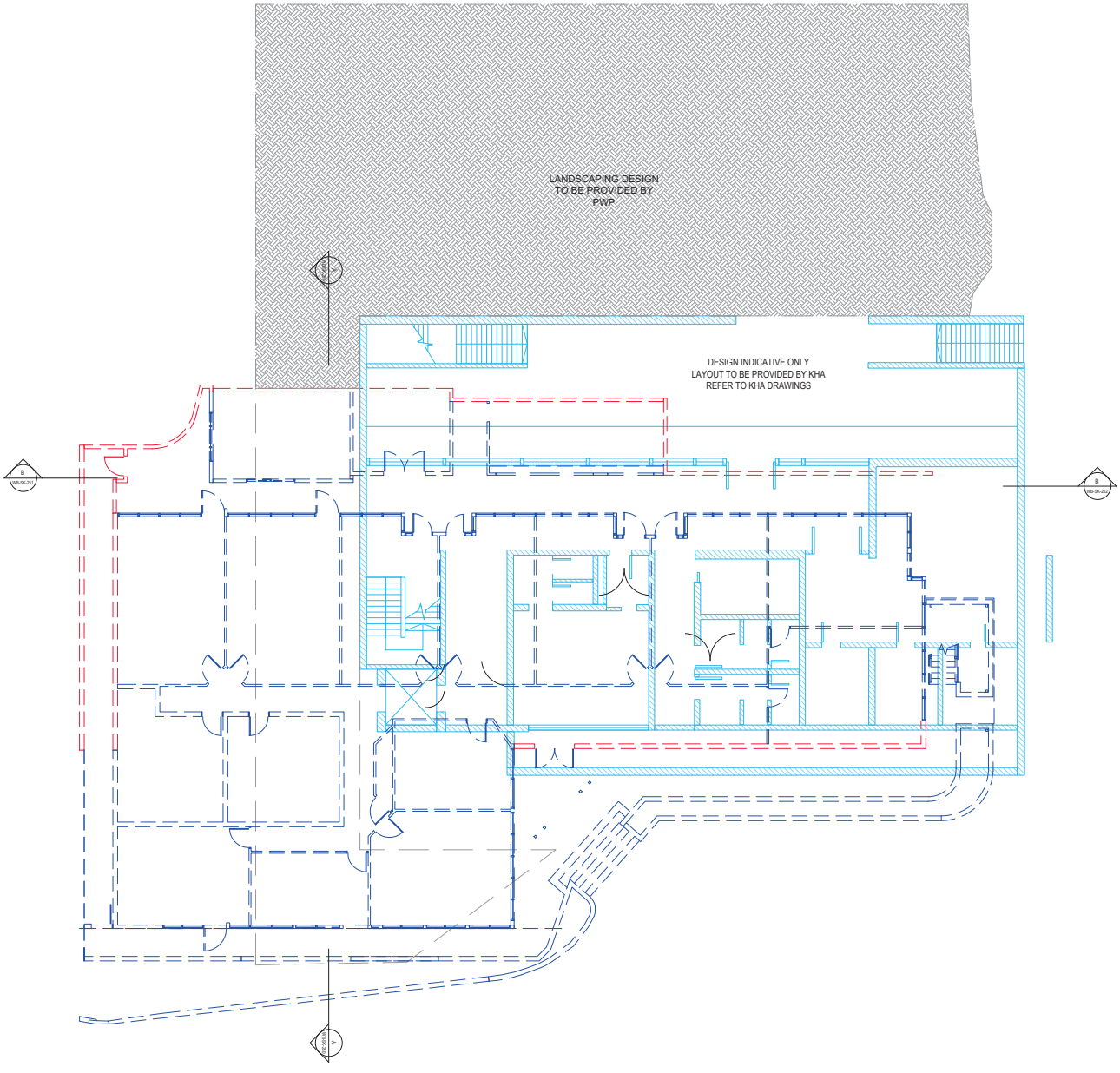
PROJECT NO.
P0052160

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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Date: 12 September 2025

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A006656931



1 SK-100 LOWER GROUND FLOOR PLAN
1:200

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED INTERNAL WORKS (WORK IN PROGRESS - SUBJECT TO DD)

NOTES

- WORK IN PROGRESS DRAWINGS SUBJECT TO CHANGE ACCORDING TO KHA DESIGN. REFER TO ARCHITECTURAL DRAWINGS FOR ALL NEW WORKS.
- REFER TO LANDSCAPING DRAWINGS FOR ALL LANDSCAPING WORKS
- REFER TO DETAILED SCHEDULE OF CONSERVATION AND RESTORATION WORK FOR ALL WORK ON EXISTING BUILDING ELEMENTS

1:200 @ A3
0 1 2 3 4 5m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

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9	90% IR RESPONSE ISSUE	KL	11.03.25
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2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING
PLANS

SCALE
1:200

REV.
8

DRAWING NUMBER
WB-SK-100

TEAM LEADER
KP

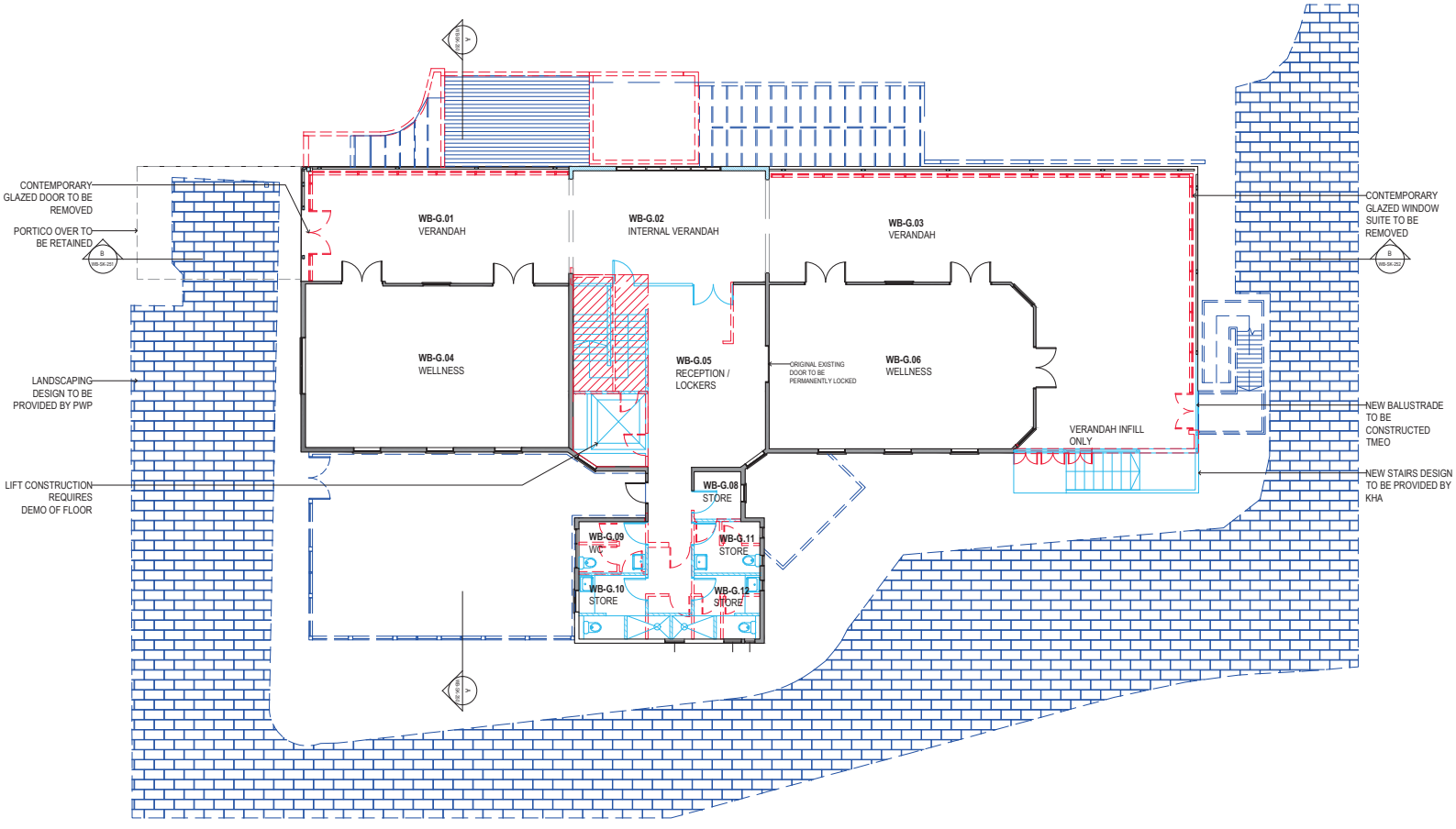
PROJECT NO.
P0052160

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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Date: 12 September 2025

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APPLICATION REF
A006656931



1 SK-101 GROUND FLOOR PLAN
1:200

LEGEND
- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED INTERNAL WORKS (WORK IN PROGRESS - SUBJECT TO DD)

NOTES
- REFER TO DETAILED SCHEDULE OF CONSERVATION AND RESTORATION WORK FOR ALL WORK ON EXISTING BUILDING ELEMENTS
- ALL FINISHES TO BE CONFIRMED WITH HERITAGE CONSULTANT PRIOR TO STARTING WORK
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

1:200 @ A3
0 1 2 3 4 5m

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PROJECT
SHAFSTON ESTATE, BRISBANE

CLIENT
VERSO DEVELOPMENT GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING PLANS

SCALE 1:200

REV. 8

DRAWING NUMBER
WB-SK-101

TEAM LEADER KP

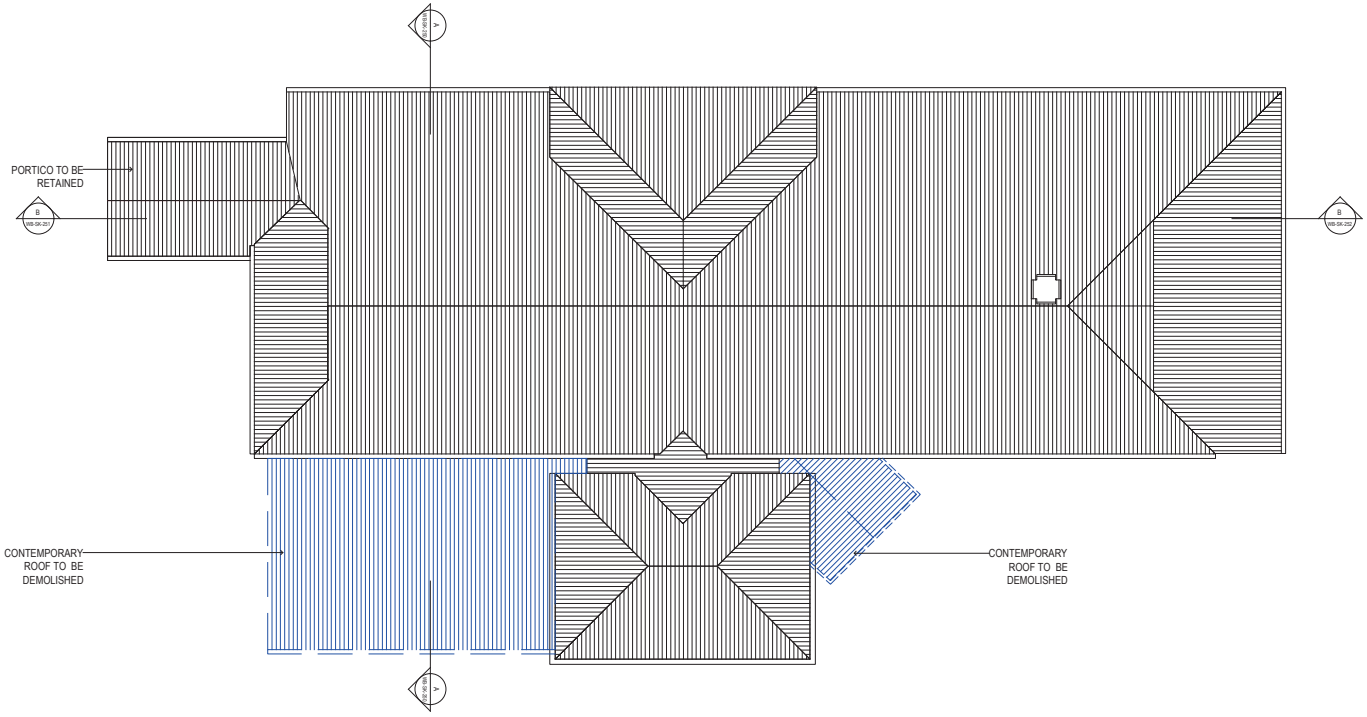
PROJECT NO. P0052160

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APPLICATION REF
A006656931



1 SK-150 ROOF PLAN
1:200

LEGEND
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- PROPOSED INTERNAL WORKS (WORK IN PROGRESS - SUBJECT TO DD)

NOTES
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1:200 @ A3
0 1 2 3 4 5m

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PROJECT
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9	90% IR RESPONSE ISSUE	KL	11.03.25
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DRAWING TITLE
WARDS BUILDING PLANS

SCALE 1:200

REV. 8

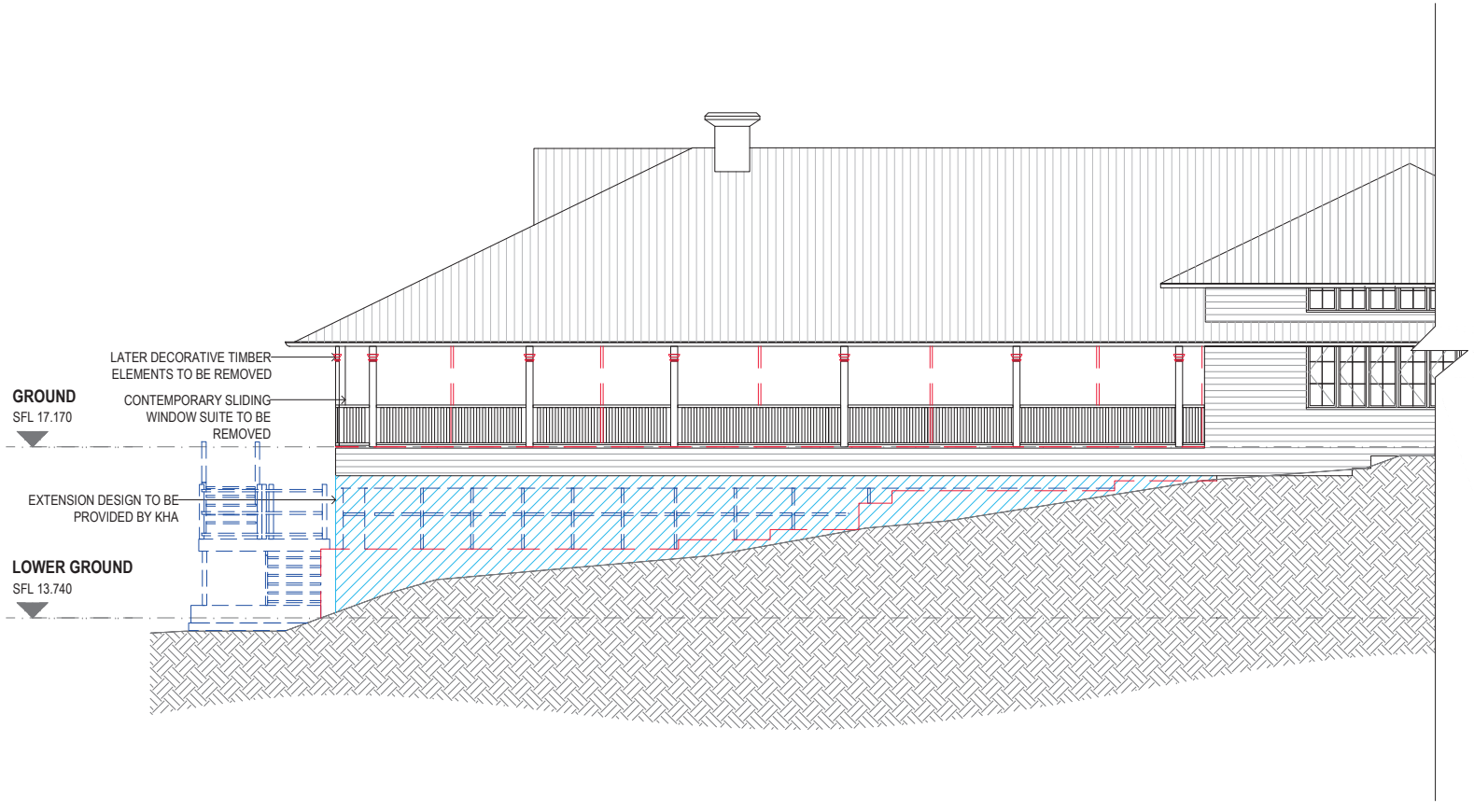
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WB-SK-150

TEAM LEADER KP

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1 sk-200 NORTH PART ELEVATION
1:100

NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
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- PROPOSED WORKS

1:100 @ A3
0 1 2m

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2	DRAFT DESI PACK	KL	12.06.24
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DRAWING TITLE
WARDS BUILDING ELEVATIONS

DRAWING NUMBER
WB-SK-200

SCALE
1:100

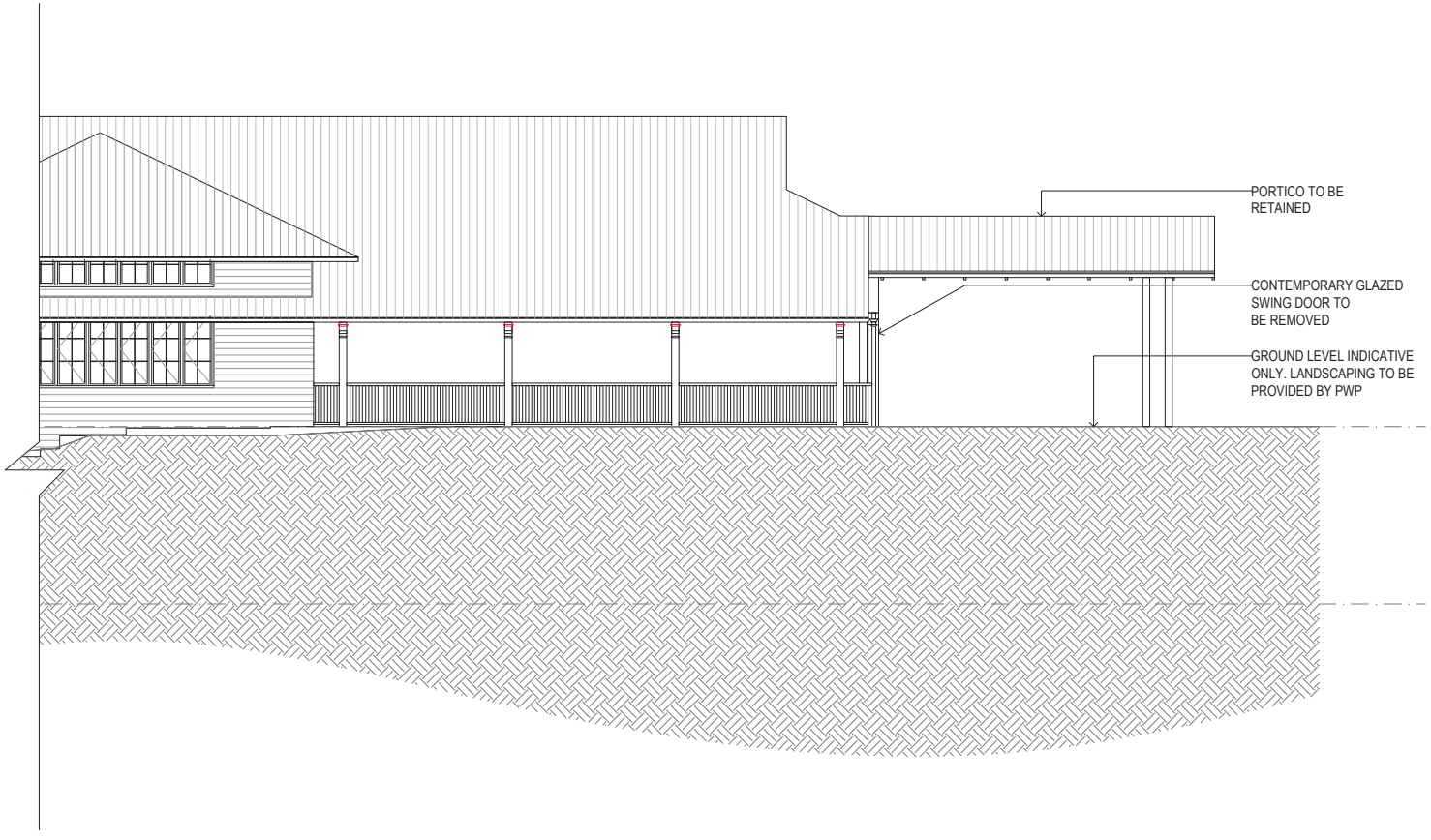
REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

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17/09/2025
APPLICATION REF
A006656931



2 SK-201 NORTH PART ELEVATION
1:100

NOTES

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- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
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GROUP PTY LTD

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2	DRAFT DESI PACK	KL	12.06.24
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DRAWING TITLE
WARDS BUILDING
ELEVATIONS

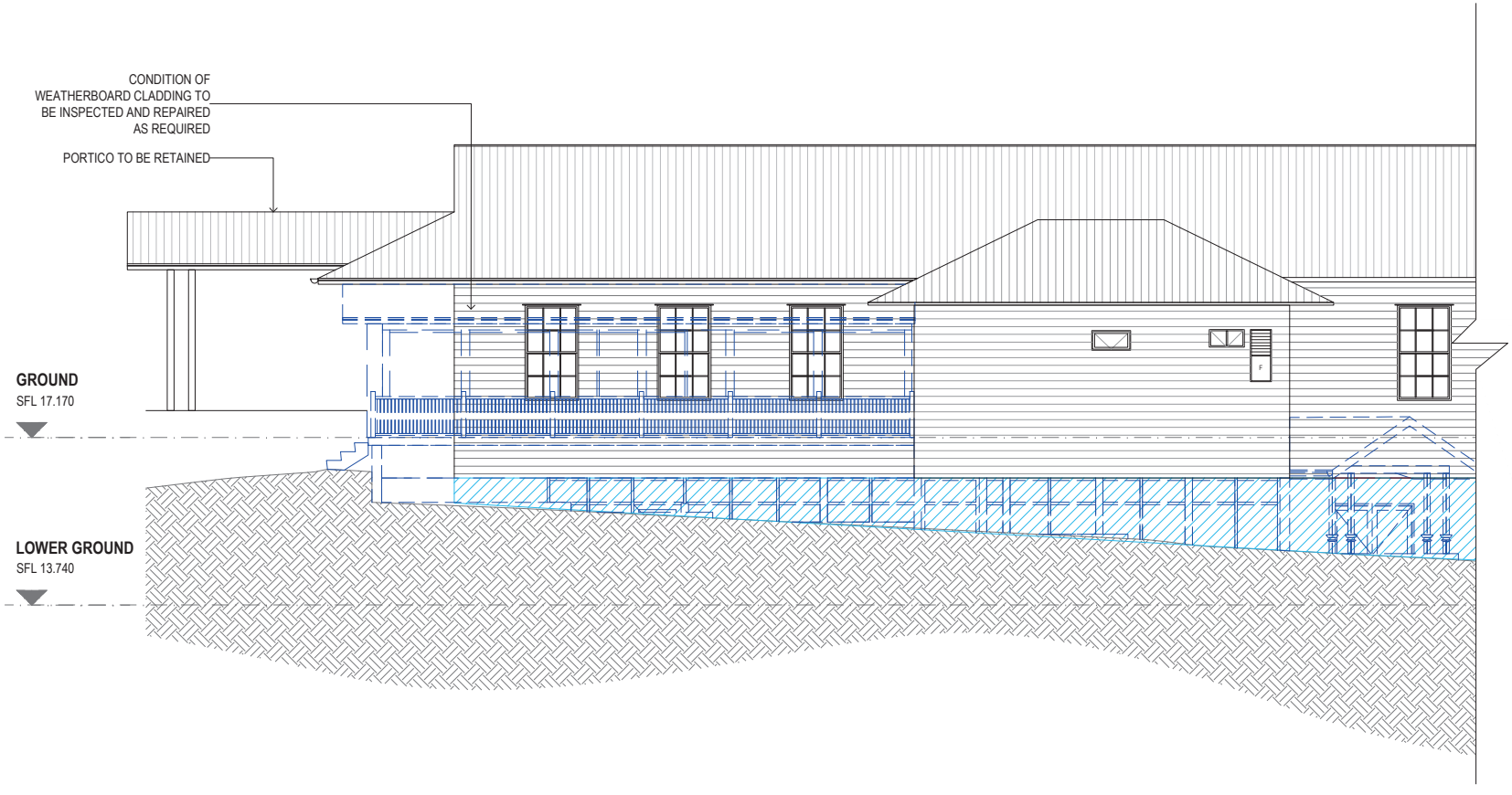
DRAWING NUMBER
WB-SK-201

SCALE		REV.
1:100		8

TEAM LEADER	PROJECT NO.
KP	P0052160

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1 SK-202 SOUTH PART ELEVATION
1:100

NOTES

- REFER TO DETAILED SCHEDULE OF CONSERVATION FOR WORK ON EXISTING BUILDING ELEMENTS
- ALL FINISHES TO BE CONFIRMED WITH HERITAGE CONSULTANT PRIOR TO STARTING WORK
- ALL WINDOWS AND DOORS TO BE IN WORKING ORDER AT PROJECT COMPLETION
- ALL WORKS ON EXISTING BUILDING TO BE COORDINATED WITH KHA

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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Urbis Ltd ABN 50 105 256 228

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING
ELEVATIONS

DRAWING NUMBER
WB-SK-202

SCALE
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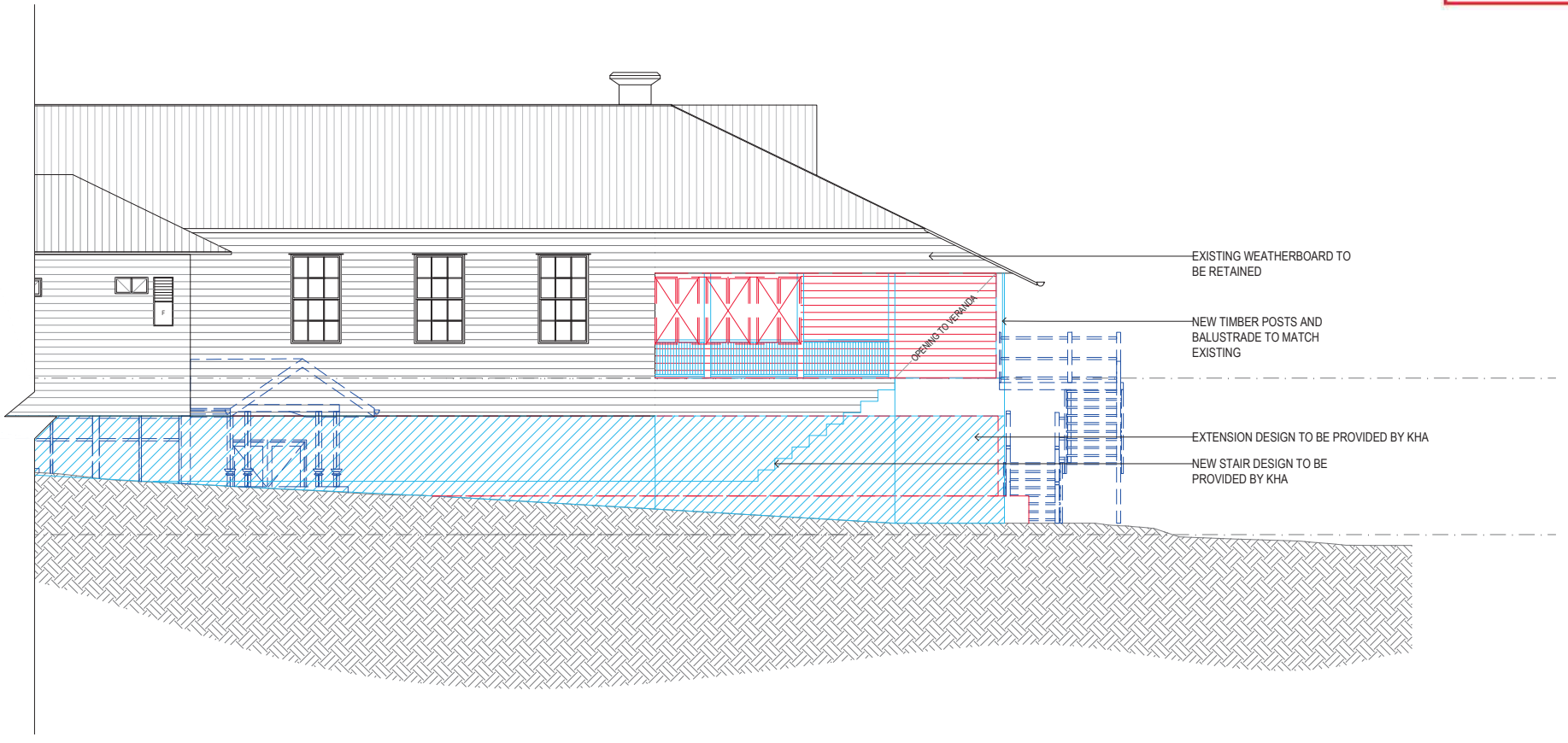
REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

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17/09/2025
APPLICATION REF
A006656931



1 SK-203 SOUTH PART ELEVATION
1:100

NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
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8	WIP IR RESPONSE ISSUE	KL	04.03.25
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2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING
ELEVATIONS

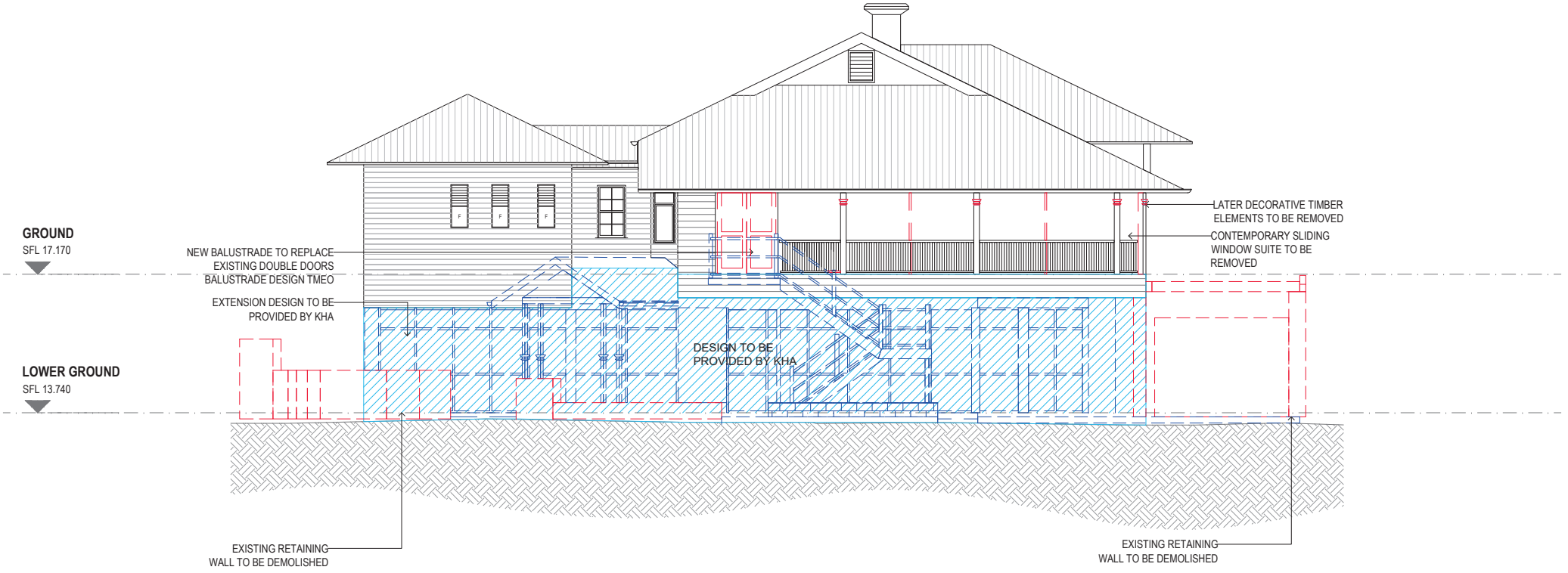
DRAWING NUMBER
WB-SK-203

SCALE		REV.
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TEAM LEADER	PROJECT NO.
KP	P0052160

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RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2412-43793 SRA
Date: 12 September 2025



1 SK-204 EAST ELEVATION
1:100

NOTES

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LEGEND

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- PROPOSED WORKS

1:100 @ A3
0 1 2m

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HERITAGE
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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
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2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING ELEVATIONS

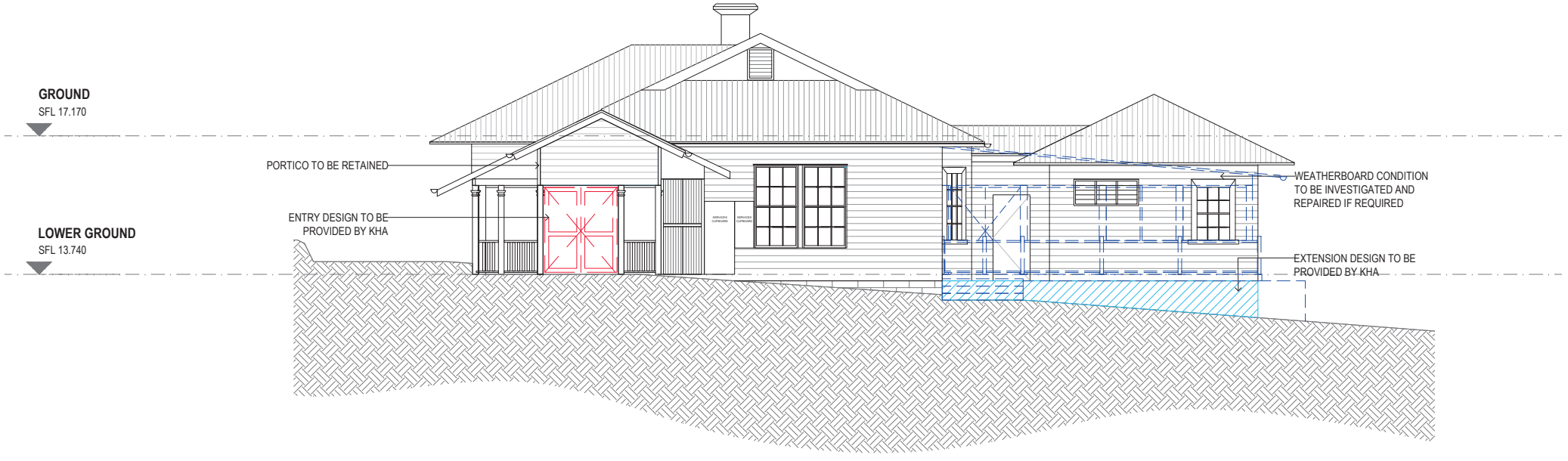
DRAWING NUMBER
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SCALE		REV.
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TEAM LEADER	PROJECT NO.
KP	P0052160

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



1 SK-205 WEST ELEVATION
1:100

NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
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VERSO DEVELOPMENT
GROUP PTY LTD

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DRAWING TITLE
WARDS BUILDING ELEVATIONS

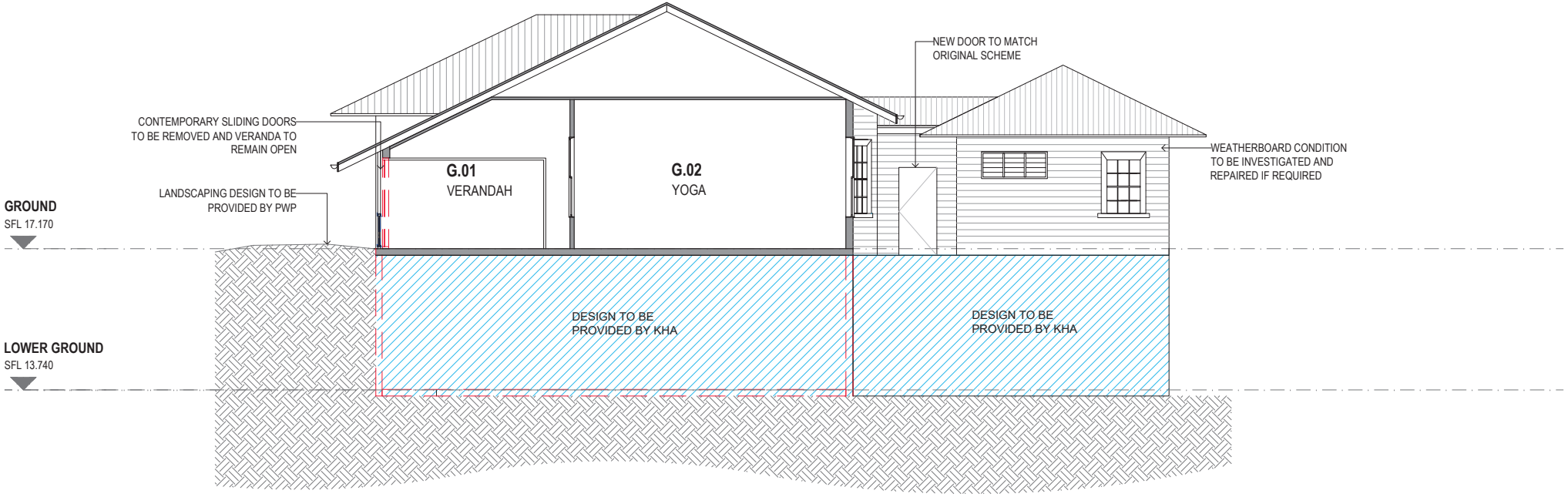
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SCALE		REV.
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TEAM LEADER	PROJECT NO.
KP	P0052160

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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



A SK-250 CROSS SECTION
1:100

NOTES

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LEGEND

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- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
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VERSO DEVELOPMENT
GROUP PTY LTD

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2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING SECTIONS

DRAWING NUMBER
WB-SK-250

SCALE
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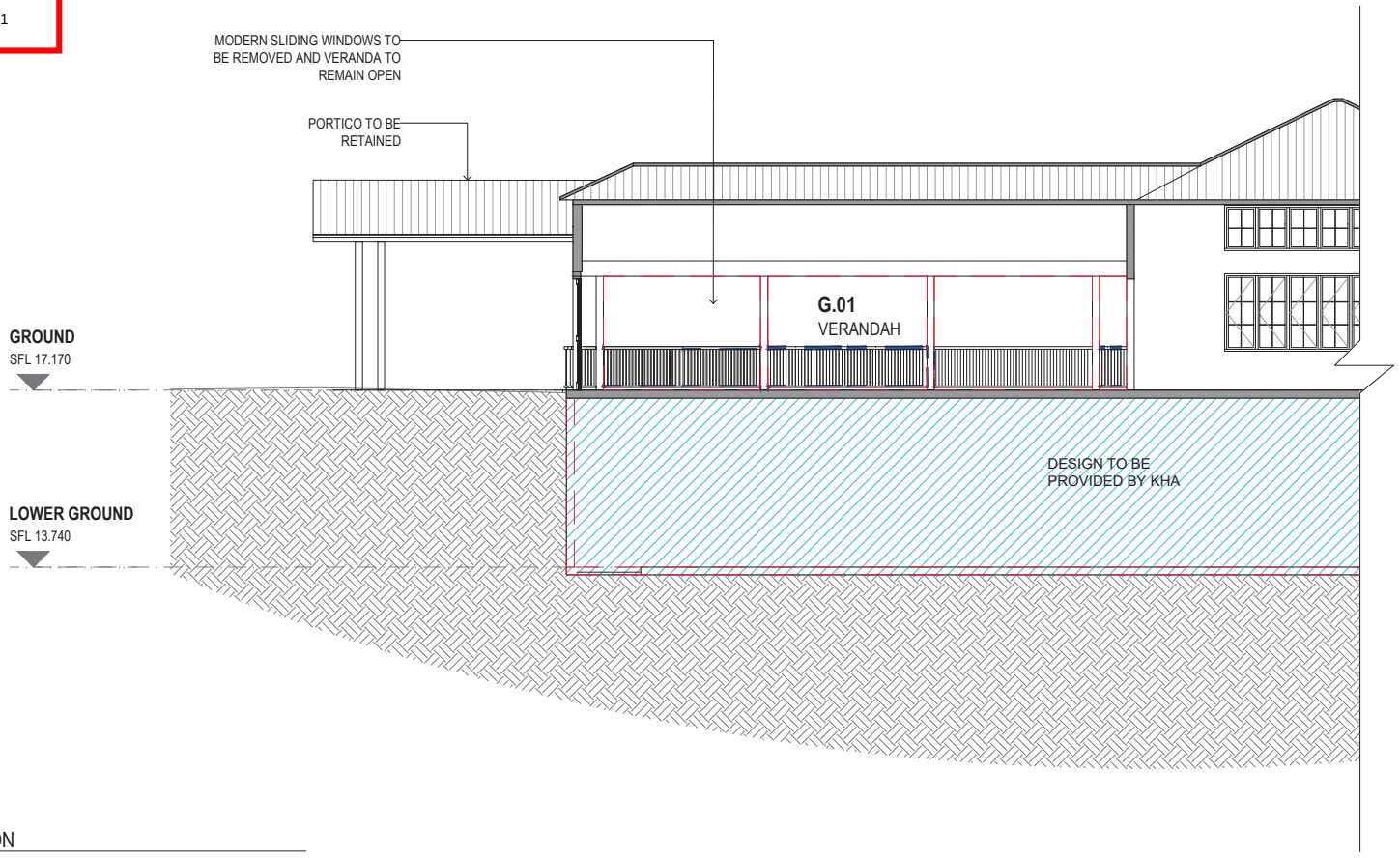
REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160

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APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



B SK-251 SECTION
1:100

NOTES

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LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

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VERSO DEVELOPMENT
GROUP PTY LTD

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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING SECTIONS

DRAWING NUMBER
WB-SK-251

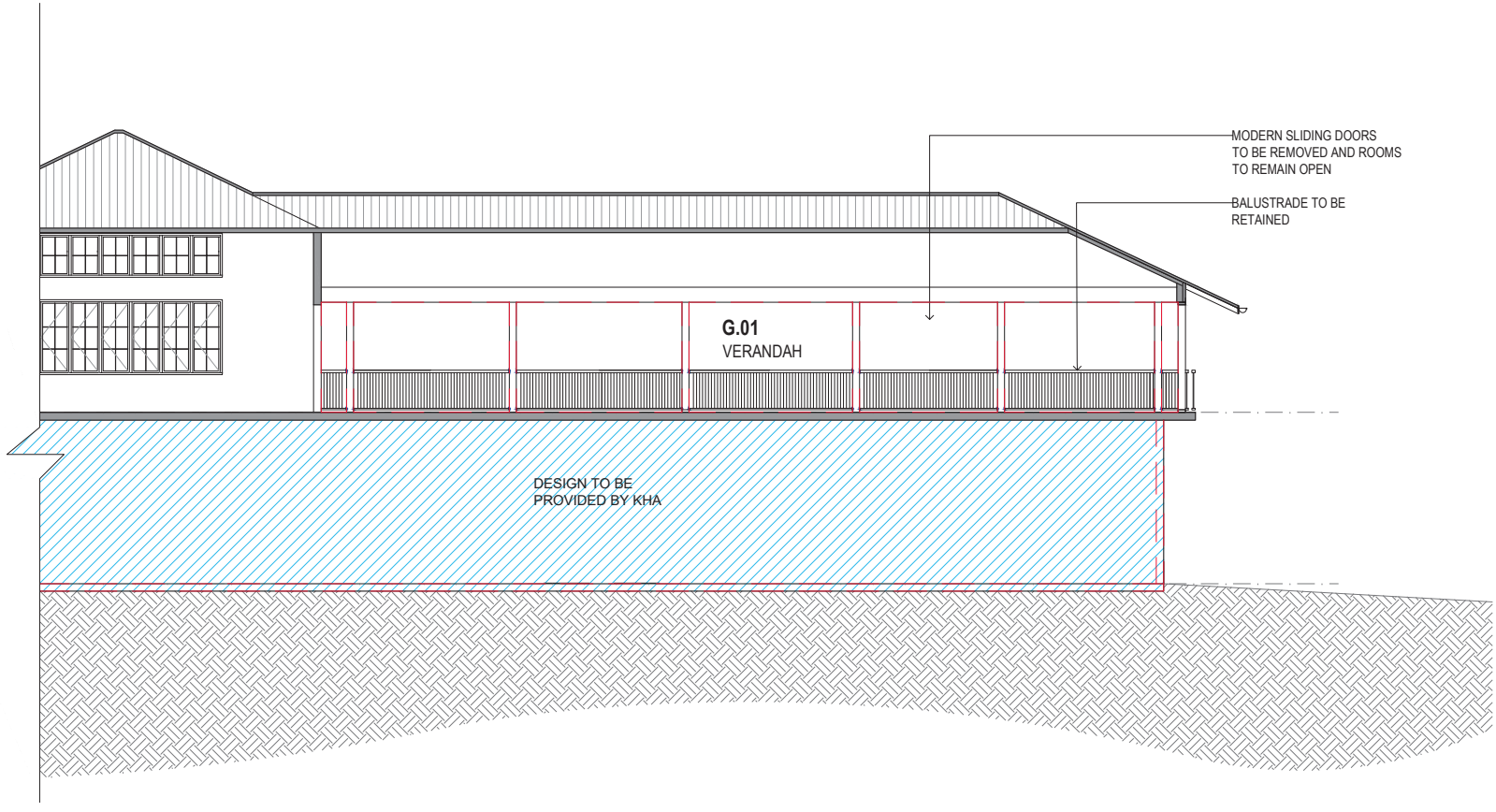
SCALE		REV.
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TEAM LEADER	PROJECT NO.
KP	P0052160

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025



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17/09/2025
APPLICATION REF
A006656931

B SK-252 SECTION
1:100

NOTES

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- ALL WORKS ON EXISTING BUILDING TO BE COORDINATED WITH KHA

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
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BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING
SECTIONS

DRAWING NUMBER
WB-SK-252

SCALE
1:100

REV.
8

TEAM LEADER
KP

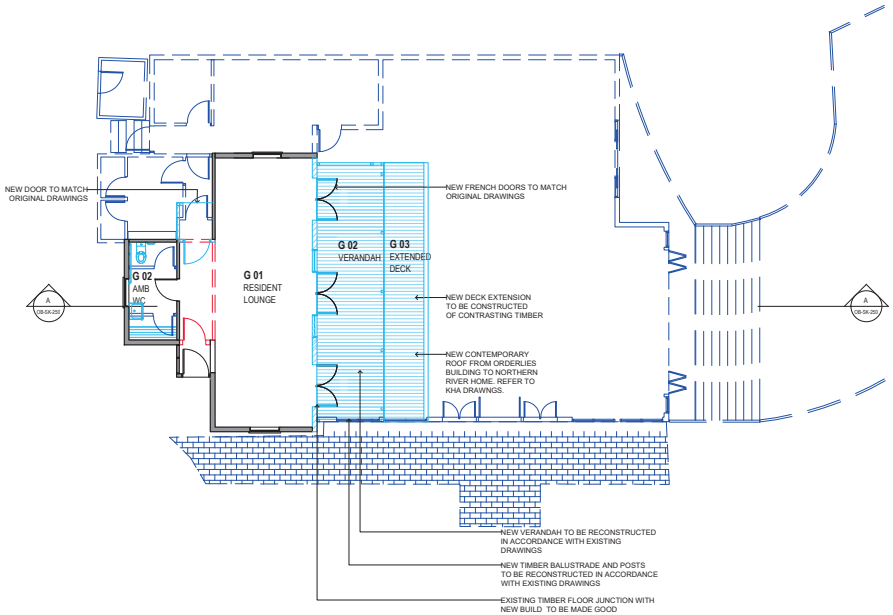
PROJECT NO.
P0052160

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

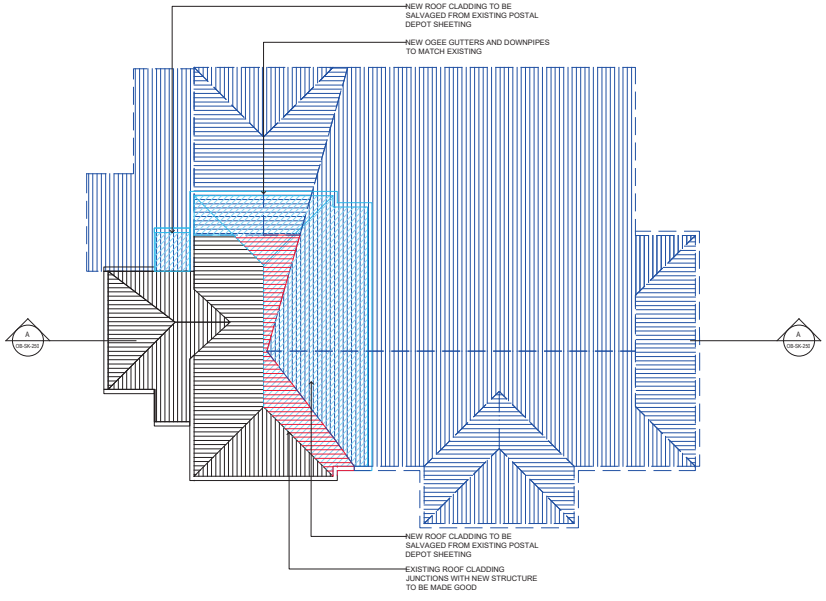
SARA ref: 2412-43793 SRA

Date: 12 September 2025

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APPLICATION REF
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1 SK-100 GROUND FLOOR PLAN
1:200



1 SK-100 ROOF PLAN
1:200

NOTES

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- ALL FINISHES TO BE CONFIRMED WITH HERITAGE CONSULTANT PRIOR TO STARTING WORK
- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALL NEW CAPPING AND FLASHING TO BE GALVANISED SHEETING WITH LEAD CAPPING
- ALLOW FOR NEW ROOF STRUCTURE TO BE CONSTRUCTED TMEO
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES
- ALL WINDOWS AND DOORS TO BE IN WORKING ORDER AT PROJECT COMPLETION

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:200 @ A3
0 1 2 3 4 5m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
ORDERLIES
BUILDING PLANS

DRAWING NUMBER
OB-SK-100

SCALE
1:200

REV.
8

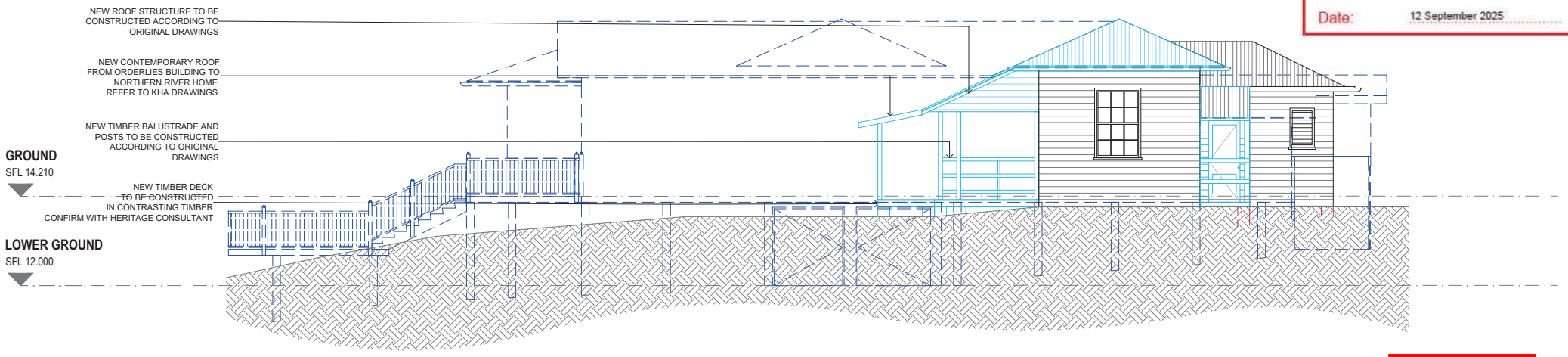
TEAM LEADER
KP

PROJECT NO.
P0052160

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

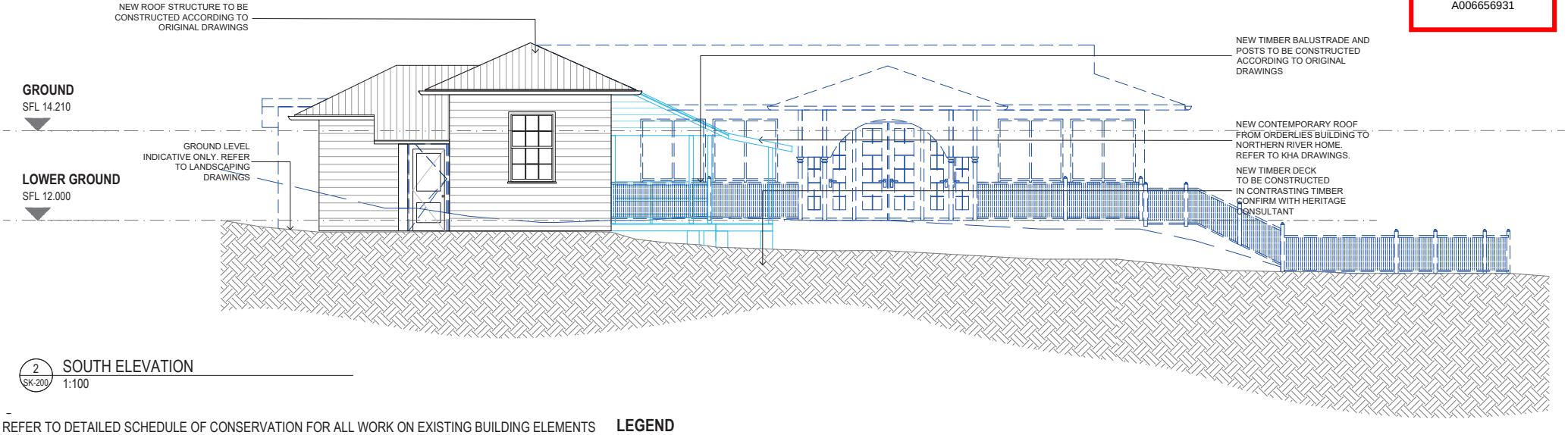
SARA ref: 2412-43793 SRA

Date: 12 September 2025



1 SK-200 NORTH ELEVATION
1:100

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APPLICATION REF
A006656931



2 SK-200 SOUTH ELEVATION
1:100

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- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
ORDERLIES
BUILDING ELEVATIONS

DRAWING NUMBER
OB-SK- 200

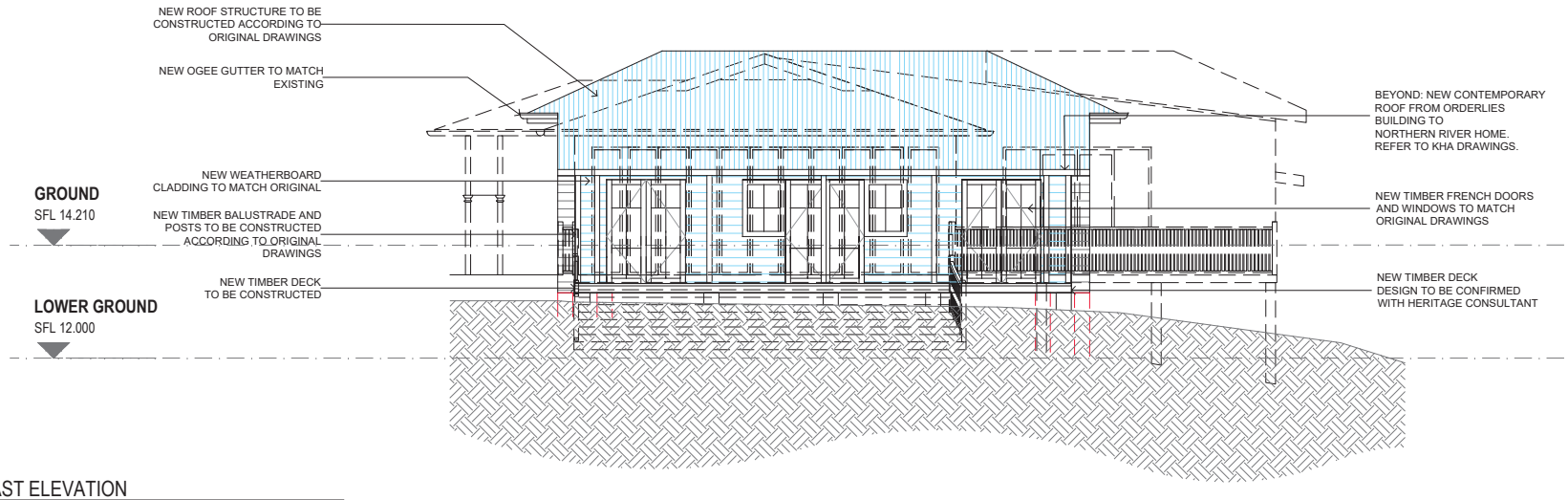
SCALE
1:100

REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160

PLANS AND DOCUMENTS
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1 SK-201 EAST ELEVATION
1:100

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17/09/2025
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2 SK-201 WEST ELEVATION
1:100

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- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
ORDERLIES
BUILDING ELEVATIONS

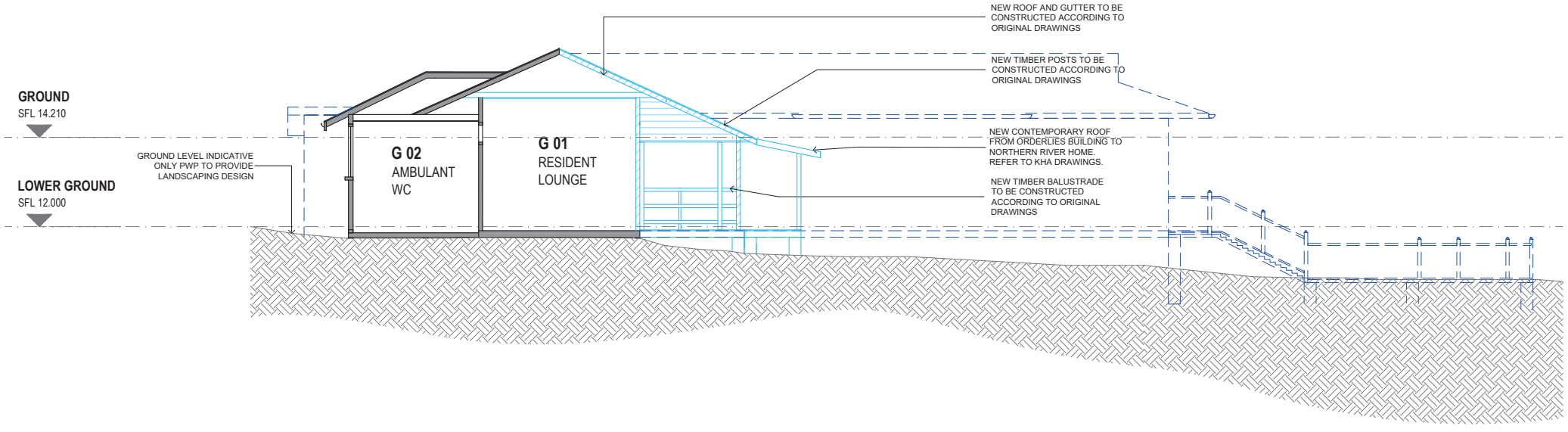
DRAWING NUMBER
OB-SK- 201

SCALE		REV.
1:100		8

TEAM LEADER	PROJECT NO.
KP	P0052160

BCC DS
RECEIVED
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PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



A SK-250 SECTION
1:100

- REFER TO DETAILED SCHEDULE OF CONSERVATION FOR ALL WORK ON EXISTING BUILDING ELEMENTS
- ALL FINISHES TO BE CONFIRMED WITH HERITAGE CONSULTANT PRIOR TO STARTING WORK
- ALL WINDOWS AND DOORS TO BE IN WORKING ORDER AT PROJECT COMPLETION
- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND
- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
ORDERLIES
BUILDING SECTIONS

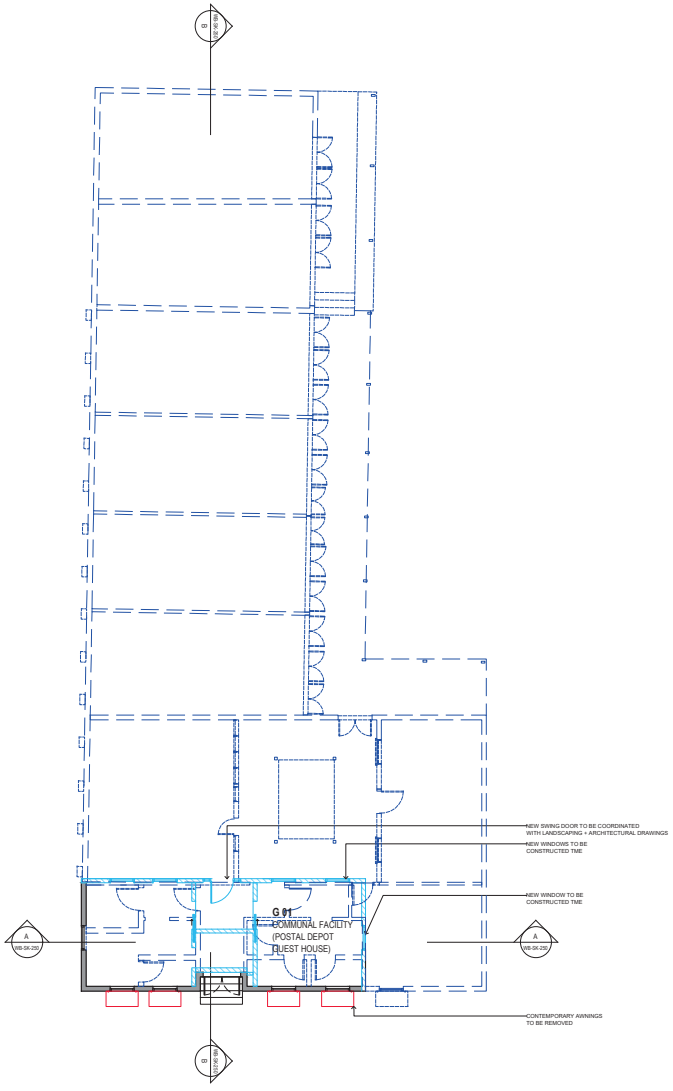
DRAWING NUMBER
OB-SK-250

SCALE		REV.
1:100		8

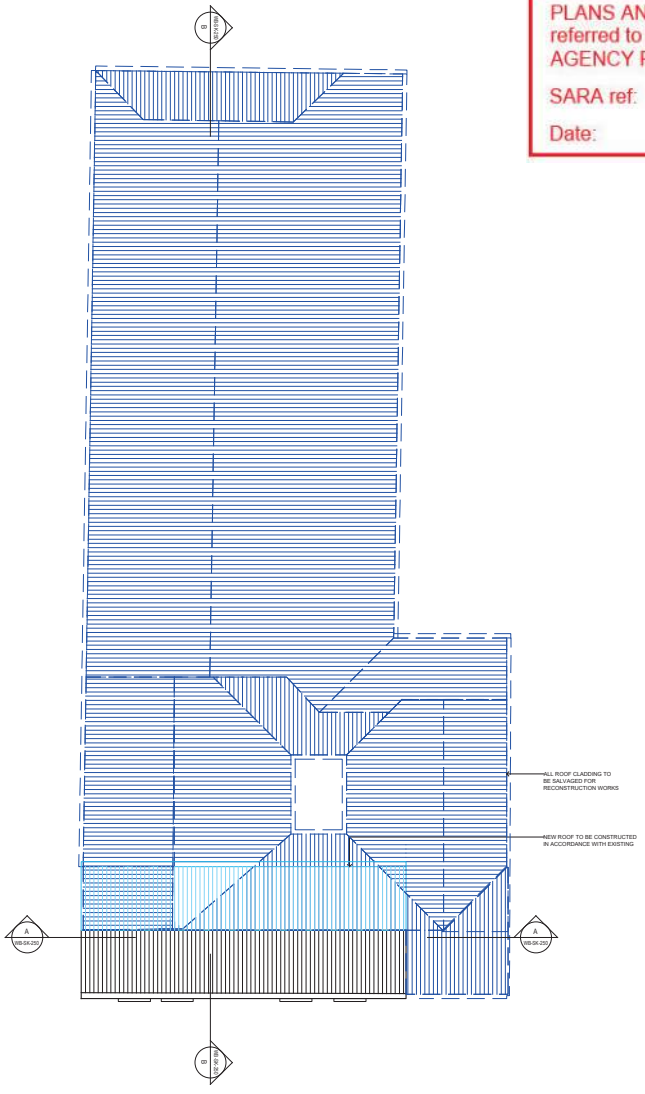
TEAM LEADER	PROJECT NO.
KP	P0052160

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RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



1 SK-100 GROUND FLOOR PLAN
1:200



2 SK-100 ROOF PLAN
1:200

NOTES

- REFER TO DETAILED SCHEDULE OF CONSERVATION AND RESTORATION WORK FOR ALL WORK ON EXISTING BUILDING ELEMENTS
- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALL NEW CAPPING AND FLASHING TO BE GALVANISED SHEETING WITH LEAD CAPPING
- ALLOW FOR NEW ROOF STRUCTURE TO BE CONSTRUCTED TMEO
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED INTERNAL WORKS (WORK IN PROGRESS - SUBJECT TO DD)

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE, BRISBANE

CLIENT
VERSO DEVELOPMENT GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
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4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
POSTAL DEPOT PLANS

SCALE
1:100

REV.
8

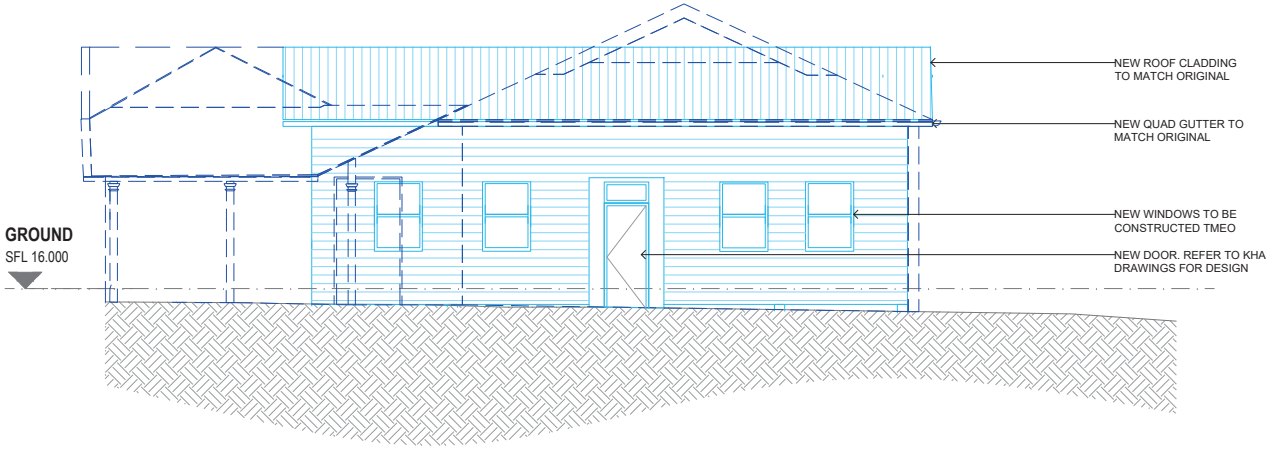
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PD-SK-100

TEAM LEADER
KP

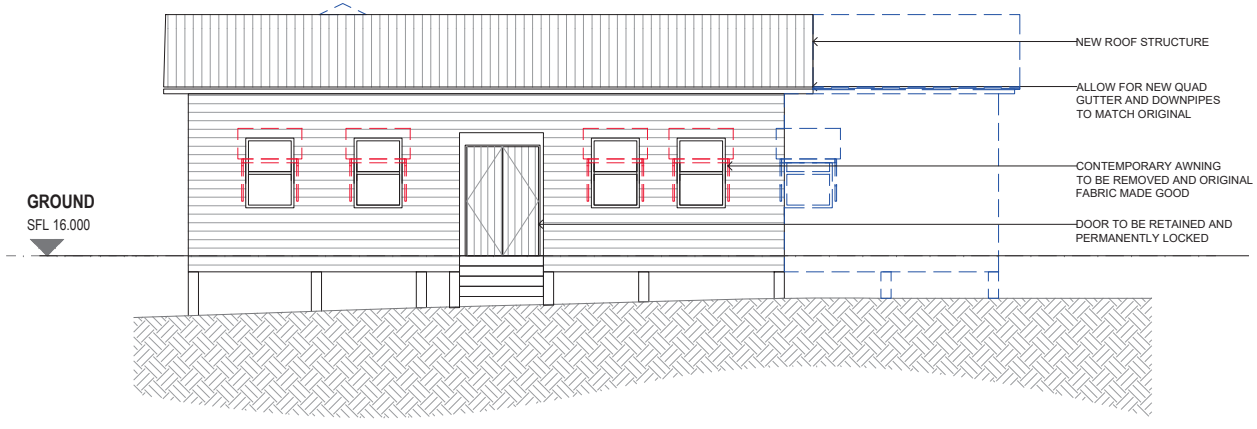
PROJECT NO.
P0052160

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17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025



1 SK-201 NORTH ELEVATION
1:100



2 SK-201 SOUTH ELEVATION
1:100

NOTES

- REFER TO DETAILED SCHEDULE OF CONSERVATION FOR ALL WORK ON EXISTING BUILDING ELEMENTS
- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALL NEW CAPPING AND FLASHING TO BE GALVANISED SHEETING WITH LEAD CAPPING
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
POSTAL DEPOT
ELEVATIONS

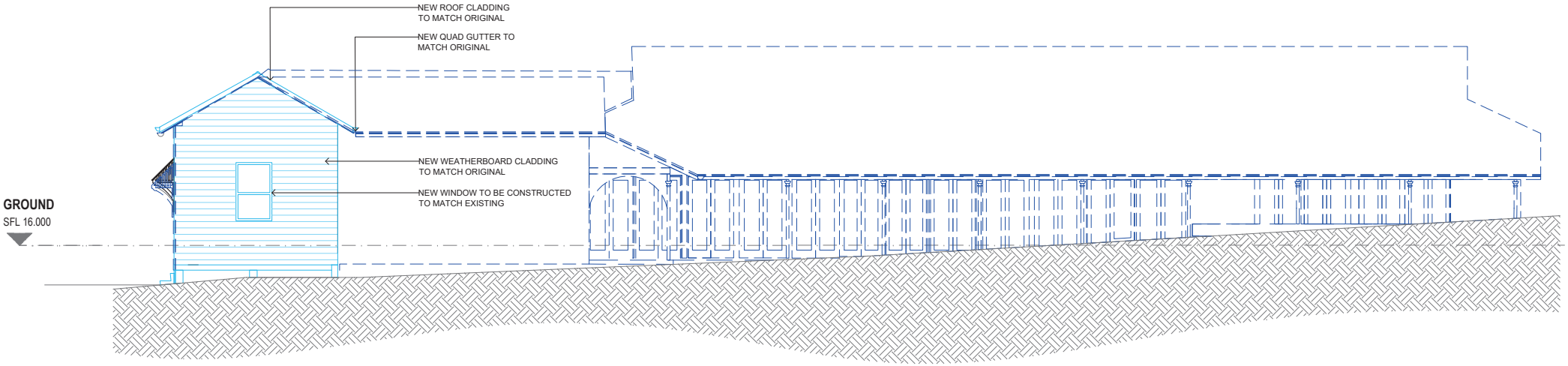
DRAWING NUMBER
PD-SK-201

SCALE
1:100

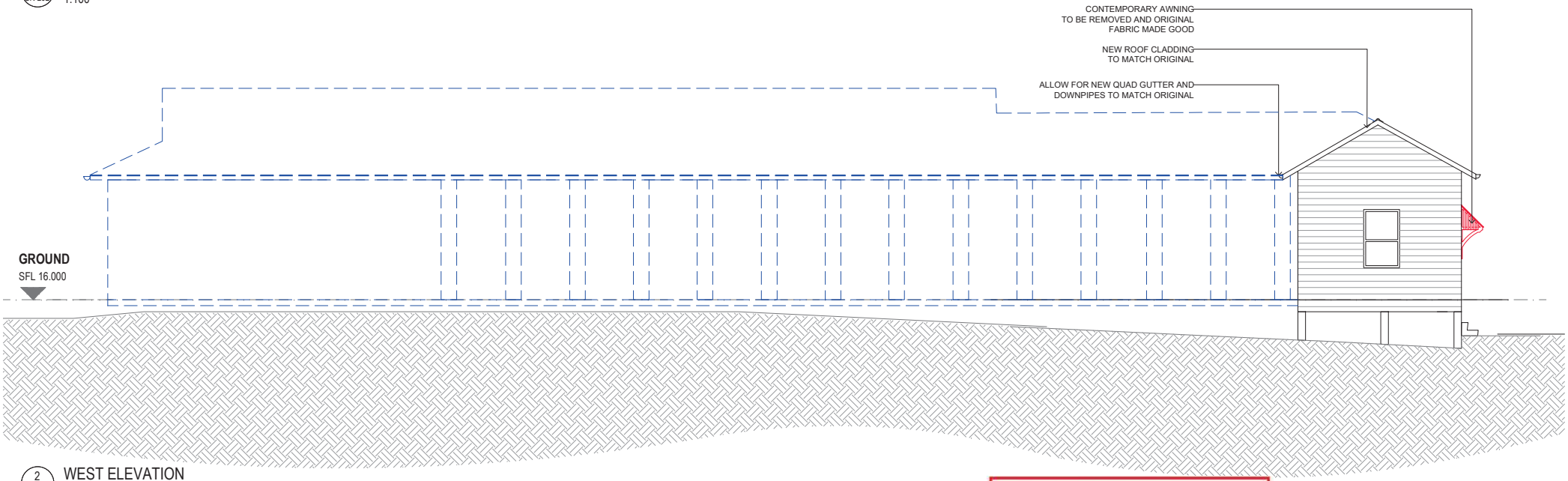
REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160



1 SK-202 EAST ELEVATION
1:100



2 SK-202 WEST ELEVATION
1:100

NOTES

- REFER TO DETAILED SCHEDULE OF CONSERVATION FOR ALL WORK ON EXISTING BUILDING ELEMENTS
- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALL NEW CAPPING AND FLASHING TO BE GALVANISED SHEETING WITH LEAD CAPPING
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

1:100 @ A3
0 1 2m

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PROJECT
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CLIENT
VERSO DEVELOPMENT GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
POSTAL DEPOT ELEVATIONS

SCALE
1:100

REV.
8

DRAWING NUMBER
PD-SK-202

TEAM LEADER
KP

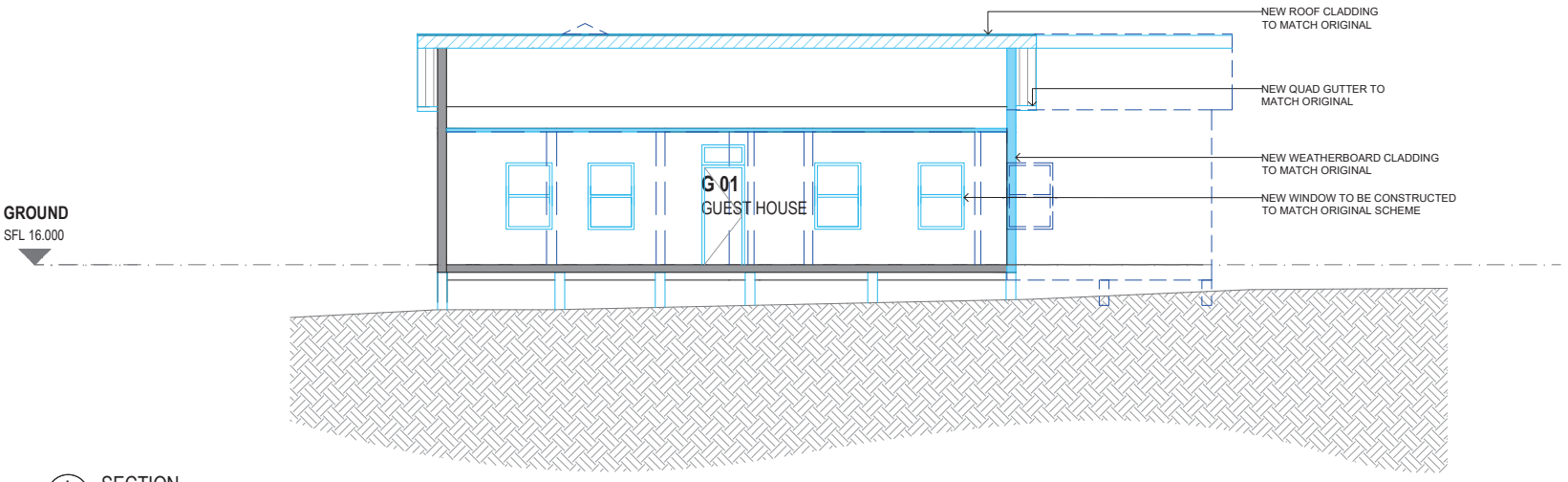
PROJECT NO.
P0052160

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

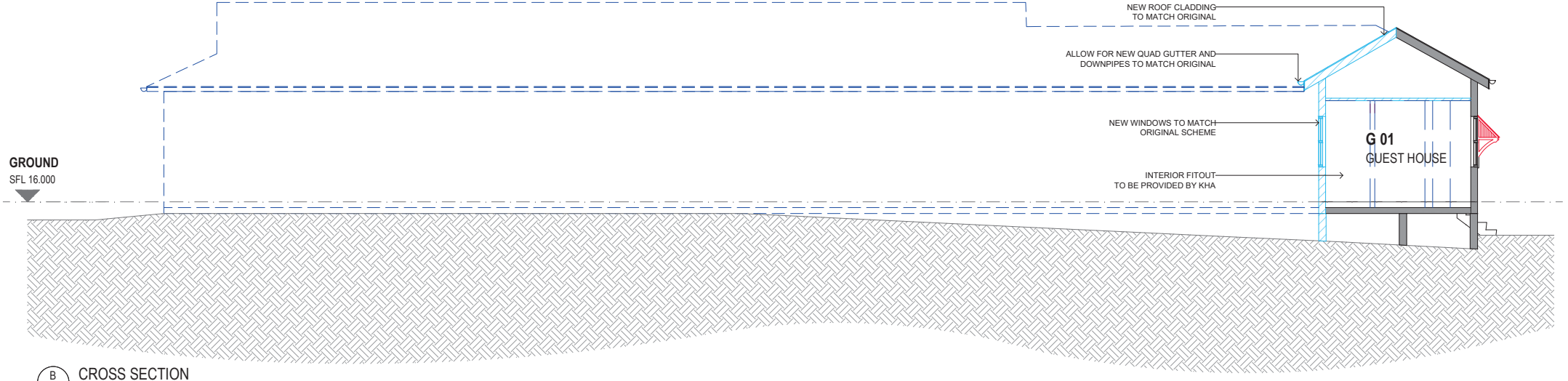
SARA ref: 2412-43793 SRA

Date: 12 September 2025

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RECEIVED
17/09/2025
APPLICATION REF
A006656931



A SK-250 SECTION
1:100



B SK-251 CROSS SECTION
1:100

NOTES

- REFER TO DETAILED SCHEDULE OF CONSERVATION FOR ALL WORK ON EXISTING BUILDING ELEMENTS
- ALL NEW ROOF SHEETING TO BE SALVAGED FROM EXISTING POSTAL DEPOT
- INSTALL NEW ROLLED RIDGE CAPPING WHERE REQUIRED
- ALL NEW CAPPING AND FLASHING TO BE GALVANISED SHEETING WITH LEAD CAPPING
- ALLOW TO INSTALL NEW VERMIN PROOF MESH TO ALL EAVES

LEGEND

- DEMOLITION APPROVED UNDER DA1
- ADDITIONAL DEMOLITION PROPOSED
- PROPOSED WORKS

1:100 @ A3
0 1 2m

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
POSTAL DEPOT
SECTIONS

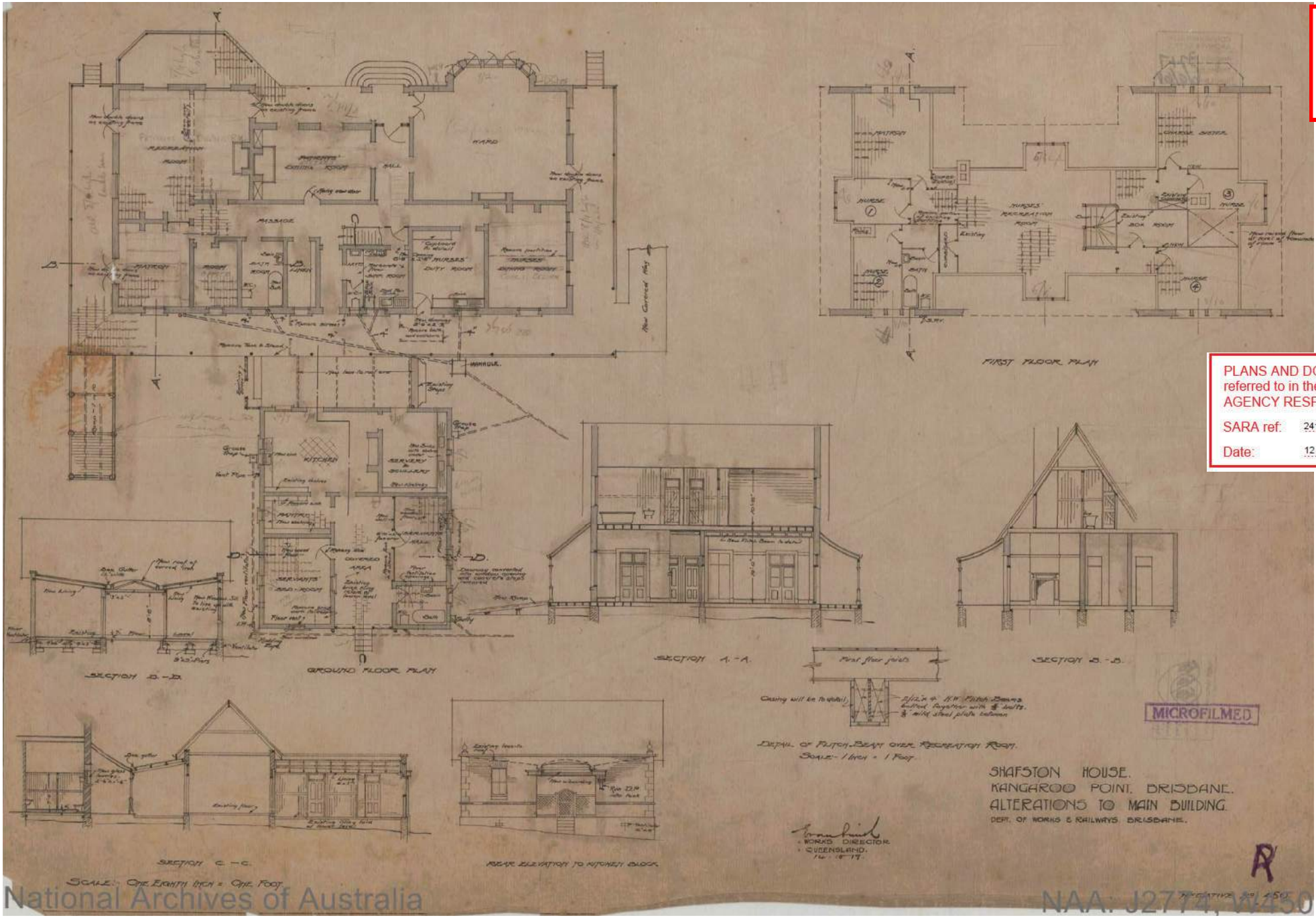
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SCALE
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REV.
8

TEAM LEADER
KP

PROJECT NO.
P0052160



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APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
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Date: 12 September 2025

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NAA: J2774, W450

1 SK-10X HISTORICAL PLANS
NTS

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
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5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
SHAFSTON PROPER
HISTORICAL PLANS

SCALE
NTS

REV.
8

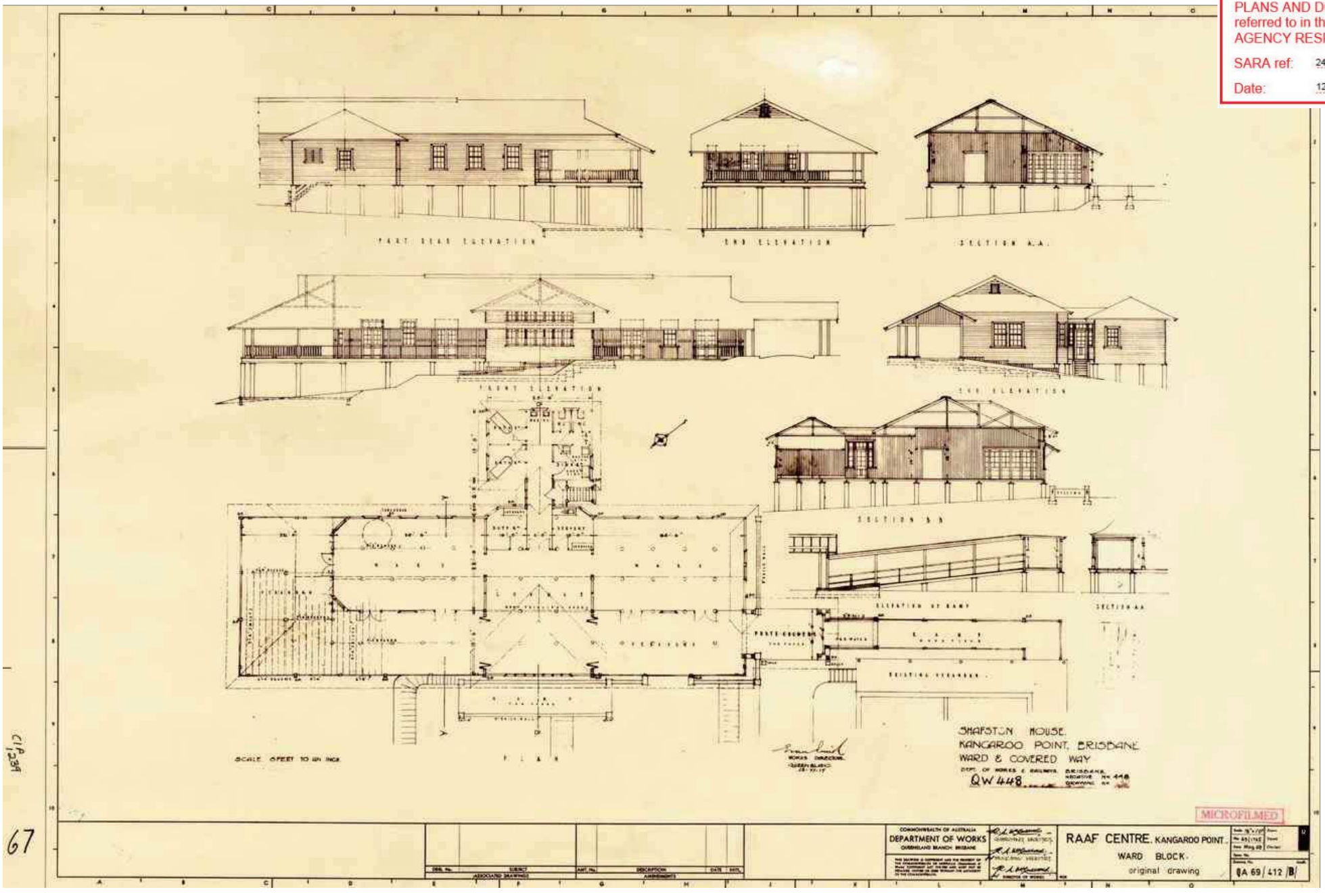
DRAWING NUMBER
SH-SK-002

TEAM LEADER
KP

PROJECT NO.
P0052160

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
SARA ref: 2412-43793 SRA
Date: 12 September 2025

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931



1 SK-20X HISTORICAL DRAWINGS
NTS

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PROJECT
SHAFSTON ESTATE,
BRISBANE

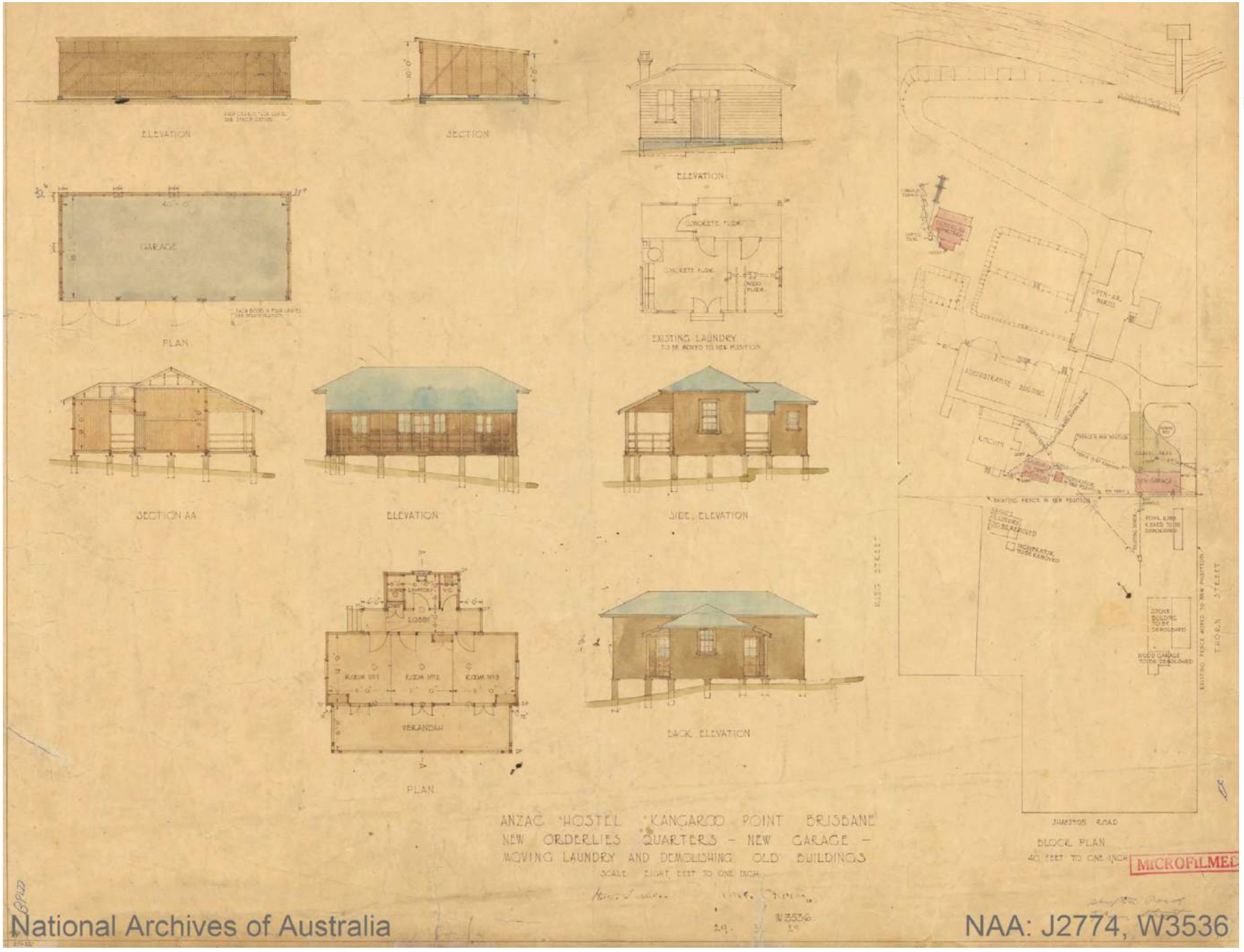
CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
6	DRAFT DA ISSUE	KL	03.10.24
5	70% DRAFT ISSUE	KL	09.08.24
4	CELLAR PLANS ISSUE	KL	17.07.24
3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
WARDS BUILDING
HISTORICAL PLANS

DRAWING NUMBER
WB-SK-001

SCALE		REV.	TEAM LEADER	PROJECT NO.
NTS		8	KP	P0052160



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2412-43793 SRA
Date: 12 September 2025

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17/09/2025
APPLICATION REF
A006656931

1 AD-20X HISTORICAL DRAWINGS
NTS

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PROJECT
SHAFSTON ESTATE,
BRISBANE

CLIENT
VERSO DEVELOPMENT
GROUP PTY LTD

REV	DESCRIPTION	DWN	DATE
9	90% IR RESPONSE ISSUE	KL	11.03.25
8	WIP IR RESPONSE ISSUE	KL	04.03.25
7	100% DA ISSUE	KL	09.10.24
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3	UPDATED DRAFT DESI PACK	KL	05.07.24
2	DRAFT DESI PACK	KL	12.06.24
1	PROPOSED WORKS	KL	20.05.24

DRAWING TITLE
ORDERLIES
HISTORICAL PLANS

DRAWING NUMBER
OB-SK- 001

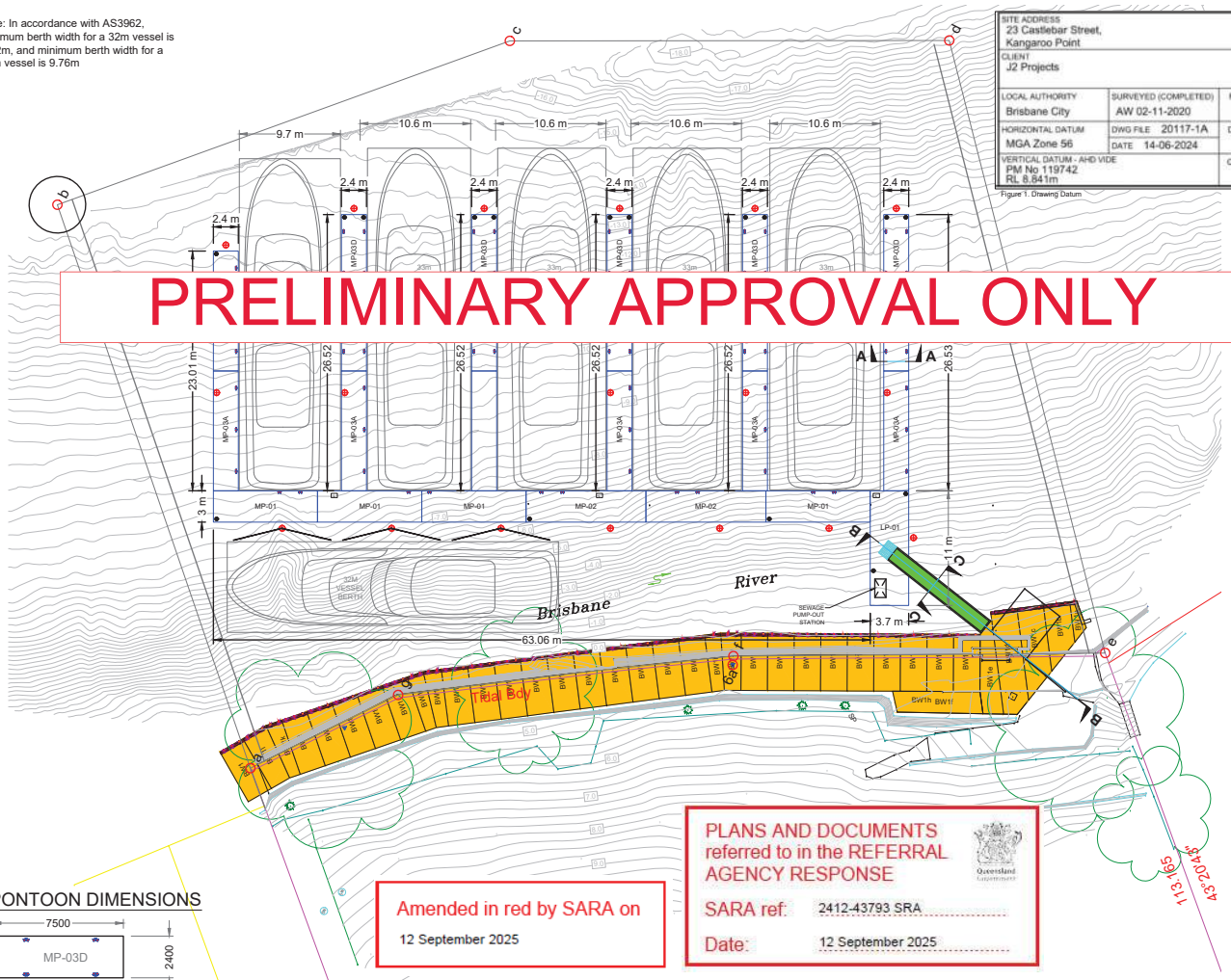
SCALE		REV.	TEAM LEADER	PROJECT NO.
NTS		8	KP	P0052160

Note: In accordance with AS3962, minimum berth width for a 32m vessel is 9.52m, and minimum berth width for a 33m vessel is 9.76m

SITE ADDRESS	23 Castlebar Street, Kangaroo Point
CLIENT	J2 Projects
LOCAL AUTHORITY	Brisbane City
SURVEYED (COMPLETED)	AW 02-11-2020
FIELD BK	279
HORIZONTAL DATUM	MGA Zone 56
DWG FILE	20117-1A
DRAFTED	TS
VERTICAL DATUM - AHD VIDE	PM No 119742 RL 8.841m
DATE	14-06-2024
CHECKED	AW

Figure 1. Drawing Datum

PRELIMINARY APPROVAL ONLY



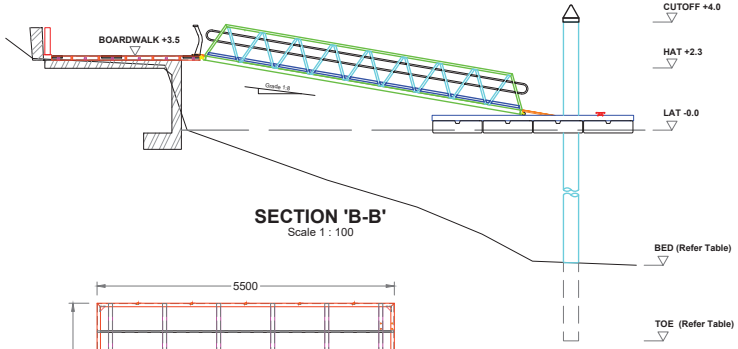
LEASE BOUNDARY

Pile No.	CO ORDINATES	
	Eastings	Northings
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6a	504000.051	6960893.120
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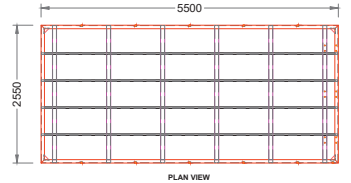
* M.G.A Coordinates GDA2020

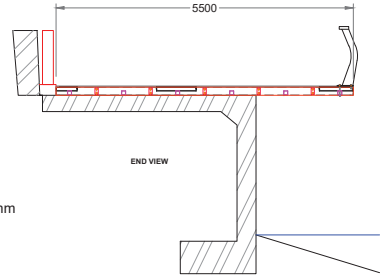


IMAGE 1 (Google Earth 2024).



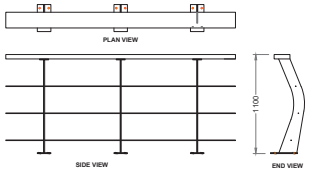
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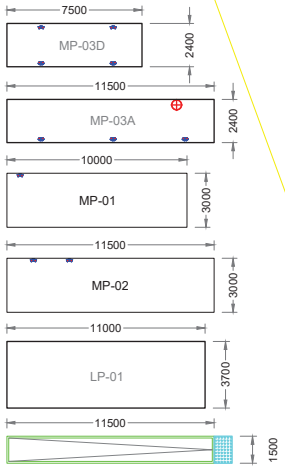
BOARDWALK FRAME
Scale 1 : 50

Note
Tidal Levels to be confirmed.



HANDRAIL SEGMENT
Scale 1 : 20

PONTOON DIMENSIONS



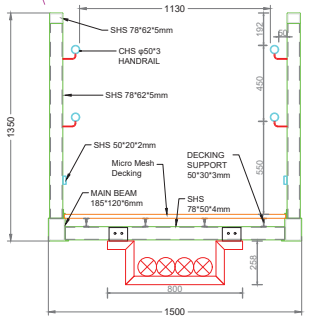
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

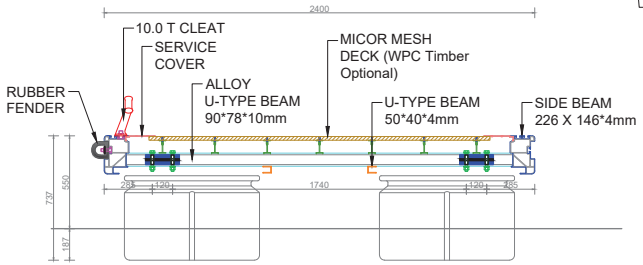
Date: 12 September 2025

Amended in red by SARA on 12 September 2025

SBL Solar Bollard Light (or equivalent)
To AS 4282-2019 Control of th obtrusive effects of outdoor lighting



SECTION C-C



PONTOON FRAME (Typ.)
SECTION 'A-A'
(Alum. Alloy)

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NOTE:
Refer Figure 1. above for drawing datum reference to MGA GDA 2020

1:250 0 5 10 15m
All Dimensions in metres

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Rev.	By	Date	Description
E	B.Y.	5.6.25	REVISE TO CLIENTS COMMENTS
D	B.Y.	12.3.25	ADD GANGWAY END VIEW
C	B.Y.	30.8.24	REVISE TO FLOOD LEVEL LIMITS
B	B.Y.	27.8.24	REVISE TO CLIENTS COMMENTS
A	B.Y.	12.8.24	ISSUED FOR APPROVAL

WALCON
WALCON MARINE AUSTRALIA PTY LTD
NATIONAL: 1300 MARINA (1300 627 462)
Email: enquires@walconmarine.com.au
Web: www.walconmarine.com.au

Client: PROPOSED MARINA DEVELOPMENT
23 CASTLEBAR ST, KANGAROO PT

Title: GENERAL LAYOUT

Job No.	CAD Ref.	Sheet	Drawing No.	Rev.
	10291	1 of 1	Q10291 - 101	E

Drawn	Checked	Date	Scale
B.A.Y.	S.A.	12 Aug 2024	As Shown



LEGEND

- EXISTING PROPERTY BOUNDARY
- 8.0 EXISTING CONTOURS (MAJ)
- 8.5 EXISTING CONTOURS (MIN)
- EXISTING BUILDING
- BASEMENT OUTLINE
- CONSTRUCTION VEHICLE EXIT REFER IECA STD DRG EXIT-03
- SEDIMENT FENCE REFER IECA STD DRG SF-01
- OG ON-GRADE INLET TRAP REFER IECA STD DRG OG-01

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SARA ref: 2412-43793 SRA

Date: 12 September 2025

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17/09/2025
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A006656931

0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
D	05.03.24	ISSUED FOR APPROVAL	MN
C	24.09.24	ISSUED FOR APPROVAL	MN
B	05.08.24	ISSUED FOR APPROVAL	OJ
A	26.07.24	ISSUED FOR APPROVAL	MN

REVISIONS

CLIENT: BURGUNDY

ARCHITECT: KHA

BG&E Pty Ltd
Brisbane
P / +61 7 3167 3300
E / projects.qld@bgeeng.com

PROJECT: SHAFSTON ESTATE
KANGAROO POINT, QLD 4169

STATUS: ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
JM	OJ	MN	MN

DATUM	GRID	SCALE	
AHD	MGA-56	1:250	AT A1 SIZE

TITLE: EROSION AND SEDIMENT CONTROL PLAN

PROJECT No: B23202
DRAWING No: CI-0700
REV: D

BG&E Pty Limited



LEGEND

- EXISTING PROPERTY BOUNDARY
- 8.0 EXISTING CONTOURS (MAJ)
- 8.5 EXISTING CONTOURS (MIN)
- EXISTING BUILDING
- BASEMENT OUTLINE
- CUT EXTENTS

CUT/FILL VOLUME	
TOTAL CUT	-31968.569
TOTAL FILL	0.000
TOTAL BALANCE	-31968.569

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
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C	24.09.24	ISSUED FOR APPROVAL	MN
B	05.08.24	ISSUED FOR APPROVAL	OJ
A	26.07.24	ISSUED FOR APPROVAL	MN

REVISIONS

CLIENT: BURGUNDY

ARCHITECT: KHA

BG&E Pty Ltd
Brisbane
P/ +61 7 3167 3300
E/ projects.qld@bgeeng.com

PROJECT: SHAFSTON ESTATE
KANGAROO POINT, QLD 4169

STATUS: ISSUED FOR APPROVAL
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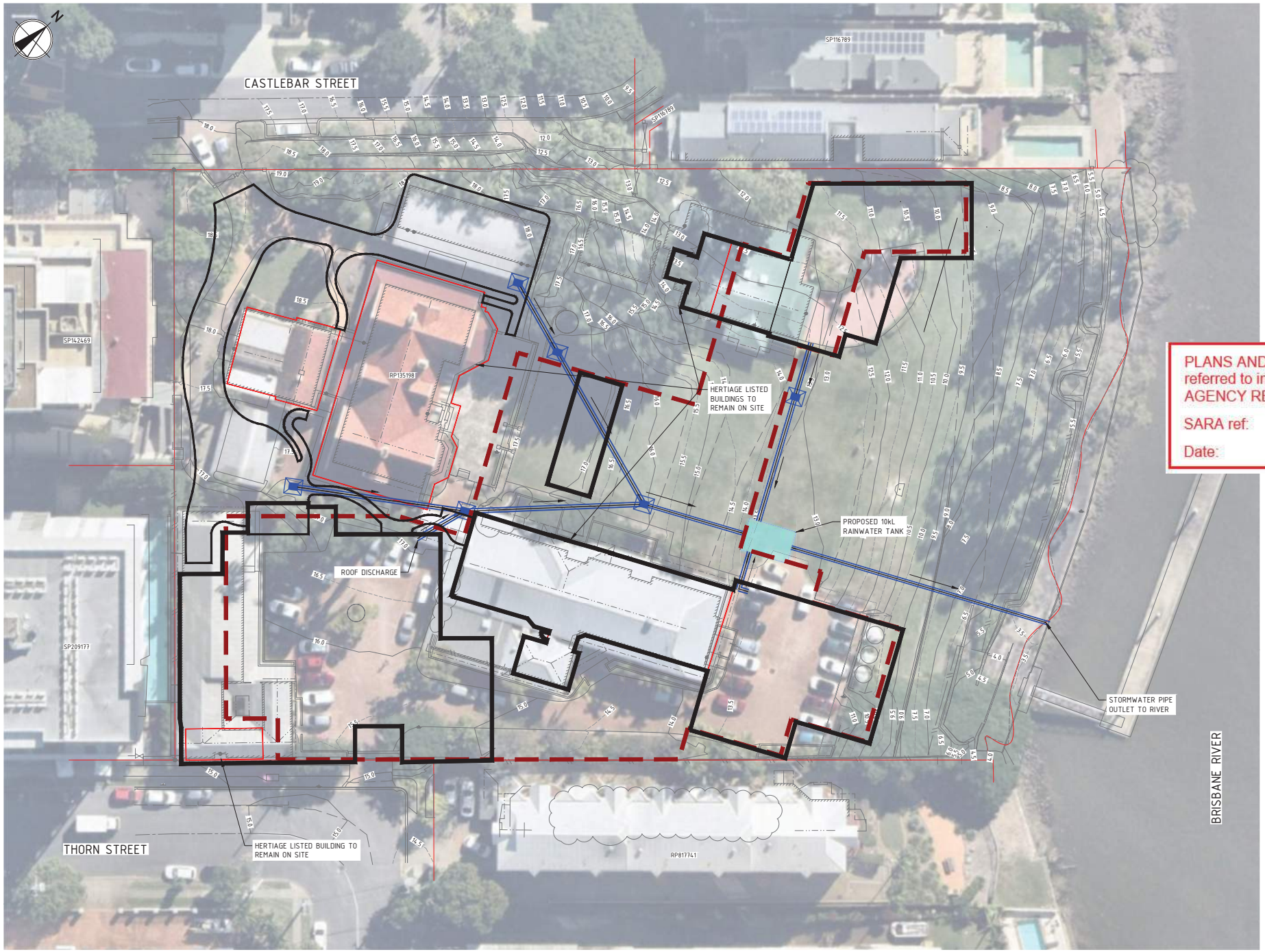
DRAWN	DESIGNED	CHECKED	APPROVED
JM	OJ	MN	MN

DATUM	GRID	SCALE	
AHD	MGA-56	1:250	AT A1 SIZE

TITLE: BULK EARTHWORKS PLAN

PROJECT No: B23202
DRAWING No: CI-0100
REV: D

BG&E Pty Limited



LEGEND

- EXISTING PROPERTY BOUNDARY
- 8.0 EXISTING CONTOURS (MAJ)
- 8.5 EXISTING CONTOURS (MIN)
- EXISTING BUILDING
- ARCHITECTURAL DESIGN
- S S PROPOSED UNDERGROUND SEWER
- BASEMENT OUTLINE

DRAINAGE LEGEND
PROPOSED (DESIGN)

- DRAINAGE PIPE UNDERGROUND
- STORMWATER PIT
- RAINWATER TANK
- TREATMENT TANK

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2412-43793 SRA

Date: 12 September 2025

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APPLICATION REF
A006656931

0 2.5 5.0 7.5 10 12.5 15m
SCALE 1:250 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
D	05.03.24	ISSUED FOR APPROVAL	MN
C	24.09.24	ISSUED FOR APPROVAL	MN
B	05.08.24	ISSUED FOR APPROVAL	OJ
A	26.07.24	ISSUED FOR APPROVAL	MN

REVISIONS

CLIENT: BURGUNDY

ARCHITECT: KHA

BG&E Pty Ltd
Brisbane
P/ +61 7 3167 3300
E/ projects.qld@bgeeng.com

PROJECT: SHAFSTON ESTATE
KANGAROO POINT, QLD 4169

STATUS: ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
JM	OJ	MN	MN

DATUM	GRID	SCALE	
AHD	MGA-56	1:250	AT A1 SIZE

TITLE: SITE WORKS AND DRAINAGE PLAN

PROJECT No: B23202
DRAWING No: CI-0300
REV: D

BG&E Pty Limited



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOURS (MAJ)
- EXISTING CONTOURS (MIN)
- EXISTING BUILDING
- ARCHITECTURAL DESIGN
- PROPOSED UNDERGROUND SEWER
- BASEMENT OUTLINE

EXISTING UTILITIES

- UNDERGROUND ELECTRICAL
- UNDERGROUND SEWER
- UNDERGROUND DRAINAGE
- UNDERGROUND STORMWATER
- ELECTRICAL PIT
- LIGHTING
- ELECTRICAL INSPECTION BOX
- SEWER PIT
- WATER MANHOLE
- WATER VALVE
- WATER HYDRANT
- STORMWATER PIT
- STORMWATER GULLY PIT
- COMMS PIT
- COMMS MARKER
- UNKNOWN UTILITY PIT

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2412-43793 SRA

Date: 12 September 2025

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17/09/2025
APPLICATION REF
A006656931

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SCALE 1:250 AT A1 SIZE

REV	DATE	DESCRIPTION	RVD
D	05.03.25	ISSUED FOR APPROVAL	MN
C	24.09.24	ISSUED FOR APPROVAL	MN
B	05.08.24	ISSUED FOR APPROVAL	OJ
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REVISIONS

CLIENT: BURGUNDY

ARCHITECT: KHA

BG&E Pty Ltd
Brisbane
P/ +61 7 3167 3300
E/ projects.qld@bgeeng.com

PROJECT: SHAFSTON ESTATE
KANGAROO POINT, QLD 4169

STATUS: ISSUED FOR APPROVAL
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DRAWN	DESIGNED	CHECKED	APPROVED
JM	OJ	MN	MN

DATUM	GRID	SCALE	
AHD	MGA-56	1:250	AT A1 SIZE

TITLE: UTILITIES PLAN

PROJECT No: B23202
DRAWING No: CI-0370
REV: D

BG&E Pty Limited

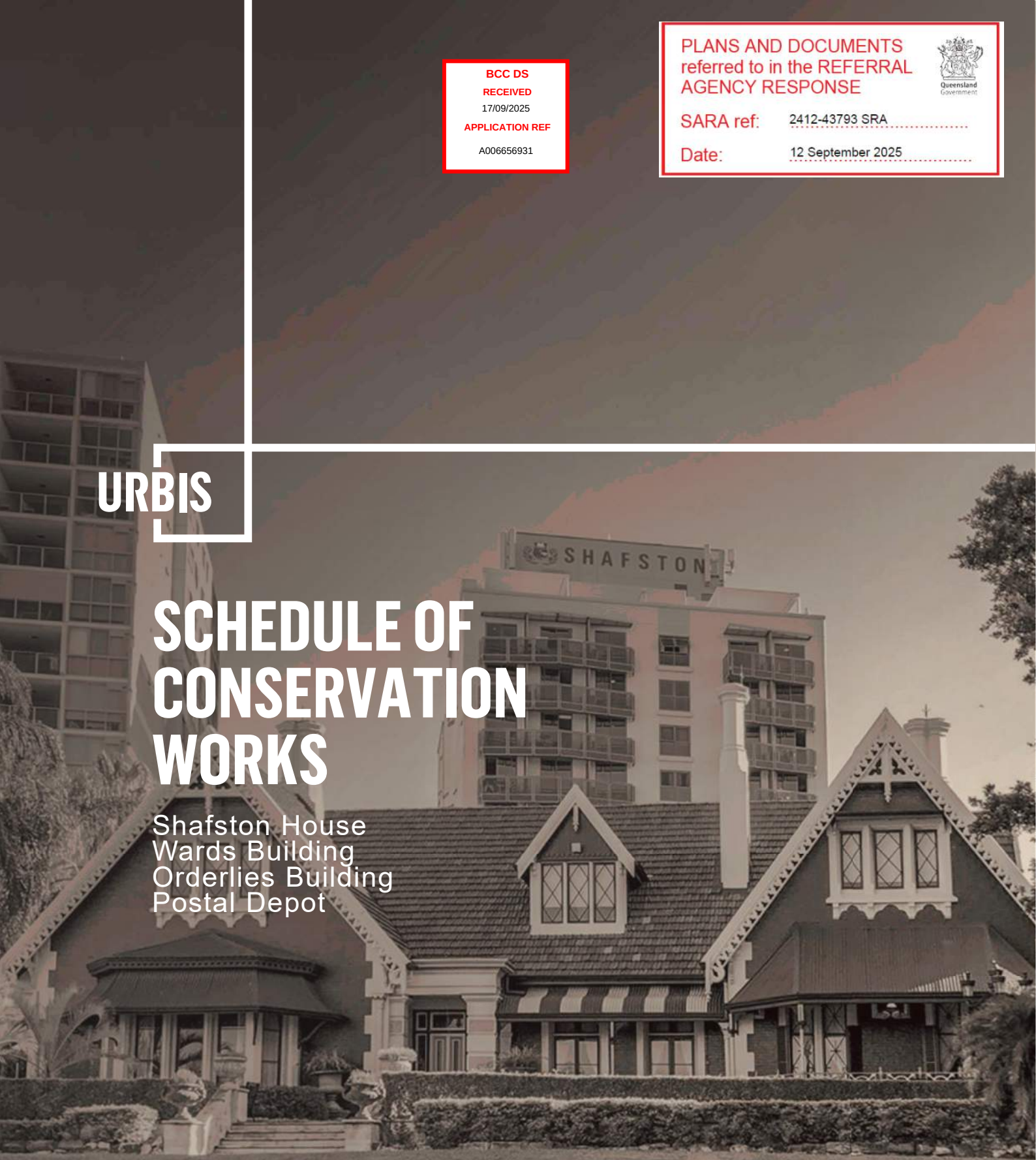
BCC DS
RECEIVED
17/09/2025
APPLICATION REF
A006656931

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 2412-43793 SRA
Date: 12 September 2025

URBIS

SCHEDULE OF CONSERVATION WORKS

Shafston House
Wards Building
Orderlies Building
Postal Depot



Prepared for
VERSO DEVELOPMENT GROUP PTY LTD
November 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Kate Paterson, B Arch, B Arts (Architecture), M.ICOMOS		
Associate Director	Renee Riley, BArch, MArch, M.ICOMOS		
Consultant	Katherine Lee, BArch, MArch, M.ICOMOS		
Project Code	P0052160		
Report Number	01	70% Draft Issue	13/8/2024
	02	DA Issue	3/10/2024
	03	DA issue	11/11/2024
	04	IR issue	07/03/2025

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

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3.9. SCHEDULE OF CONSERVATION WORKS - WARDS BUILDING

3.9.1. External

Table 4 – Schedule of External Conservation Works – Wards Building

Item No.	Element	Condition & Conservation Works	Reference Image
Timber			
WB 1.	**Weatherboards**	Timber weatherboards in fair condition, minor flaking paint observed. Allow to check over all timber (especially where obscured by vegetation), and patch any minor rot or damage. Remove timber that is beyond repair. Remove surface rot, treat as required and patch repair timber where possible. Where beyond salvage, allow to replace rotten boards on a like for like basis TME. Prepare and paint.	
WB 2.	**Verandah** Timber Posts, balustrades, beams, etc.	Generally good condition. Allow to check over all timber and remove timber that is beyond repair. Remove surface rot, treat as required and patch repair timber where possible. Where beyond salvage, allow to replace rotten elements on a like for like basis TME. Allow to remove later neck moulding to post only. Prepare and paint.	

Item No.	Element	Condition & Conservation Works	Reference Image
WB 3.	**Windows** Timber double hung sash	Generally good condition. Minor external rot visible across all timber windows. Allow to remove all later metal screens, bars and the like and patch repair surrounds in accordance with Item SH 30. Carry out timber work repairs to sash window frames and put window into 'working order'. Treat damaged timber to external face for rot as specified. Allow for repair and patching to timber frames TMEO including splicing as required. Replace timber elements if beyond salvage TMEO in consultation with HC. Sash cords, weights and pulleys are to be checked over and replaced where required. Window to be fully operational upon completion. Allow to ease and refit sashes. Allow to replace any missing or cracked putty. Allow to replace any broken glazing TME Existing hardware to be retained and reinstated (where required). All hardware to be cleaned and repaired prior to reinstatement. Any new hardware to match existing original/early hardware as specified. Allow to prepare and paint in accordance with specification.	
Roof & Rainwater Goods			
WB 4.	**Roof Sheet** Corrugated Sheeting	Allow to retain existing. Patching / new areas salvage existing from postal depot and repair to be using salvaged sheeting TME.	

Item No.	Element	Condition & Conservation Works	Reference Image
WB 5.	**Rainwater Goods** Galvanised steel and PVC	Mix of galvanised and PVC rainwater goods in fair condition. Allow to check over and replace all rainwater goods with new to match existing as required. All PVC RWG to be replaced with metal.	

3.9.2. Internal

Table 5 – Schedule of Internal Conservation Works – Wards Building

Item No.	Element	Conservation Works	Reference Image
Ground Floor			
WB 6.	**Floor** Timber (assumed)	Remove carpets and any underlay Check over and repair timber in-situ with matching timber species as directed. No boards are to be replaced unless approved by the HC. Lightly sand back (sample to be provided to HC) and refinish with Tung Oil. All original boards and nails (where surviving) are to be retained unless otherwise approved by the HC. Pending use, a new floor over may be appropriate and considered in consultation with HC.	

Item No.	Element	Conservation Works	Reference Image
WB 7.	**Skirting** Timber bead only (painted)	Generally in good condition, wear and tear noted. Allow to check over all skirting, clean, prepare and paint in accordance with specification.	
WB 8.	**Walls** Timber Panelling	Generally good condition. Allow to retain existing timber panelling. Strip, prepare and paint in accordance with specification. Retain all decorative ceiling vents. Replace all lighting, services, etc. as required. Use existing penetrations where possible.	
WB 9.	**Doors, Windows and Architraves** Timber (painted)	Allow to check over, and repair as required ensuring all windows and fanlights are in working order. Retain and repair all original hardware, remove contemporary hardware and replace as required with new TBS by HC. Clean and refinish in accordance with specification.	

Item No.	Element	Conservation Works	Reference Image
WB 10.	**Ceiling** Timber Lining Boards	Timber in good condition. Prepare and paint.	

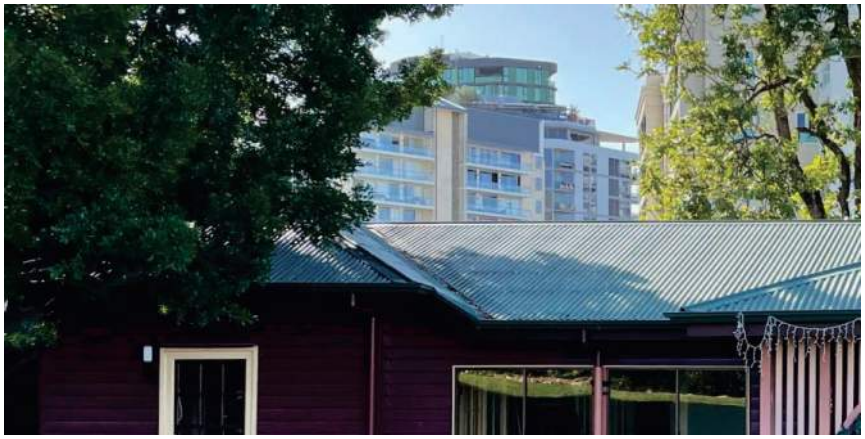
3.10. SCHEDULE OF CONSERVATION WORKS - ORDERLIES BUILDING

3.10.1. External

Table 6 – Schedule of External Conservation Works – Orderlies Building

Item No.	Element	Condition & Conservation Works	Reference Image
Subfloor			
OB 1.	**Stumps** Timber & concrete (assumed)	Check over all subfloor elements in consultation with structural engineer, and repair as required. Ensure clear access for ventilation	
Timber			

Item No.	Element	Condition & Conservation Works	Reference Image
OB 2.	**Walls** Weatherboard	Timber weatherboards in fair condition, minor flaking paint observed. Allow to check over all timber (especially where obscured by vegetation), and patch any minor rot or damage. Remove timber that is beyond repair. Remove surface rot, treat as required and patch repair timber where possible. Where beyond salvage, allow to replace rotten boards on a like for like basis TME. Prepare and paint	
OB 3.	**Windows** Timber Double hung sash	Generally good condition. Minor external rot visible across all timber windows. Carry out timber work repairs to sash window frames and put window into 'working order'. Treat damaged timber to external face for rot as specified. Allow for repair and patching to timber frames TMEO including splicing as required. Replace timber elements if beyond salvage TMEO in consultation with HC. Sash cords, weights and pulleys are to be checked over and replaced where required. Window to be fully operational upon completion. Allow to ease and refit sashes. Allow to replace any missing or cracked putty. Existing hardware (including hinge / hook details) to be retained and reinstated (where required). All hardware to be cleaned and repaired prior to reinstatement. Any new	

Item No.	Element	Condition & Conservation Works	Reference Image
		hardware to match existing original/early hardware as specified. Allow to prepare and paint in accordance with specification.	
OB 4.	**Bargeboard** Timber	Not inspected in detail. Assumed fair condition, with visible rot and flaking paint. Allow to check over all timber and remove timber that is beyond repair. Remove surface rot, treat as required and patch and splice repair timber where possible. Where beyond salvage, allow to replace rotten bargeboards on a like for like basis TME. Prepare and paint.	
Roof			
OB 5.	**Eaves**	Allow to install new vermin proof mesh to eaves. Colour TME.	
OB 6.	**RWG** Galvanised Steel	Allow for installation of new galvanised ogee gutter and downpipes. Refer to drawings.	
OB 7.	**Roof Structure** Timber	Allow for new roof structure, to be constructed TMEO including exposed rafter detailing. See approved drawings	
OB 8.	**Roof Cladding,**	Allow to reuse existing, salvaged roof sheeting. Allow to install new rolled ridge capping TME	

Item No.	Element	Condition & Conservation Works	Reference Image
	Capping and Flashing Galvanised Sheeting		

3.10.2. Internal

No internal conservation works, please see drawings.

3.11. SCHEDULE OF CONSERVATION WORKS - POSTAL DEPOT

3.11.1. External

Table 7 – Schedule of External Conservation Works – Postal Depot

Item No.	Element	Condition & Conservation Works	Reference Image
Subfloor			
OB 9.	**Stumps** Timber (assumed)	Vegetation growth obscuring most of timber stump (assumed) subfloor. Allow to remove all vegetation surrounding building (particularly to SE and SW elevations. Check over all subfloor elements in consultation with structural engineer, and repair as required. Ensure clear access for ventilation	
OB 10.	**Steps** Timber	Steps in poor condition, with extensive rot. Allow to replace TME.	
Timber			

Item No.	Element	Condition & Conservation Works	Reference Image
OB 11.	**Walls** Weatherboard	Timber weatherboards in fair condition, minor flaking paint observed. Allow to check over all timber (especially where obscured by vegetation), and patch any minor rot or damage. Remove timber that is beyond repair. Remove surface rot, treat as required and patch repair timber where possible. Where beyond salvage, allow to replace rotten boards on a like for like basis TME. Prepare and paint	
OB 12.	**Doors** Timber ledged and braced	Door in fair to good condition – rot visible at base. Door is original and must be retained. Check over all timber. Allow to treat any minor rot (if found) in accordance with specification, with patching or splicing as required. Existing hardware to be removed, and new hardware to be installed to architect specification. Allow to prepare and paint, in accordance with specification.	

Item No.	Element	Condition & Conservation Works	Reference Image
OB 13.	**Windows** Timber Double hung sash	Generally good condition. Minor external rot visible across all timber windows. Remove iron bars and patch repair frames. Carry out timber work repairs to sash window frames and put window into 'working order'. Treat damaged timber to external face for rot as specified. Allow for repair and patching to timber frames TMEO including splicing as required. Replace timber elements if beyond salvage TMEO in consultation with HC. Sash cords, weights and pulleys are to be checked over and replaced where required. Window to be fully operational upon completion. Allow to ease and refit sashes. Allow to replace any missing or cracked putty. Existing hardware (including hinge / hook details) to be retained and reinstated (where required). All hardware to be cleaned and repaired prior to reinstatement. Any new hardware to match existing original/early hardware as specified. Remove contemporary hoods to windows and patch fixing holes. Allow to prepare and paint in accordance with specification.	
OB 14.	**Bargeboard** Timber	Not inspected in detail. Assumed fair condition, with visible rot and flaking paint. Allow to check over all timber and remove timber that is beyond repair. Remove surface rot, treat as required and patch and splice repair timber where possible. Where beyond salvage, allow to replace rotten bargeboards on a like for like basis TME. Prepare and paint	

Item No.	Element	Condition & Conservation Works	Reference Image
Roof			
OB 15.	**Window Hoods**	Preferred option: remove window hoods patch weatherboard and paint	
OB 16.	**Eaves**	Allow to install new vermin proof mesh to eaves. Colour TME.	
OB 17.	**RWG**	Allow for installation of new galvanised quad gutter and downpipes.	
OB 18.	**Roof Structure**	Allow for new roof structure, to be constructed TMEO including exposed rafter detailing. Refer approved drawings	
OB 19.	**Roof Cladding, Capping and Flashing** Galvanised Sheeting	Allow to reuse existing, salvaged roof sheeting. Allow to install new rolled ridge capping TME	

3.11.2. Internal

No internal conservation works, please see drawings for works and layouts.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

Queensland Government

SARA ref: 2412-43793 SRA

Date: 12 September 2025

URBIS

23 CASTLEBAR STREET, KANGAROO POINT

Archaeological Management Plan

Prepared for
VERSO DEVELOPMENT GROUP PTY LTD
17 October 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Tina King
Associate Director	Holly Maclean
Consultant	John Siggers
Project Code	P0027062
Report Number	01 – Draft – 12 August 2024
	02 – Final Draft – 20 August 2024
	03 – Final – 15 October 2024

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6. ARCHAEOLOGICAL ASSESSMENT

This section provides an assessment archaeological potential of the Study Area.

6.1. ARCHAEOLOGICAL POTENTIAL AND DISTURBANCE

Historical archaeological potential is defined as *The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research* (Heritage Office and Department of Urban Affairs and Planning 1996).

Archaeological research potential of a site is the extent to which further study of material likely to be found is expected to contribute to improved knowledge about Queensland history which is not demonstrated by other sites, archaeological resources or available historical evidence.

The potential for archaeological remains or to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there. Assessment of disturbance is based on previous land uses outlined in Section 3, and in accordance with the definitions in Table 2.

Table 2 Assessment of Disturbance

Level of Disturbance	Justification
Low	The area or feature has been subject to activities that may have had a minor effect on the integrity and survival of archaeological remains.
Moderate	The area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. Archaeological evidence may be present however it may be disturbed.
High	The area or feature has been subject to activities that would have had a major effect on the integrity and survival or archaeological remains. Archaeological evidence may be greatly disturbed or destroyed.

The potential for archaeological material to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there. The archaeological potential of the subject area is assessed based on the background information presented in Section 3 and graded as per Table 3.

Table 3 Archaeological Potential

Level of Potential	Justification
Nil	The land use history demonstrates that high levels of ground disturbance have occurred that would have completely destroyed any archaeological remains. Alternatively, archaeological excavation has already occurred, and removed any potential resource.
Low	The land use history suggests limited development or use, or there is likely to be quite high impacts in these areas, however deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
Moderate	The land use history suggests limited phases of low to moderate development intensity, or that there are impacts in the area. A variety of archaeological

Level of Potential	Justification
	remains may survive, including building footings and shallower remains, as well as deeper sub-surface features.
High	Substantially intact archaeological deposits are likely to survive in these areas.

6.2. GEOTECHNICAL INVESTIGATIONS

Douglas Partners completed 10 boreholes within the Study Area in 2021, as part of a previous DA (Figure 26). The results are shown at Table 4 to understand depth of sub-surface soils, depth of bedrock, any detected cultural material, and whether soils are disturbed or native, to assist understanding of the potential for intact in-situ archaeological features.



Figure 26 Locations of geotechnical tests

Source: Douglas Partners 2021

Table 4 Results of geotechnical investigations

Investigation No.	Depths and Findings	Archaeological Material Present
BH1	Surface to 1.3m – Fill comprising brick (surface), sand, asphalt, road base, sandy clay 1.3m to 15m – Brisbane Tuff (rock)	Potential – trace brick fragments at 0.65m to 1.1m
BH2	Surface to 3.75m – Fill comprising brick (surface), sand, asphalt, concrete, clay, sandy clay 3.75m to 15m – Phyllite (rock)	Not identified
BH3	Surface to 1.6m – Concrete, sandy to gravelly sandy clay 1.6m to 1.66 – Phyllite to borehole refusal	Not identified
BH4	Surface to 2m – Fill / topsoil sandy clay, to gravelly sandy clay 2m to 2.05m – Phyllite to borehole refusal	Not identified
BH5	Surface to 2m – Fill / topsoil sandy clay, to gravelly sandy clay 2m to 2.05m – Phyllite to borehole refusal	Not identified
BH6	Surface to 2m – Fill / topsoil clayey sand to silty, sandy clay 2m to 2.06m – Phyllite to borehole refusal	Not identified
BH7	Surface to 2.4m – Fill / topsoil clayey sand, to silty sandy clay 2.4m to 2.54m – Phyllite to borehole refusal	Not identified
BH8	Surface to 0.8m – Fill / topsoil sandy gravelly clay 0.8m to 1.14m Brisbane Tuff to borehole refusal	Not identified
BH9	Surface to 1m – Fill / topsoil clayey sand 1m to 1.2m – Brisbane Tuff to borehole refusal	Not identified
BH10	Surface to 0.7 – Fill / topsoil sandy clay 0.7 to 0.71m – Brisbane Tuff to borehole refusal	Not identified

6.3. ARCHAEOLOGICAL SIGNIFICANCE

Archaeological potential is different to the potential archaeological significance of a place. For example, a place may have a high potential for archaeological remains to exist, but the remans may only be of local heritage significance. Therefore, it is important to consider both the archaeological potential and the potential significance of archaeological remains when assessing a site.

Best practice guidelines (Bickford and Sullivan 1984) advise against using high, moderate and low to assess potential historical archaeological significance, instead using potential local and State significance in assessing the potential level of significance. The level of potential significance also aids in making more informed decisions about the management of the archaeological resource. Bickford and Sullivan recommend the following be asked when determining the level of significance of a site:

- Can the site contribute knowledge that no other resource can?
- Can the site contribute knowledge that no other site can?
- Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

Places assessed as having local significance have the potential to yield information that will contribute to our understanding of Brisbane's history, while places assessed as potential State significance may contribute to our understanding of Queensland's history more broadly.

The following questions assist to assess the significance of the Study Area.

Can the site contribute knowledge that no other resource can?

Although a lot of information is already known about the history of the site, there are gaps in information throughout the site's history. Therefore, any extant archaeological remains such as fencing, building foundations or other structural foundations, evidence of boundary fences, or cultural ephemera would expand knowledge of the place.

Artefactual deposits have the potential to provide some insight into personal information about the former occupants of the Study Area, including residents of Shafston House, and how they lived. Information such as cultural identity may be revealed.

Should remains exist that demonstrate the earliest period of European settlement (1851), particularly evidence of the original cottage, this would likely be of state significance. Any remains of the Bush House would potentially be significant, as evidence of a type of structure common in the 19th Century but rare today.

Can the site contribute knowledge that no other site can?

Given that Shafston House is one of the earliest surviving residences in Brisbane, the discovery of artefactual deposits could assist in interpreting the early ways of life specific to living on the river at Kangaroo Point.

Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

It is unlikely that any information obtained through the discovery of archaeological deposits at the Shafston House site will be relevant to any questions about human history.

Shafston House is significant for its use as the Anzac Hostel between 1919 and 1969 for the care and treatment of permanently incapacitated ex-servicemen. The place is significant as being the only Anzac hostel in Queensland used to accommodate returned servicemen long term and is one of only two remaining WWI repatriation hospitals in Queensland. Any archaeological remains at the Shafston House site attributable to this period in Brisbane's history would contribute to the body of knowledge and considered likely to contribute to major research questions about the use of such a site.

6.4. SUMMARY ARCHAEOLOGICAL ASSESSMENT

The below table presents a summary of potential archaeological resource and condition of remains within the subject area.

Table 5 Assessment of Archaeological Potential

Phase	Potential archaeological resource	Level of Disturbance	Archaeological Potential	Archaeological Significance
1851-1919	Evidence of original cottage	High	Low	High
	Refuse and cultural ephemera associated with the early inhabitants	Moderate to High	Moderate	High

Phase	Potential archaeological resource	Level of Disturbance	Archaeological Potential	Archaeological Significance
	Evidence of early buildings and structures associated with the property	Moderate to High	Low	High
	Evidence of early fencing and post holes	High	Low	Low
1919-1969	Early coach road at Castlebar Street entrance	High	Low	Moderate
	Cultural ephemera and refuse associated with the Orderlies' Cottage	Moderate to High	Moderate	Moderate
	Cultural ephemera and refuse associated with the repatriated servicemen living at the Anzac Hostel	Moderate to High	Moderate	Moderate
1969-1988	Cultural material associated with the postal depot	Moderate	Low	Low
	Evidence of the RAAF occupation of the site between 1969- 1988 including evidence of military personnel occupation that may be buried within the grounds	Moderate to High	Low	Moderate
	Evidence of the former RAAF petrol store and underground fuel tanks	High	Low	Moderate

6.5. ARCHAEOLOGICAL POTENTIAL

The historical activities within the Study Area have resulted in construction and removal of buildings and other site elements (such as the incinerator, boiler room and garden beds), and varying levels of surface disturbance. Substantial ground disturbance is known to have occurred in the lawn terraces between Shafston House and the Brisbane River, and beneath the Ward Building for building in under the structure. Disturbance to the southern portion of the Study Area around the Ward Building and Postal Depot (former) is

understood to have been variable, and the western reaches around the kitchen building are understood to have been subject to minor ground disturbances.

The extant heritage buildings are the key buildings that have historically been constructed within the Study Area, all other known (per historical plans) buildings are understood to have had ancillary functions. There are no buildings removed that are known to have substantial foundations or basements, and it is likely that any evidence of these structures would be in the form of shallow foundations. There is potential for purposeful dumps across the Study Area, and this may include the former location of the incinerator. Should these exist, they may contain artefactual material such as glass, ceramics or personal items.

The geotechnical results suggest that the geology of the Study Area is reasonably shallow in the west, but deeper deposits exist along the southern boundary. Potential cultural material (brick fragments) were found in this area, and there were some previous buildings in the south of the site. Within the western and southern areas, there is potential that the bulk excavation works may encounter archaeological material but it is unlikely that substantial structural remains or archaeological deposits would be encountered.

However should any archaeological deposits survive in-situ, such as artefacts, structural remains, or cultural ephemera, the information derived from those resources would contribute to the existing body of knowledge about the site, but also potentially provide significant new information.

6.6. RESEARCH QUESTIONS

1. To what extent does the *'refuse and cultural ephemera associated with the early inhabitants'* from the 1851-1919 land use phase survive across the Study Area?

1. Is there any surviving evidence of the early fencing or structures such as the Bush House from the 1851-1919 land use phase?

2. Is there any surviving evidence of the *'early coach road at Castlebar Street entrance*' from the 1919 – 1969 land use phase?

3. What is the form and extent, if any, of the surviving archaeological deposits associated with the occupation of the orderlies cottage and the repatriated servicemen living in the ANZAC Hostel from the 1919-1969 land use phase?

4. What is the extent and form, if any, of surviving archaeological deposits associated with the postal depot from the 1969-1988 land use phase?

5. Are there any surviving deposits relating to the aviary or incinerators shown on historical maps?

6. What is the extent and form, if any, of the surviving archaeological deposits related to the RAAF occupation of the Study Area between 1969 – 1988 including potential remains of the petrol store and fuel tanks?

7. Are there any surviving ephemeral deposits relating to any of the occupants of the Study Area?

7. MANAGEMENT RECOMMENDATIONS

There is some potential for archaeological remains in the west and south of the Study Area, where disturbance is believed to have been generally limited. These areas will be subject to bulk excavation for the basement and associated ramp entry / exit. It is unlikely that archaeological deposits would be found within the terraced lawn due to the substantial disturbance that occurred during the 1990s.

The following recommendations are provided for the management of the Study Area's archaeological potential:

Recommendation 1: Engage an archaeologist

A project archaeologist should be appointed prior to commencement of any site works, to ensure works are undertaken in accordance with this AMP and compliant with the QHA. This may include undertaking monitoring activities (refer Recommendation 2) and responding to any chance finds (Recommendation 3) that are made during works.

Recommendation 2: Archaeological monitoring

Paving Removal and Bulk Excavation – Southern Basement

It is recommended that archaeological monitoring is undertaken during removal of the existing surface paving at the driveway / carpark areas at the south-east of the site. There is potential that the existing surface exists as a 'capping' layer that may have preserved archaeological material beneath.

Archaeological monitoring should continue for all bulk excavation works for the basement levels, around the current location of the Ward Building, until the rock layer is reached or the onsite archaeologist determines the excavation area is disturbed with no potential for in situ archaeological deposits. Several buildings have been historically located within this excavation area, including stores, petrol tanks, garages and the Bush House. Extant evidence of these former structures would add to the body of knowledge about the site's demolition and deposition processes, and evidence of the Bush House has potential for historical significance as evidence of a rare structure.

Shafston House

Within the footprint of Shafston house proper potential exists for the presence of artefactual remains associated with building activities and the early phase of Study Area occupation to be present underneath ground floor floorboards and within the cellar. Similarly in these same areas potential also exists for archaeological evidence of the original structure erected in the 1850s, with particular potential for original footings in the cellar area. There also remains the possibility for unknown archaeological deposits in the area surrounding Shafston House proper, most of which is now largely covered except for the planted garden beds.

Methodology

To complete the proposed monitoring of these areas, the project archaeologist should be provided with all excavation plans and timing of works. The archaeologist should be on site for removal of the existing surfaces, and excavation works until a culturally sterile layer is reached. Should deposits be uncovered, the archaeologist would be able to record and salvage, and/or prepare a s89 notification to DESI for potentially significant finds. The archaeologist should be on site where works are being undertaken within Shafston house proper which involve removal of floorboards or any ground disturbance within the floor plate. Again, monitoring will be required for removal of existing surfaces until a culturally sterile layer be reached. Where floorboards are being taken up, but no ground disturbance is required, the layer beneath the floorboards should be inspected by the archaeologist. No excavation is required unless it becomes apparent that there is reasonable potential for extensive archaeological material, or that the potential material may be of significant cultural value.

If finds are made, an Archaeological Monitoring Report is to be prepared following completion of monitoring that outlines the reasons for monitoring, the works that were monitored, and the results of the program. Such reporting should be provided to DESI for its records on the Study Area.

Recommendation 3: Archaeological Chance Finds Procedure

An archaeological Chance Finds Procedure is recommended to be put in place for all other areas of the site that are not monitored by an archaeologist during excavation activities.

A Chance Finds Procedure establishes a process for the assessment, management, and potential reporting of any chance archaeological finds that may have cultural value. A recommended process is as follows:

1. Verso Development Group Pty Ltd should engage an archaeologist to be available on call in the event archaeological management is required for the site;
2. Site works impact on or uncover suspected archaeological remains, such as potential building foundations or small artefactual finds (i.e., ceramics, glass, or similar);
3. Works stop and the project archaeologist is notified of the suspected find;
4. The archaeologist attends the works location to examine the find and provide an initial assessment. This assessment may include:
    (i) The find is not potentially significant, or it is a modern find, and work can continue;
    (ii) The find is of historical interest but unlikely to be significant. The find is recorded and works continue;
    (iii) The find is potentially significant and requires notification to DES under s89 of the QHA and/or further investigation. Should this occur, works cannot continue until the find is appropriately assessed and discussed with DES.

5. Works only commence upon direction from the archaeologist and/or DES.

Recommendation 4: Preparation of Cultural Heritage Induction material for inclusion in any site inductions of Shafston House

It is recommended that Cultural Heritage induction materials be prepared for inclusion in any site induction packs/presentations for any ground breaking works within the Study Area. This should be in the form of 'PowerPoint' slides or handouts (depending on the method of site induction) that provide an overview of the history of the site and the types of potential artefacts that may be discovered, in addition to identifying legislative obligations under the QHA.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE
Queensland Government
SARA ref: 2412-43793 SRA
Date: 12 September 2025

Shafston House Kangaroo Point

The Grounds & Setting
Landscape Heritage Assessment



CATHERINE BROUWER
Landscape Architects

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Jagera and Turrbal peoples, the Traditional Custodians of the lands over which Kangaroo Point, including the residence of *Shafston House*, has been formed and who have cared for this Country for thousands of years. We recognise the Jagera and Turrbal Elders past and present, and the continuing intrinsic value of this place to them.

Shafston House Kangaroo Point

The Grounds & Setting
Landscape Heritage Assessment

Catherine Brouwer Landscape Architects
250 Harcourt Street New Farm Q 4005
mob: 041 871 6867 e: Brouwer@eis.net.au

for

Verso Shafston Pty Ltd

Version	*Date*	*Status*	*Issue*	*Reviewed*
1	25 / 2 / 2025	Initial - Draft	- For review	Urbis
2	10 / 3 / 2025	Revised Draft	- Final	-

5.0 Heritage Planning and Design

5.1 The Approach

The 1981 Allom Lovell study included the following policy statement, which still holds today:

> "9.7 *The Setting*
> *Every effort should be made to prepare and execute a landscape plan for the gardens of Shafston House that will enhance and emphasise its historic setting. In particular, the entrance from Castlebar Street and the terraced lawns to the river should be treated to reflect the significance· of the grounds in their own right and as a setting for the buildings. Landscape plans must be based on available evidence of original plant material or at the very least, on species and form common in the 188O's. Attention should also be paid to details such as garden bed edging, paving of pathways etc., and indeed the replacement of the present tar macadam driveway with decomposed granite or gravel, if found to be appropriate, would immediately improve the setting to the house. Under no circumstances should modern native type gardens be laid out."*

The policies of the 1998 CMP in relation to the grounds – garden are to be considered, as well as their 1994 Impact study. These have informed this report.

5.2 The Grounds Planning and Design - Heritage Indications

5.2.1 The Garden - the Setting of the House

The grounds, or the garden surrounds, of Shafston House have, from the earliest heritage studies, been considered highly important to the conservation management of the heritage place.

The Setting

Every effort should be made to prepare and execute a landscape plan for the gardens of Shafston House that will enhance and emphasise its historic setting. In particular, the entrance from Castlebar Street and the terraced lawns to the river should be treated to reflect the significance of the grounds in their own right and as a setting for the buildings. Landscape plans must be based on available evidence of original plant material or at the very least, on species and form common in the 1880's. Attention should also be paid to details such as garden bed edging, paving of pathways etc., and indeed the replacement of the present tar macadam driveway with decomposed granite or gravel, if found to be appropriate, would immediately improve the setting to the house. Under no circumstances should modern native type gardens be laid out.

Allom Lovell 1981 p 80

That 1981 study raised the importance of the landscape plan and its purpose to
"reflect the significance of the grounds in their own right and as a setting for the buildings."
The conservation imperatives remain today.
In addition, that study, and the 1998 CMP, raised the still important design consideration that the plant selection be appropriate and support the heritage significance of the place.
" . . original plant material or at the very least, on species and form common in the 1880s."

Some indications for the appropriate heritage management design, arising from the analysis of the historical evidence and the heritage significance of the grounds and gardens, are outlined in the following sections.

5.2.2 The Castlebar Street Entrance, Driveway & Associated Garden (area A)

Gate & Gate Piers The gate piers, in particular the oldest, decorative ones, should be retained, restored to the extent feasible. As part of the restoration, if temporary removal is necessitated, then the piers should be reinstated in the same locations.
A separate pedestrian entry, if necessitated to meet access requirements, would be appropriately installed outside, or separate to, these existing, oldest, decorative piers.
Existing Stone Pavement at the Gates The Brisbane tuff pavement outside the gates should be retained and / or reconstructed. While not original it still holds some heritage significance.
The driveway The driveway from the gates should be a fine grained, homogenous material, preferably with a buff colour similar to decomposed granite gravel. (Refer to the AL quote in 5.1 above) (This is only on the presumed basis that deco gravel would be considered unsuitable due to possibility of it being taken on shoes into the heritage house with its wooden floors.)
Segmented and unit pavement, tiles, bricks, and similar, are inappropriate as they would be contrary to the historical character, and be a feature which would distract from the house. The house should be the focus of attention, not the drive surface. A simple, plain, unobtrusive surface, with no featured edging, is most appropriate for heritage enhancement and interpretation.

Historical – Visual Relationships The view from this entrance to Shafston House to be retained open.

Garden Restoration A garden area, without trees, though comprising lawn and garden beds to be retained / reconstructed between the drive and the kitchen wing.
A narrow garden should be considered around the House, however, with the appropriate separation if necessitated for masonry aeration at the building base.

5.2.3 The Former Driveway – House Eastern Terrace (area C)

A Key Part of the Garden This terrace or forecourt of the House holds very high significance as the historical arrival place for the home, one of the key viewing points from which the relationship with the river was understood and the spectacular view of the Shafston Reach (as now called) and beyond was appreciated, and the base on which the house linked to the garden surround.

This terrace retained its essential form and role until the driveway was discontinued in the late 1980s -early 1990s, when steps were inserted to the east, the area was widened with a retaining wall and new steps to the lawn, and the surface re-paved.

Terrace Restoration Reinstatement of the even grade of the former drive around the front of the house from the west, removal of the 1990s wall, steps and pavement, and restoration of the former width and a simple bank to the next terrace, would potentially restore the balance, appropriate character and heritage significance.

Base of the House A narrow garden along the base of the house could feasibly be included, while installing any required measures for the masonry base. This would also restore a garden character appropriate to the house and support and enhance the heritage significance.

5.2.4 The Garden in General & the Terraced Lawns (area D)

A distinctive characteristic of the Shafston House grounds we see today is the difference in style, content and character between the garden areas to the sides and the rear courts and the area of steeply falling, terraced lawns on the river side. This may be the legacy of the change of ownership and use from 1919 with the repatriation hospital. The southern courts have the curving drives partly delineating lawn areas in which circular flower beds and specimen shrubs were generally evenly arranged. Some trees were planted on the sides in particularly the western side in the early decades.

The Terraced Lawns The north eastern lawns were shaped but without specimen trees or garden beds. The lawns presented a simply formed, open and uncluttered foreground for views out to the riverside trees, the river, and New Farm and the Brisbane hillsides beyond. The lawns also served as a striking base for views of the grand house from the river and New Farm.

The busy complex working part of the estate was to the south – rear of the House, while to the north east was the calm and awe-inspiring lawns and riverscape.

Reconstruction of the upper lawn terraces would be appropriate conservation management of this heritage place. Adding a path should only if necessitated for safe access through the garden, and it should only be across the site and not necessitate substantial alteration of the early form of the upper two lawn terraces.

The Lower Lawns Width The landmark qualities as appreciated in views to the place are explicitly included in the QHR citation. The current views show the hillside lawns extended wider below the Wards and Orderlies buildings to nearly the full property width. (Note that the two poinciana trees on the east date from the 1960s and have low heritage significance.)

The heritage place extends over the full width of the property and this is of the highest relevance over the lower hillside to the top of the river bank. Retention of the widened parts of the open lawns over the lower hillside (below Wards building), as seen in the views to the place, supports heritage significance conservation.

New buildings and planting works which narrow the lower lawns width and which present a 'hard' or noticeable line or edge of lawn extending in a straight line from the Wards and Orderlies buildings lawn frontages would not be the best or appropriate design to respect the heritage characteristics. It would be detrimental to the heritage significance of the historical, aesthetic and landmark qualities. An appropriate design over the lower hillside would retain the open lawn across the lower river frontage part of the place, similarly to how it appears today in views to the place, and as this would retain the historical character, and the presentation of the Shafston House place extent across the full property river frontage.

5.2.5 The Orderlies Building Surround -West (area B)

Along the western side particularly at the front, large trees were planted in the late 19th and early 20th C. These included a bunya pine, Moreton Bay fig tree, weeping fig tree, black bean tree and a candle nut tree. These large trees were favoured trees of the late Victorian period gardens in Queensland.

5.2.6 The Riverside Landscape Character (part area D)

Riverbank & Fences Documentary evidence of the historical grounds development over the riverbank up to the lawns and more easily traversed hillside is minimal. A timber paling fence appears at the top of the bank in early photos. There is a fence recorded there in 1947, however that may have been a construction for the hospital rather than for garden formation. The paling fence there in the 1970s appears to have been to delineate the mown lawn and protect people from the steep riverbank. Similarly, the current fence.

Trees & Other Vegetation There appears to have always been some endemic vegetation over the bank and the bank has always had minimal maintenance. The current eucalyptus trees appear do not date from the 19th C but have grown in the latter part of the 20th C. Photos from the 1930s show bamboo clumps both on an adjacent property to the east and near the riverbank, however, there were not decorative of flowering trees obvious as a design aspect of the lower hillside and river bank.

In development of the grounds the eucalyptus should be retained and a low-key, informal character of ground and understorey planting is appropriate as reflecting the naturalistic appearance of the river bank through the late 19th and early 20th C.

Character Walls and homogenous, formally maintained shrub planting which visually presents a clear line of structured garden edge along the riverbank would be detrimental to the heritage significance, including of views both from the upper terraces and views towards the place.

5.2.7 The East Garden (area E) & Garden in General

A Fernery A timber batten bush house or fernery was common in the late 19th and early 20th C Queensland garden, and the Shafston House garden included one. This was located to the north east of the house. It may have offered river outlooks.

A fernery, and /or use of the timber batten for screens or shading, particularly with plants typical of shade house, would be an appropriate way to present a garden character in the setting of Shafston House, rather than views of new buildings or screening hedges. This garden 'language' may be applicable, not only for new structures on the eastern area, but in other outlooks from the House which now, or may, have some obstruction of garden or river outlooks.

5.2.8 The Thorn Street Court (area F)

The rear -east area which held drives, lawns and gardens have been substantially altered and a large part has a building development approval. The building and landscape design has to consider and respond appropriately to the heritage significance of Shafston House, including details of proposed built materials and plants. Some indications are:
- A visual break in views from the heritage House towards the new building /structures.
- Formed structures such as screens and plantings used to distinguish and separate the periods of old and new buildings. This is to support the understanding of the historical values and aesthetic character of the experience of being in the heritage building and its outlooks. The new building and its peripheral developments should not be prominent or distracting in outlooks from Shafston House or as one uses its verandahs.