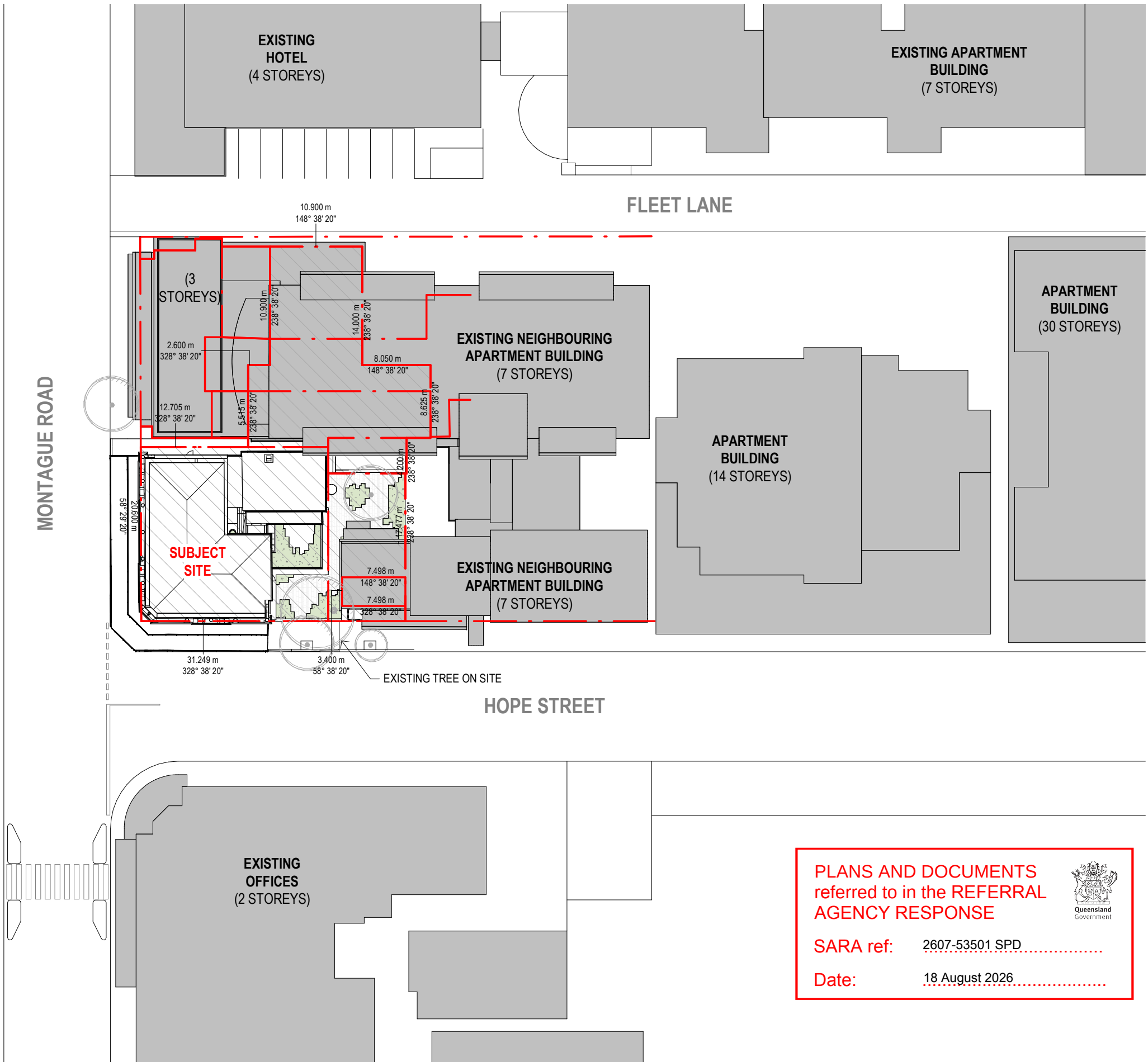
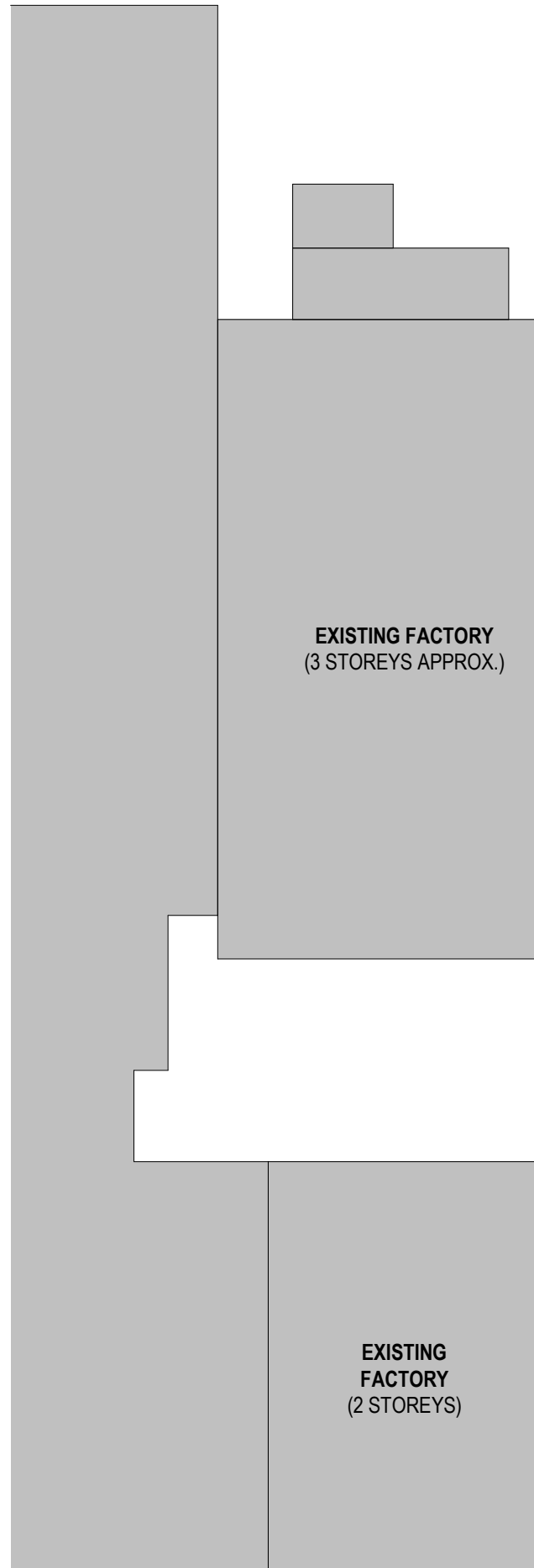


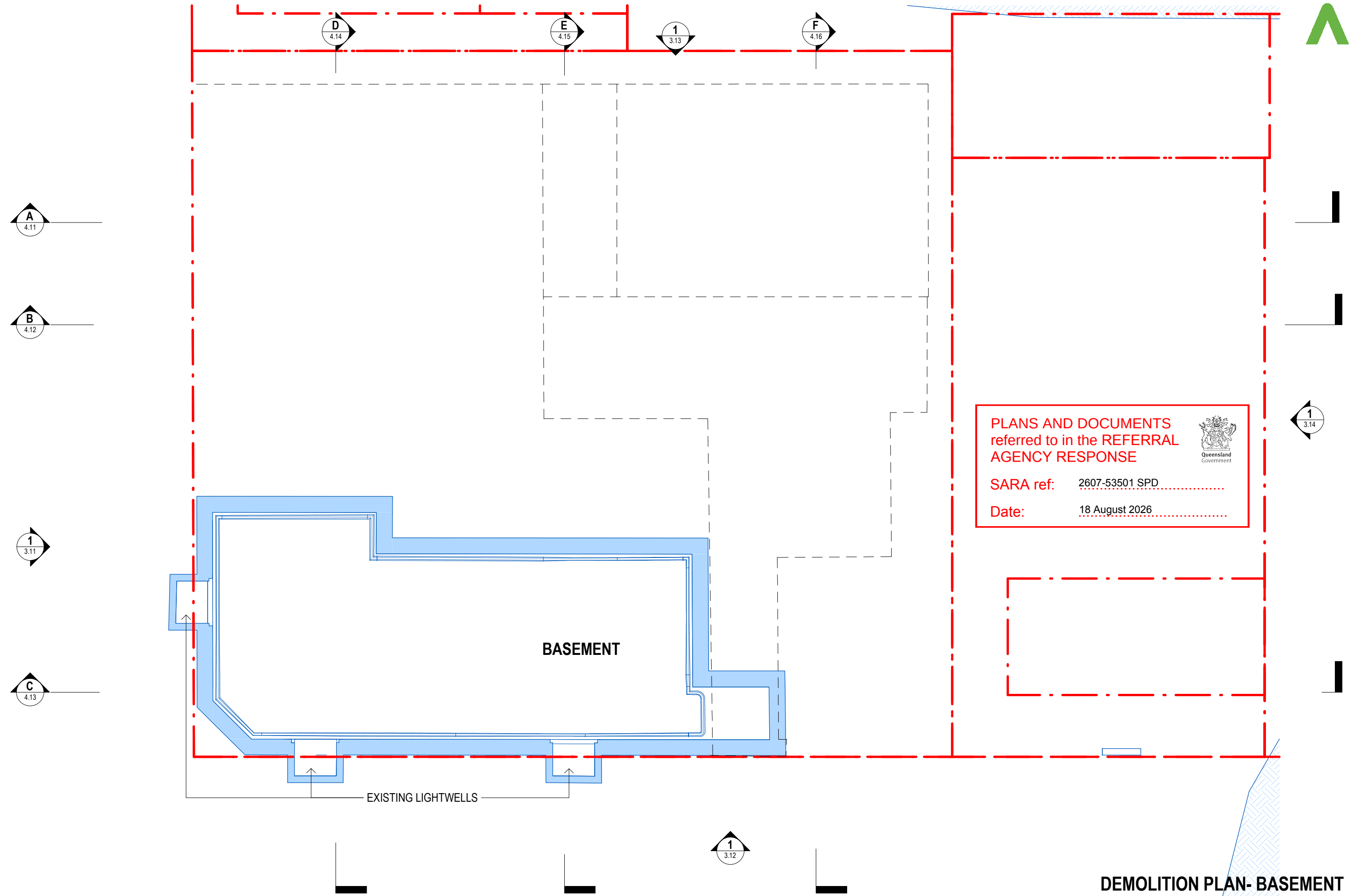


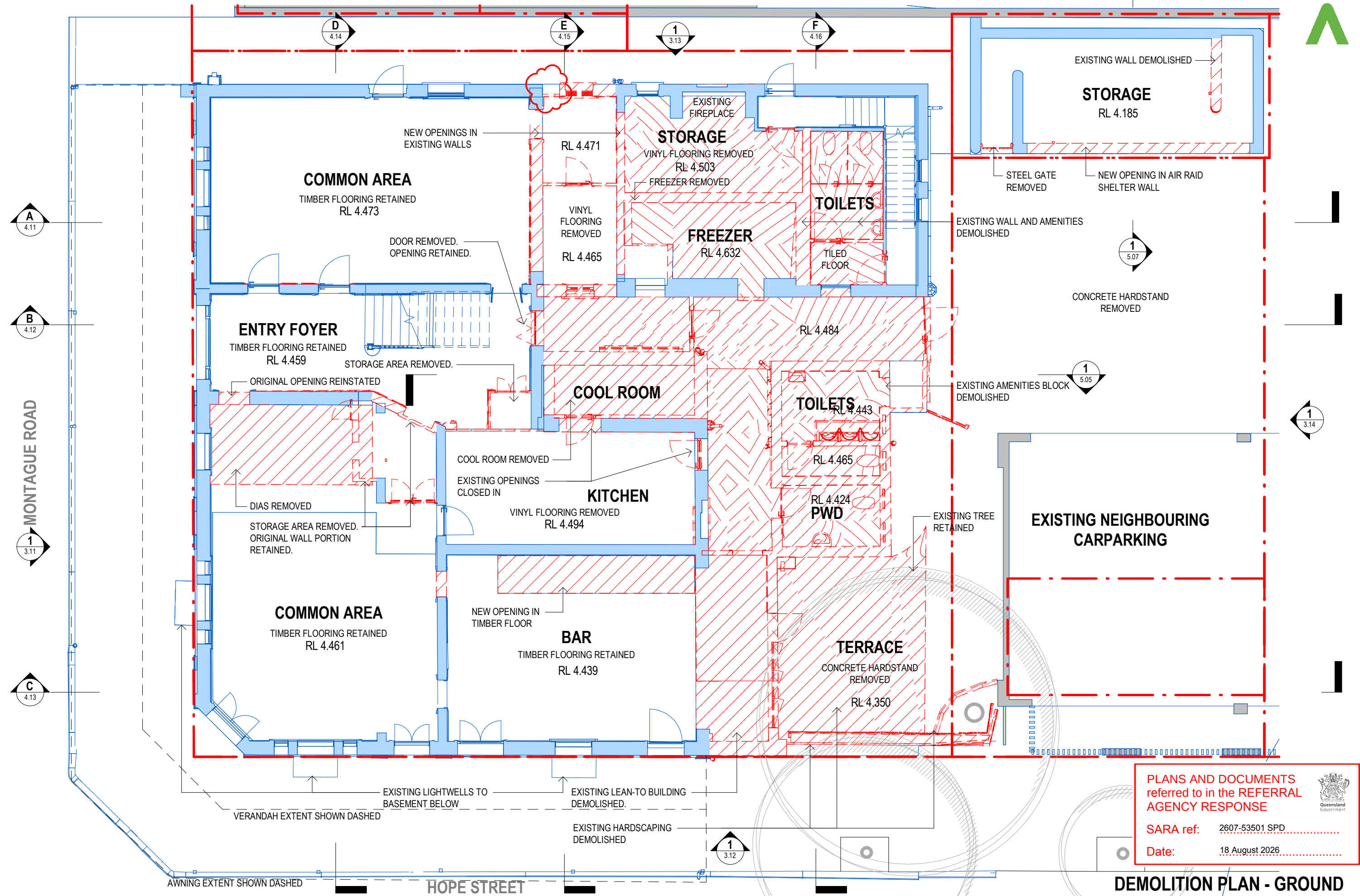
PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2607-53501 SPD.....

Date: 18 August 2026.....



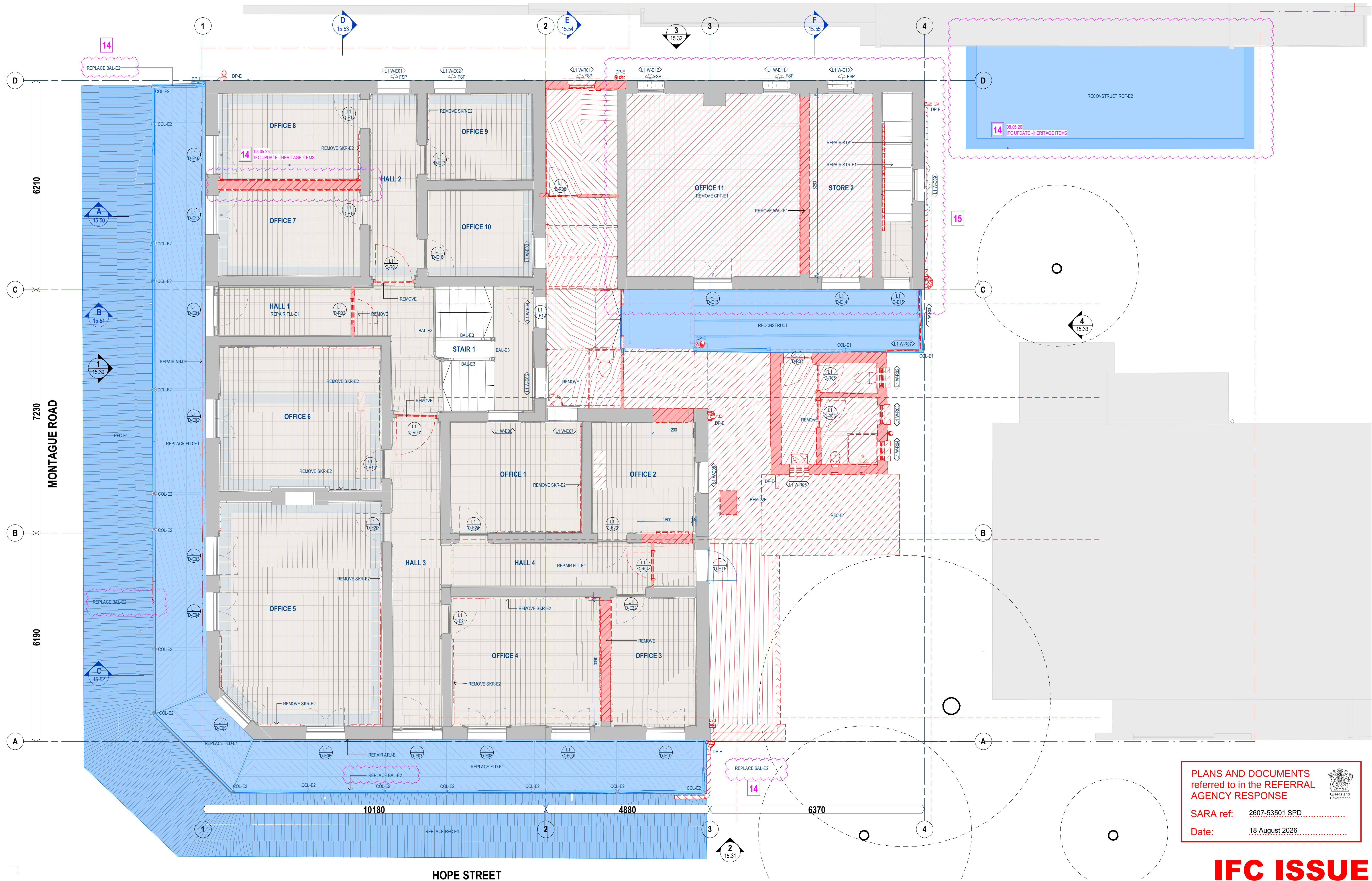




PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2607-53501 SPD

Date: 18 August 2026



PLANS AND DOCUMENTS
referred to in the REFERRAL
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SARA ref: 2607-53501 SPD.....

Date: 18 August 2026.....

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REV	DESCRIPTION	DATE

15	IFC UPDATE - GENERAL	17.06.26
14	IFC UPDATE - HERITAGE ITEMS	08.05.26
13	ISSUE FOR CONSTRUCTION	13.03.26
12	ISSUE CD 80%	05.12.25
11	HERITAGE UPDATE	21.11.25
10	HERITAGE UPDATE	20.11.25
9	BA ISSUE	11.11.25
8	FOR INFORMATION	05.11.25
7	FOR INFORMATION	04.11.25

KEY PLAN:	
1	DATE

BCC DS
RECEIVED
18/08/2026
APPLICATION REF
A007068188

bureau proberts

bureau proberts PTY LTD
ABN 53 073 087 980 AON 013 087 993
LEVEL 14, 100 CREEK STREET, BRISBANE QLD 4000, GPO Box 3204 QLD 4001
P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au www.bureauproberts.com.au

CLIENT: MURPHY FAMILY
PROJECT: BUILDING REFURBISHMENT AND EXTENSION
ADDRESS: 48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

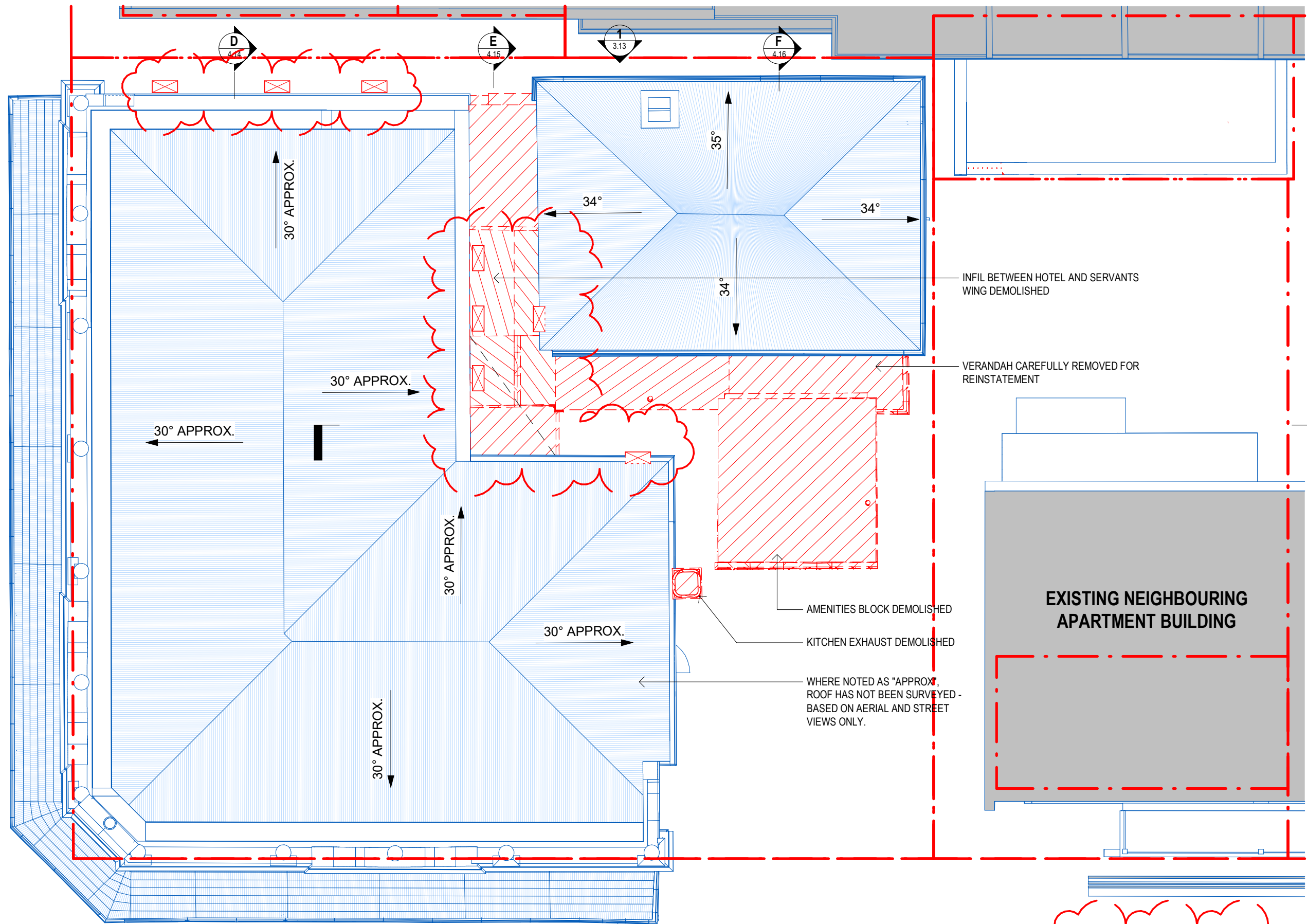
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CHECK BY:	JC
PROJECT ARCHITECT	JC
DESIGN LEAD	DL

NORTH:

SCALE: 1:50 [A1]

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PROJECT NO:	PHASE:	DRAWING NUMBER:	REVISION:
24034	DD	AR 15.03	15

17/06/2026 2:02:18 PM



A
4.11

B
4.12

MONTAGUE ROAD

C
4.13

D
4.14

E
4.15

1
3.13

F
4.16



1
5.05

1
3.14



1
3.12

PLANS AND DOCUMENTS
referred to in the REFERRAL
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SARA ref: 2607-53501 SPD

Date: 18 August 2026



ts

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APPLICATION REF
A007068188

HOPE STREET

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT:
MURPHY FAMILY

PROJECT:
48 MONTAGUE ROAD

ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

SERVICES KEY

EXISTING MECHANICAL PLANT /
CONDENSERS REMOVED

DEMOLITION PLAN - ROOF LEVEL

SCALE:
1 : 100 [A3]

DATE:
06/03/25

DRAWN:
LJ

NORTH:

PROJECT NO:
24034

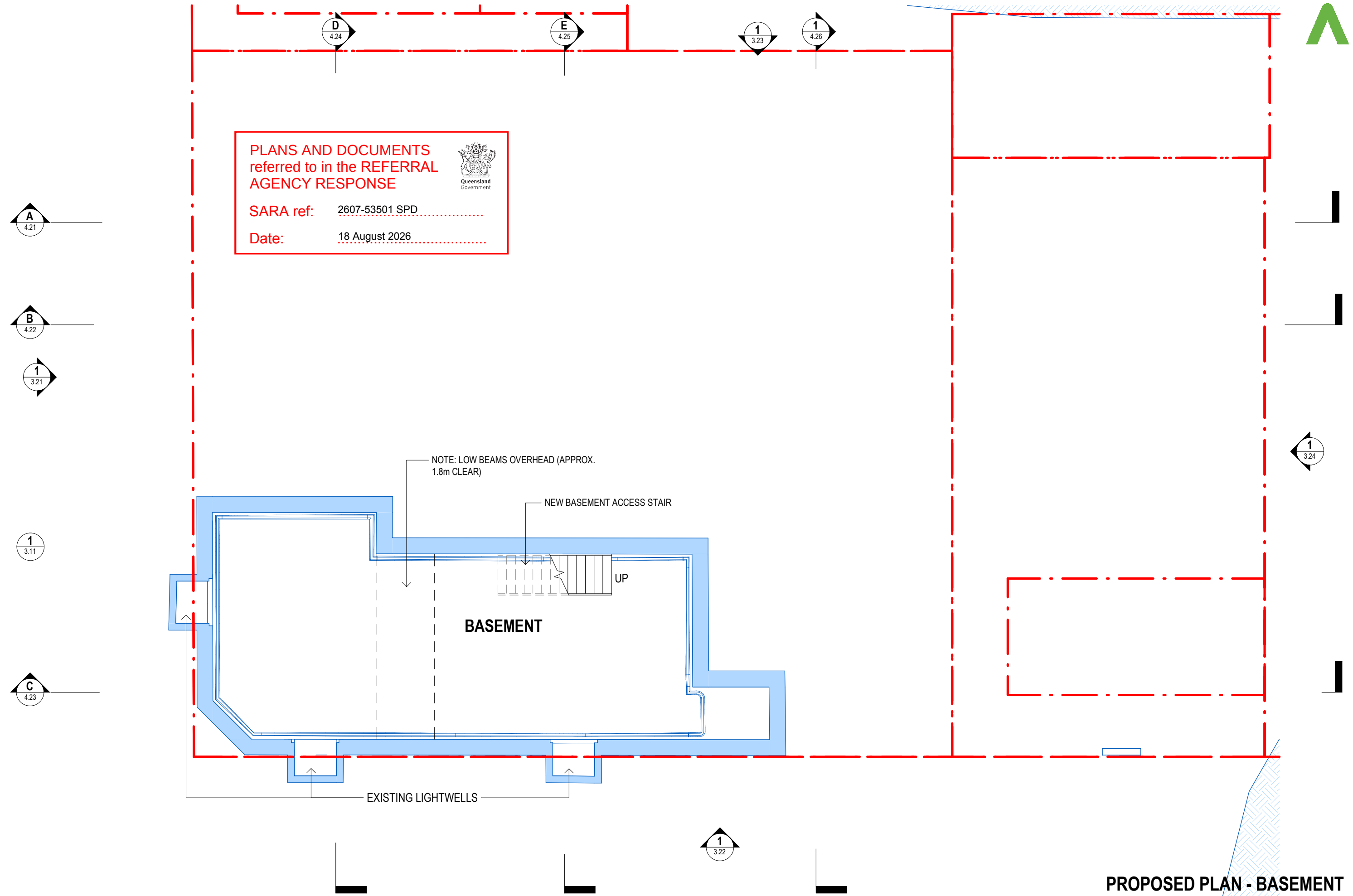
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SD

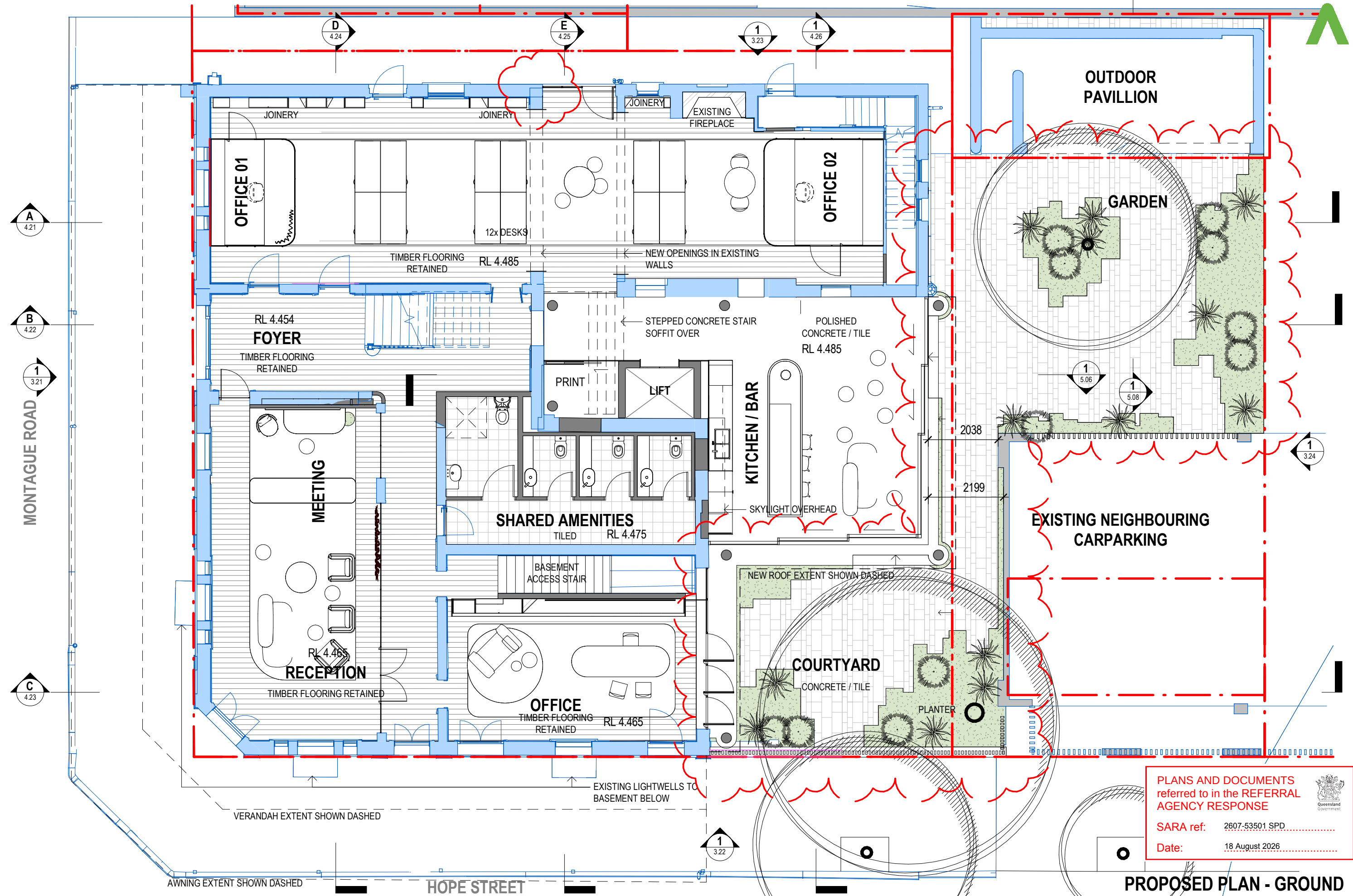
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REVISION:
2

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PROPOSED PLAN - BASEMENT

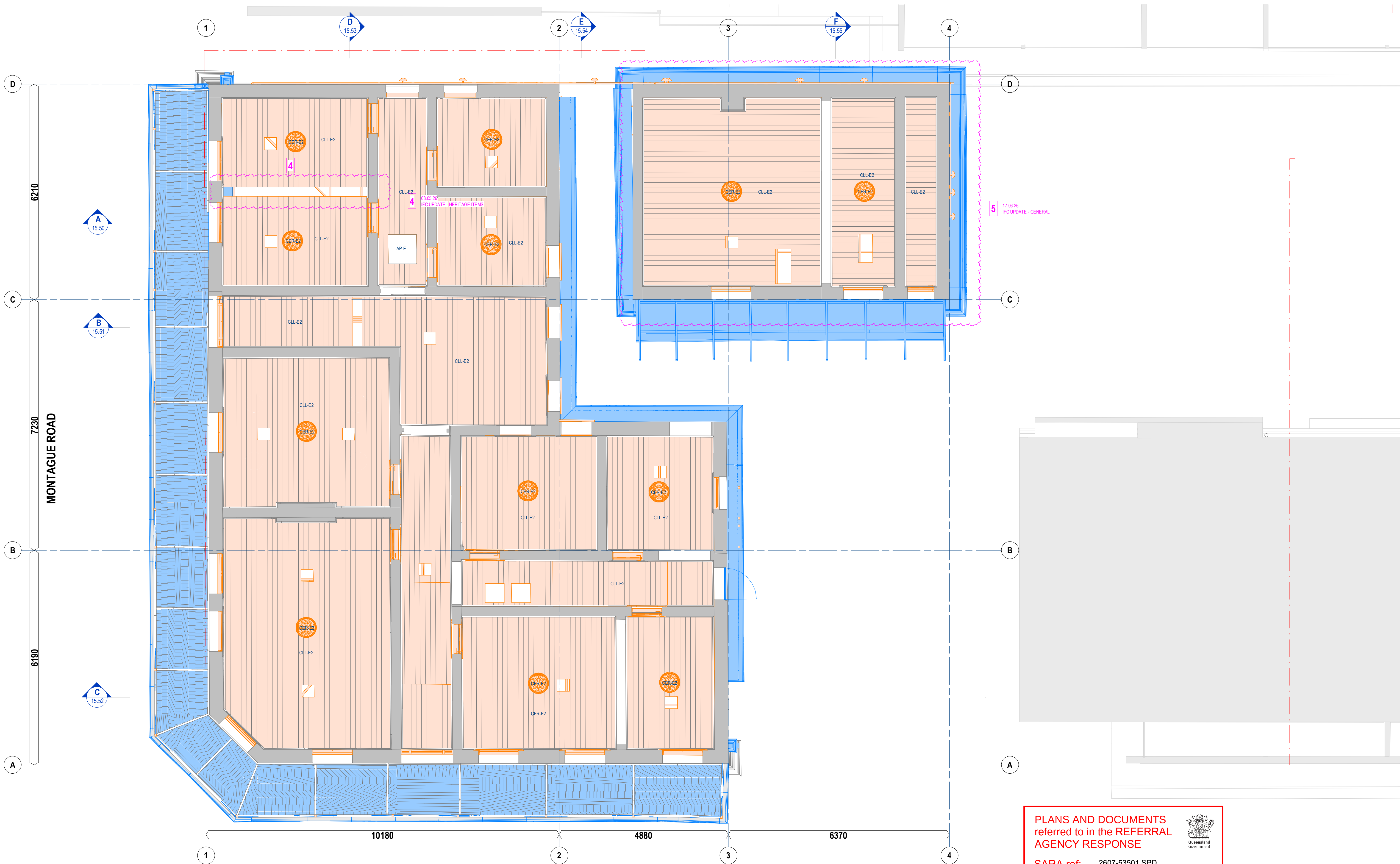




PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2607-53501 SPD

Date: 18 August 2026



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2607-53501 SPD

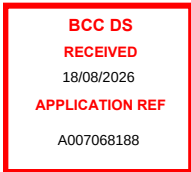
Date: 18 August 2026



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5	IFC UPDATE - GENERAL	17.06.26
4	IFC UPDATE - HERITAGE ITEMS	08.05.26
3	ISSUE FOR CONSTRUCTION	13.03.26
2	ISSUE CD 80%	05.12.25
1	HERITAGE UPDATE	20.11.25
REV	DESCRIPTION	DATE

KEY PLAN:



bureau proberts

bureau proberts PTY LTD
ABN 55 673 087 993 AON 013 087 993
LEVEL 14, 100 CREEK STREET, BRISBANE QLD 4000, GPO Box 3204 QLD 4001
P: 07 3221 0672 F: 07 3221 0683 EMAIL: mail@bureauproberts.com.au www.bureauproberts.com.au

CLIENT: MURPHY FAMILY
PROJECT: BUILDING REFURBISHMENT AND EXTENSION
ADDRESS: 48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

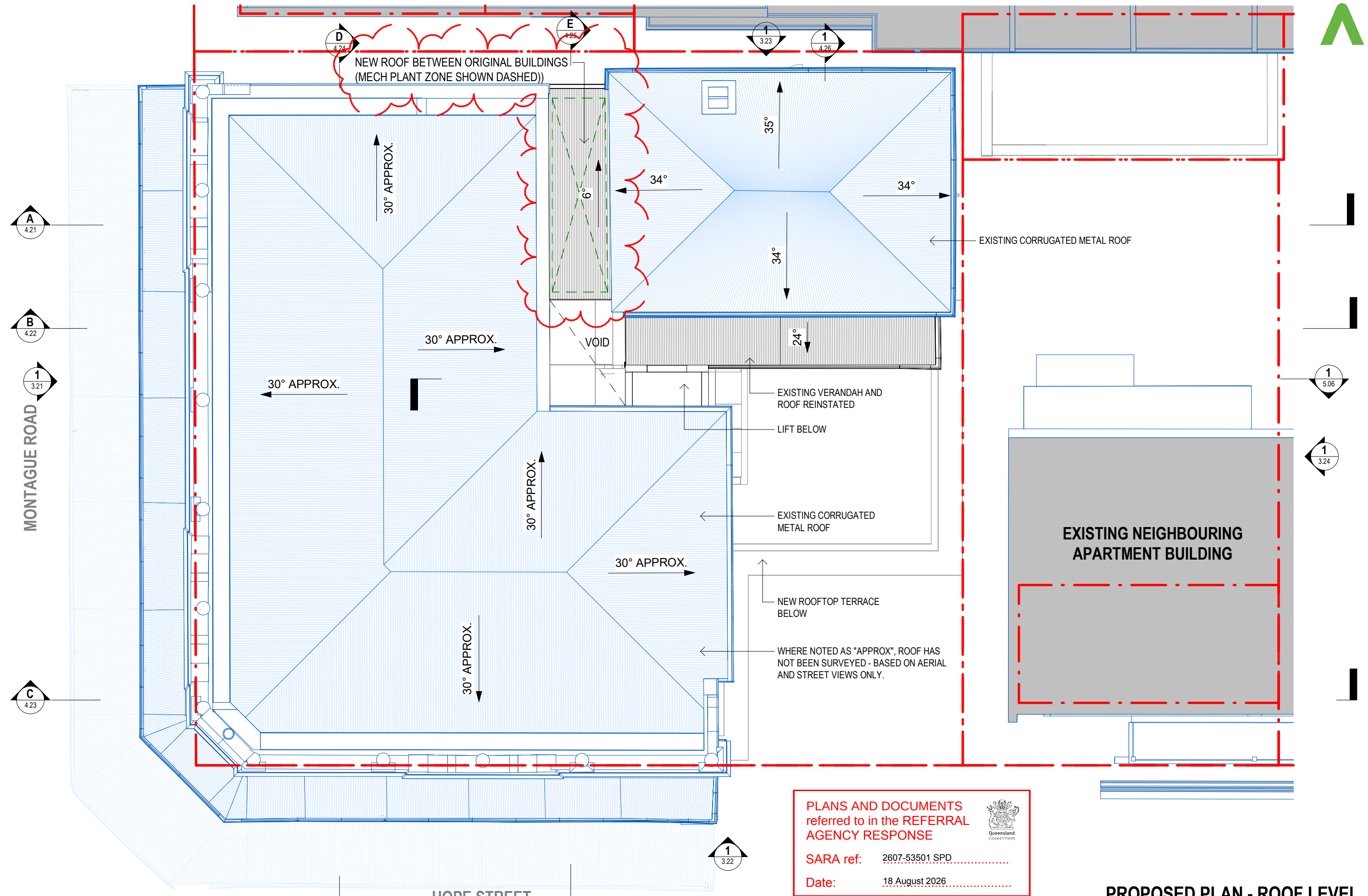
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CHECK BY:	JC
PROJECT ARCHITECT	JC
DESIGN LEAD	DL

NORTH:

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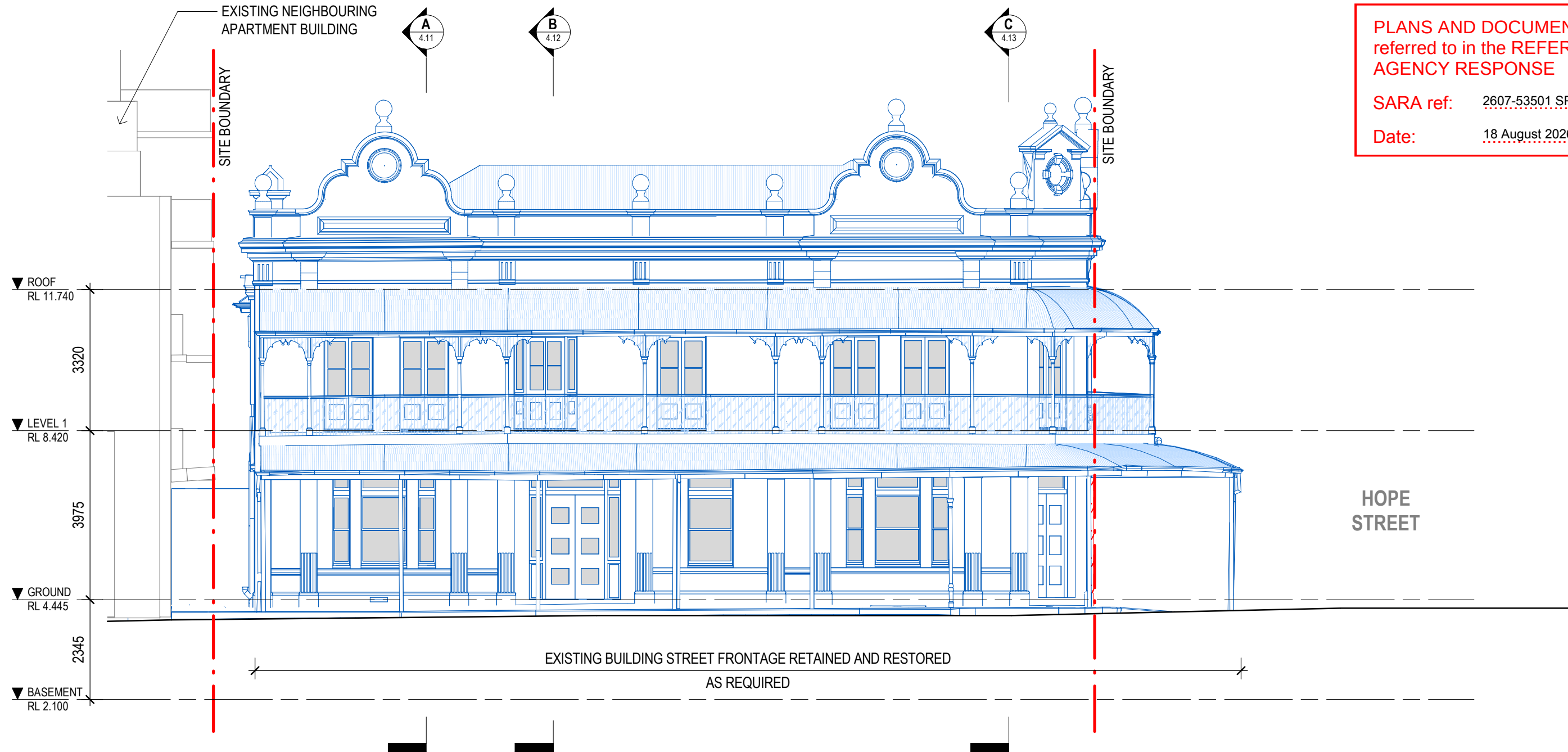
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2607-53501 SPD

Date: 18 August 2026



PLANS AND DOCUMENTS
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AGENCY RESPONSE



SARA ref: 2607-53501 SPD
Date: 18 August 2026

DEMOLITION ELEVATION - NORTH WEST (MONTAGUE RD)

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LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

SCALE: 1 : 100 [A3]	DATE: 18/12/24	DRAWN: LJ	NORTH:
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PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026

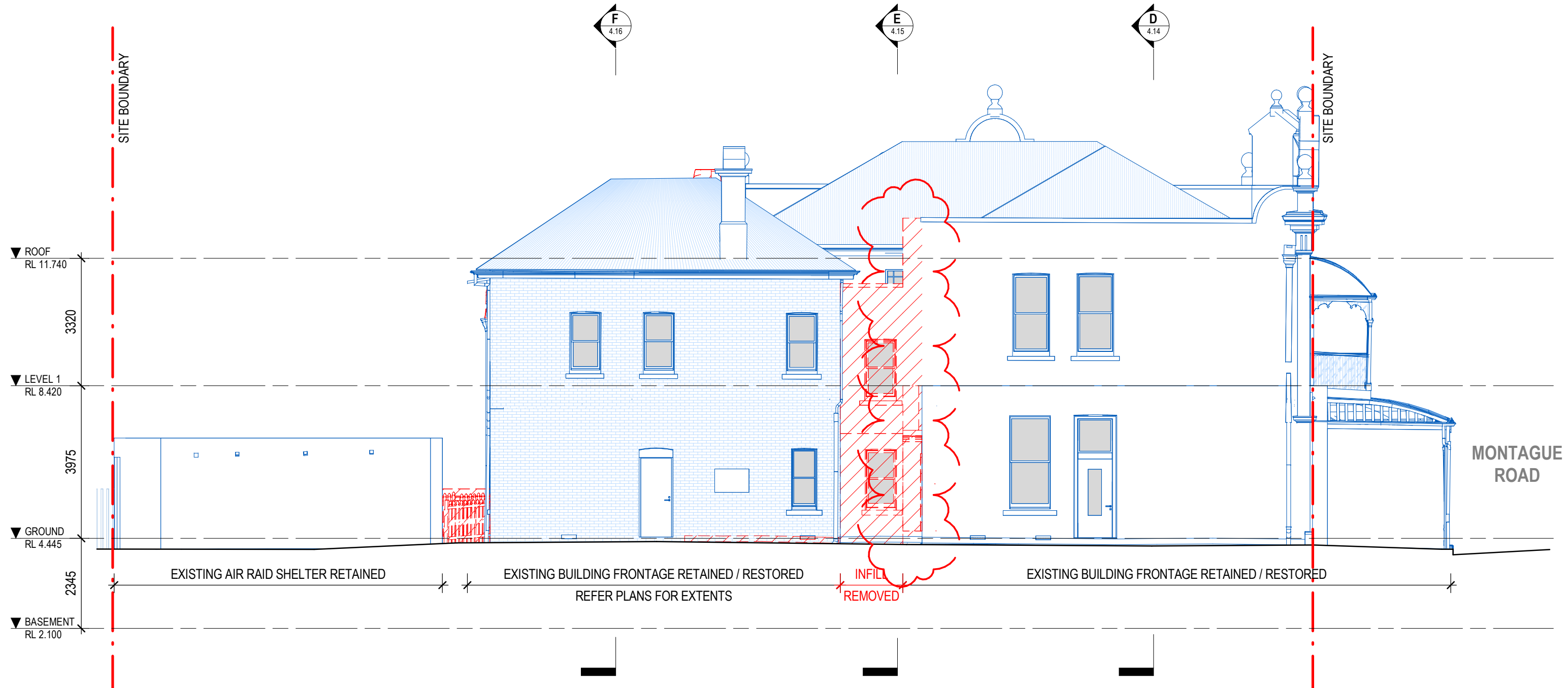


PLANS AND DOCUMENTS
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LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

DEMOLITION ELEVATION - NORTH EAST

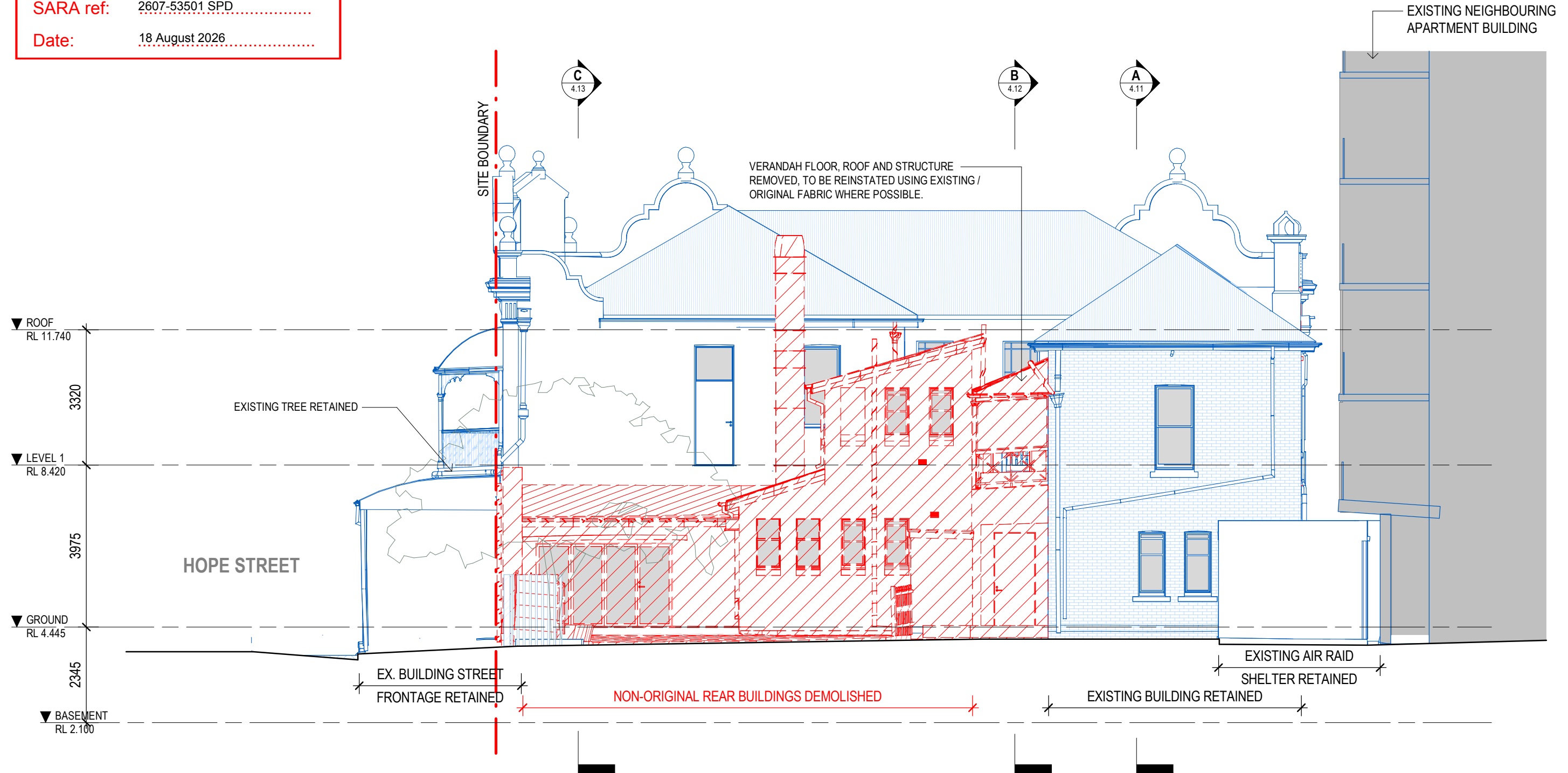
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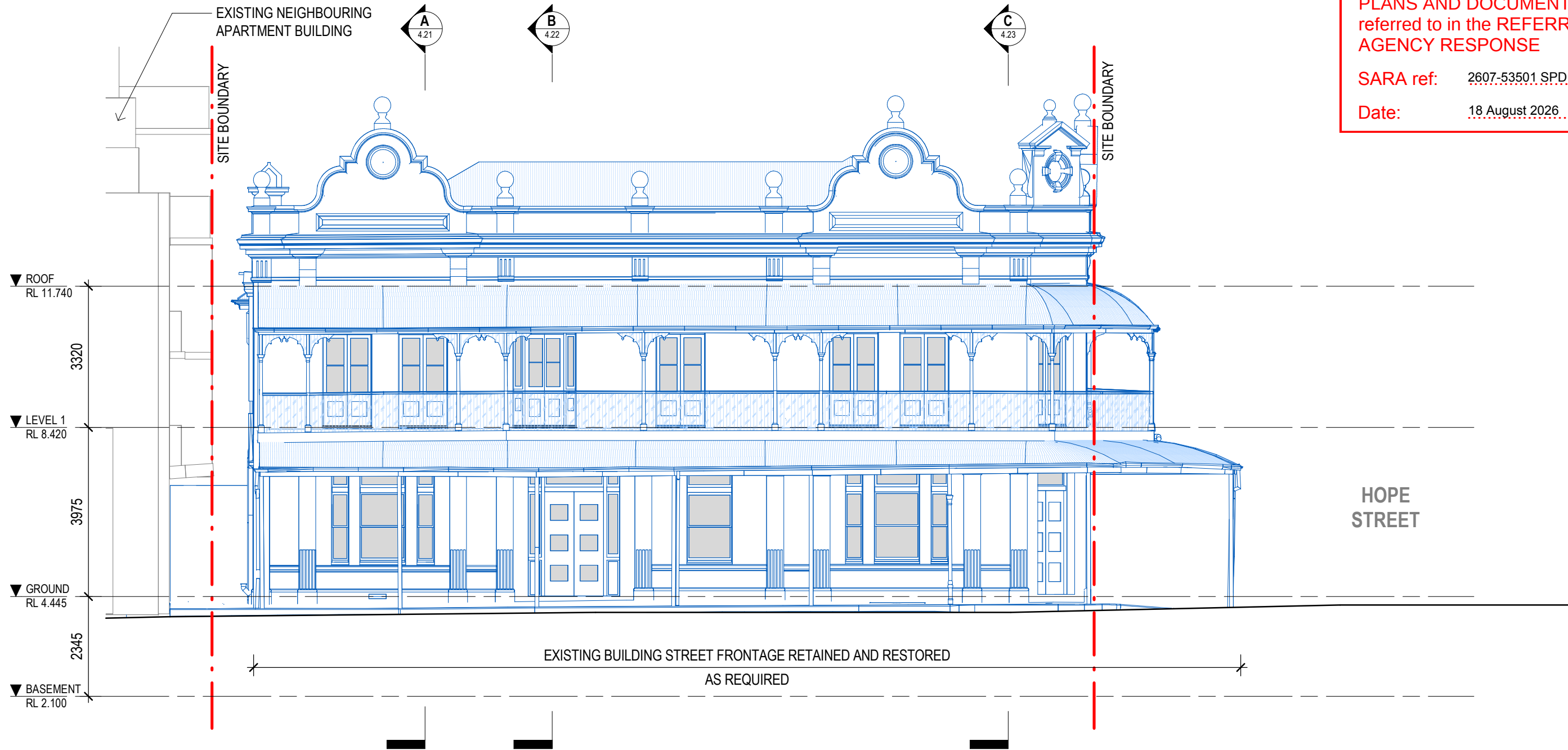
PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026





PLANS AND DOCUMENTS
referred to in the REFERRAL
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Date: 18 August 2026



PROPOSED ELEVATION - NORTH WEST (MONTAGUE RD)

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APPLICATION REF
A007068188

LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY

PROJECT:
48 MONTAGUE ROAD

ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

SCALE: 1 : 100 [A3]	DATE: 18/12/24	DRAWN: LJ	NORTH:
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PLANS AND DOCUMENTS
referred to in the REFERRAL
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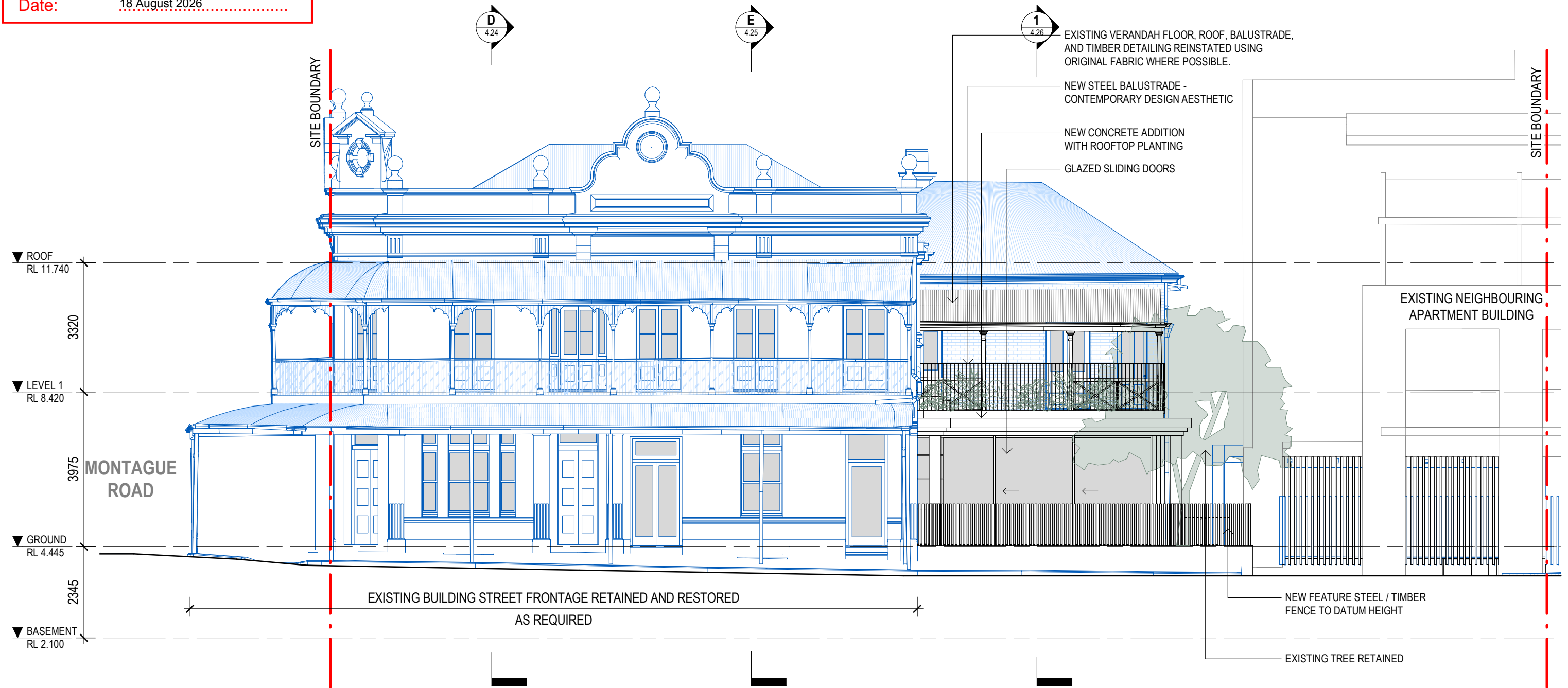

Queensland
Government

SARA ref:

2607-53501 SPD

Date:

18 August 2026



PROPOSED ELEVATION - SOUTH WEST (HOPE ST)

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LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

SCALE: 1 : 100 [A3]	DATE: 18/12/24	DRAWN: LJ	NORTH:
			
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LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

PROPOSED ELEVATION - NORTH EAST

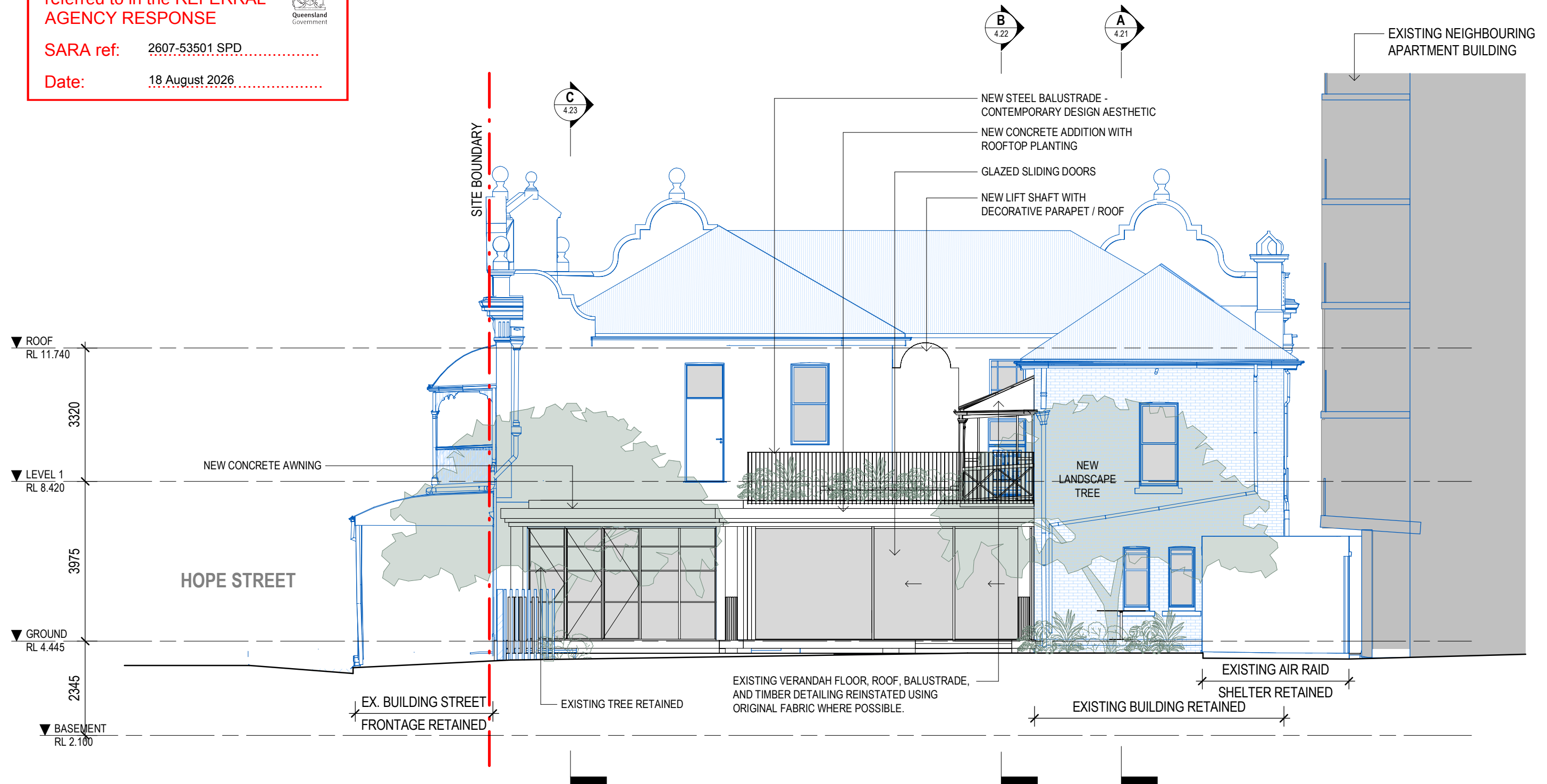
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PLANS AND DOCUMENTS
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SARA ref: 2607-53501 SPD

Date: 18 August 2026

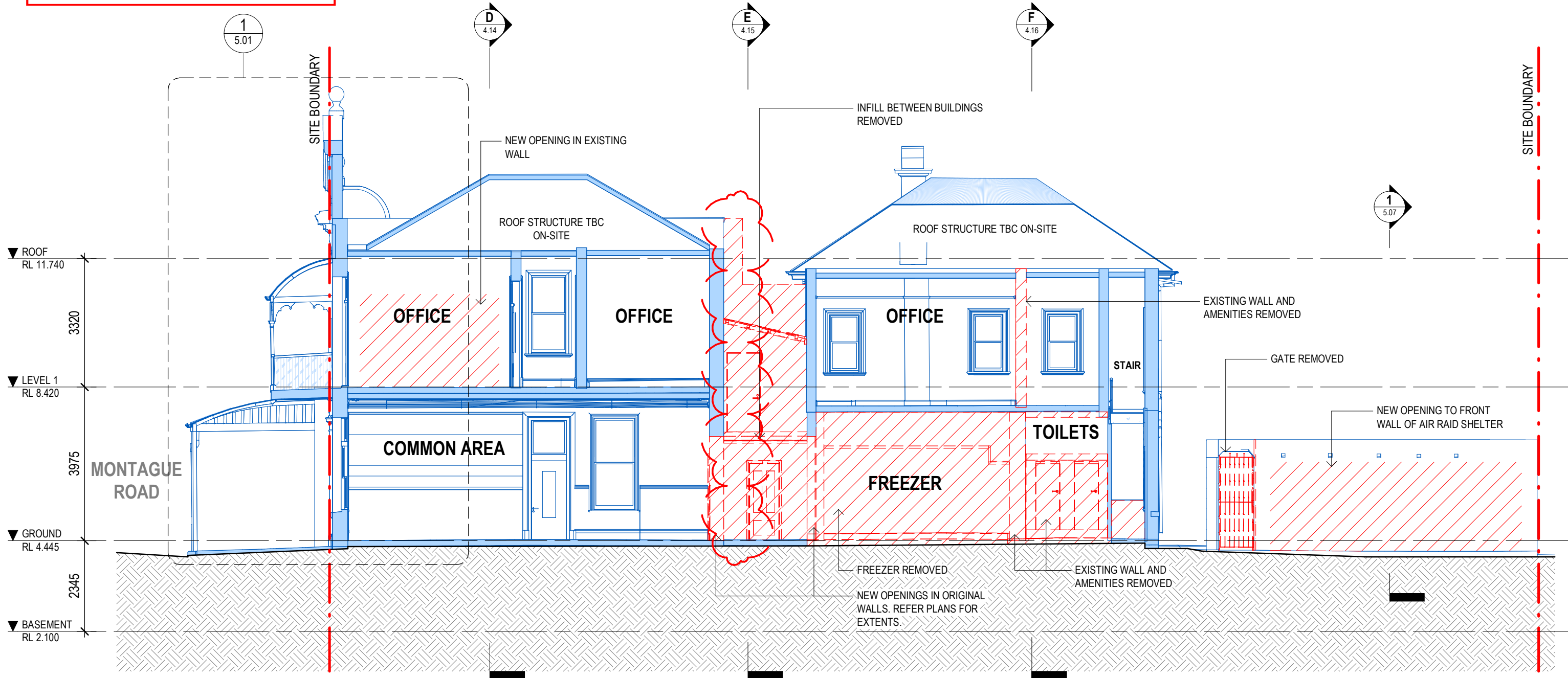


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



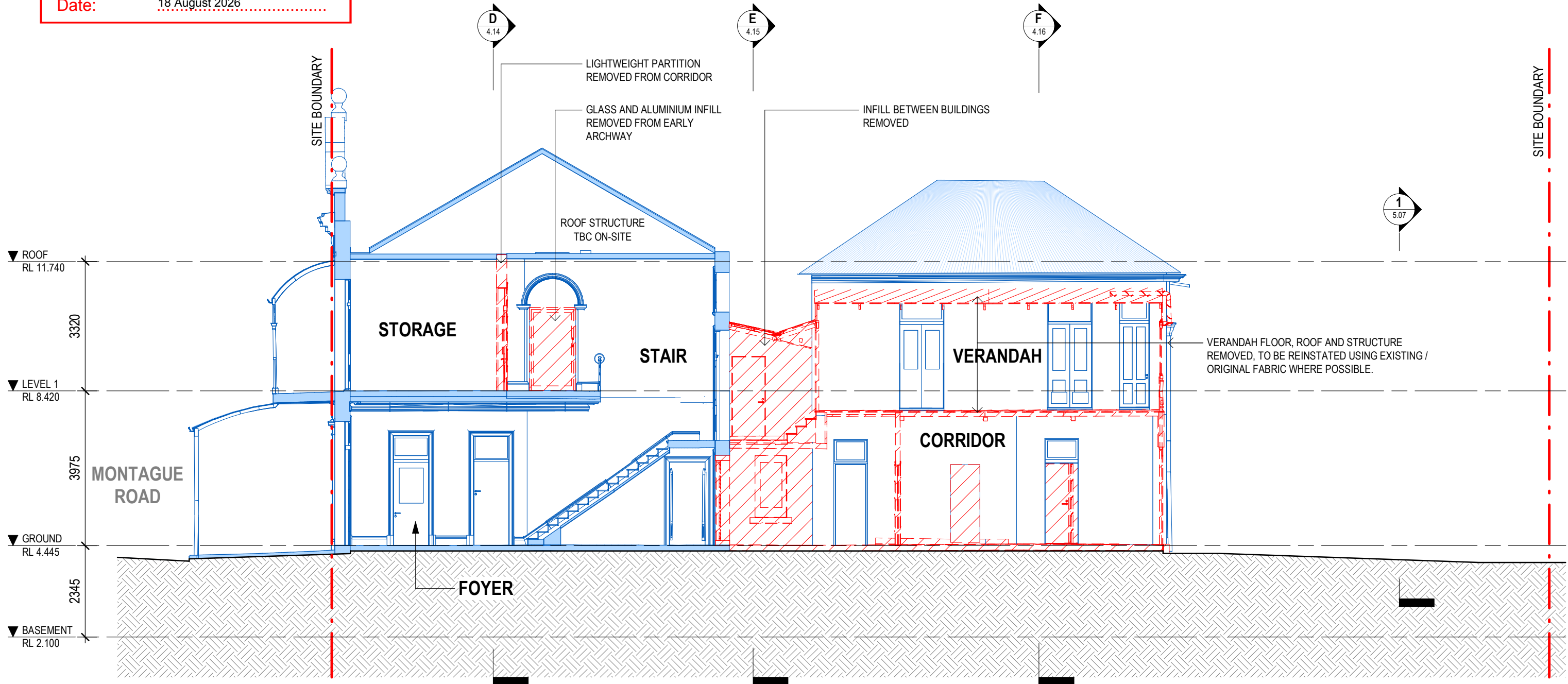
DEMOLITION - SECTION A

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



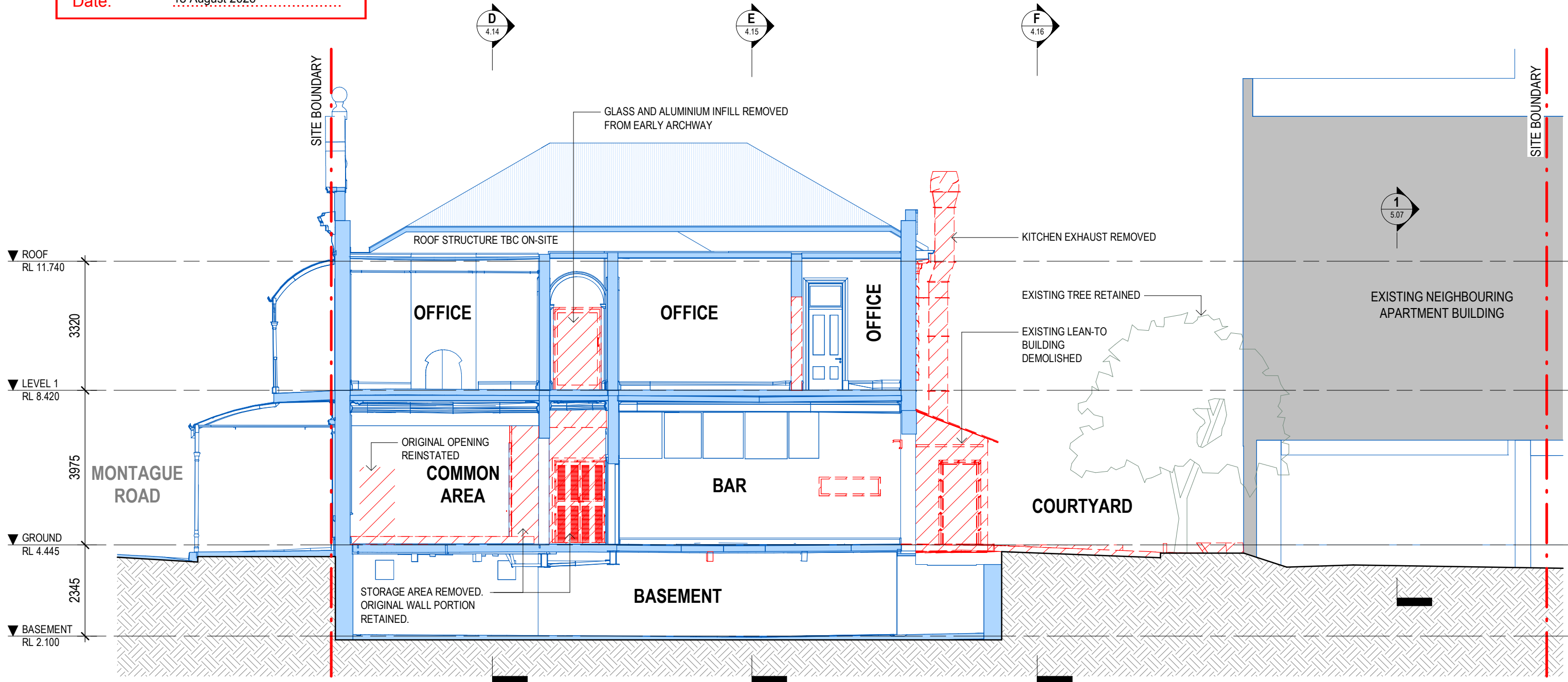
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PLANS AND DOCUMENTS
referred to in the REFERRAL
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SARA ref: 2607-53501 SPD

Date: 18 August 2026



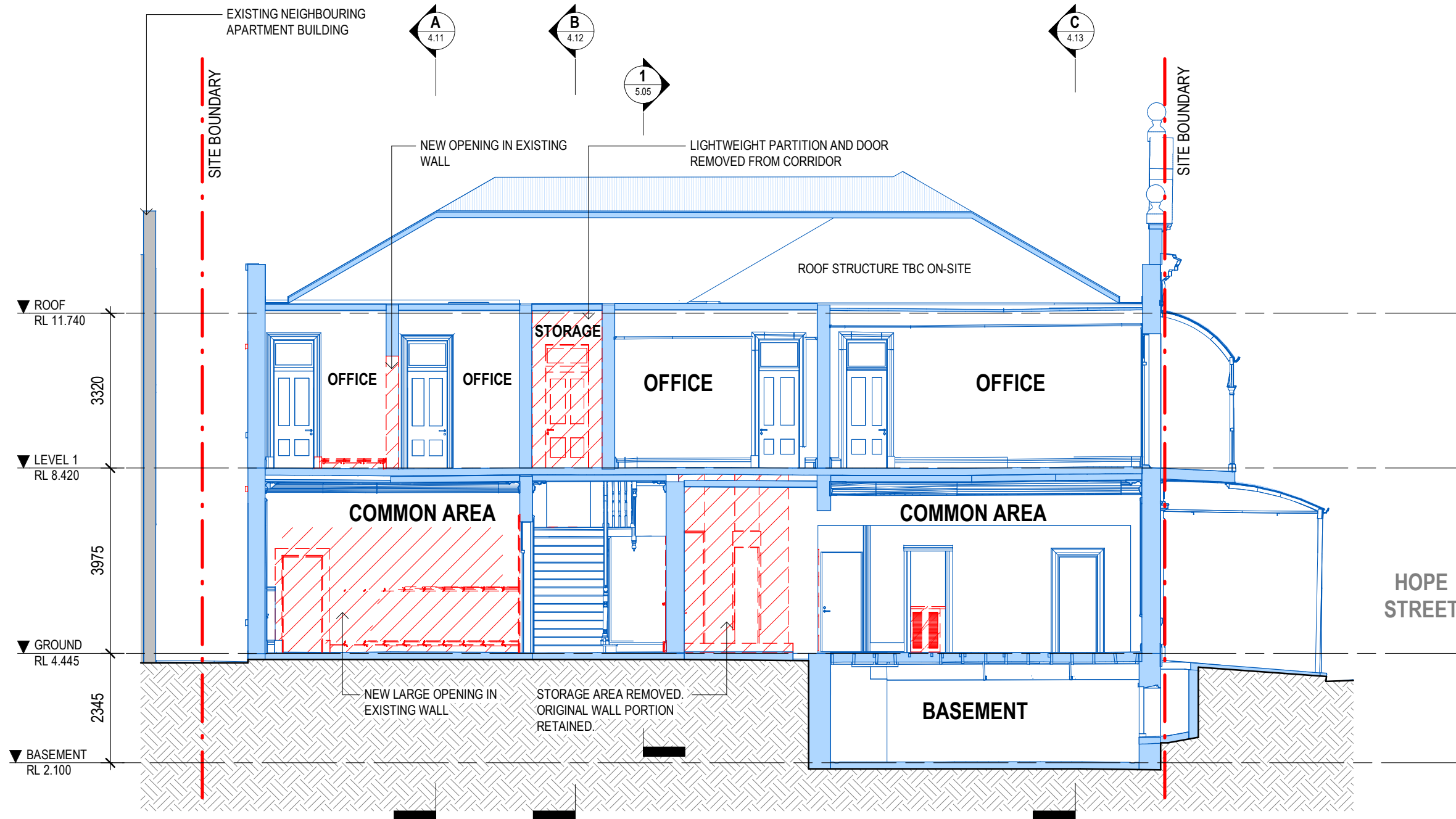


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



DEMOLITION - SECTION D

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18/08/2026
APPLICATION REF
A007068188

LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY

PROJECT:
48 MONTAGUE ROAD

ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

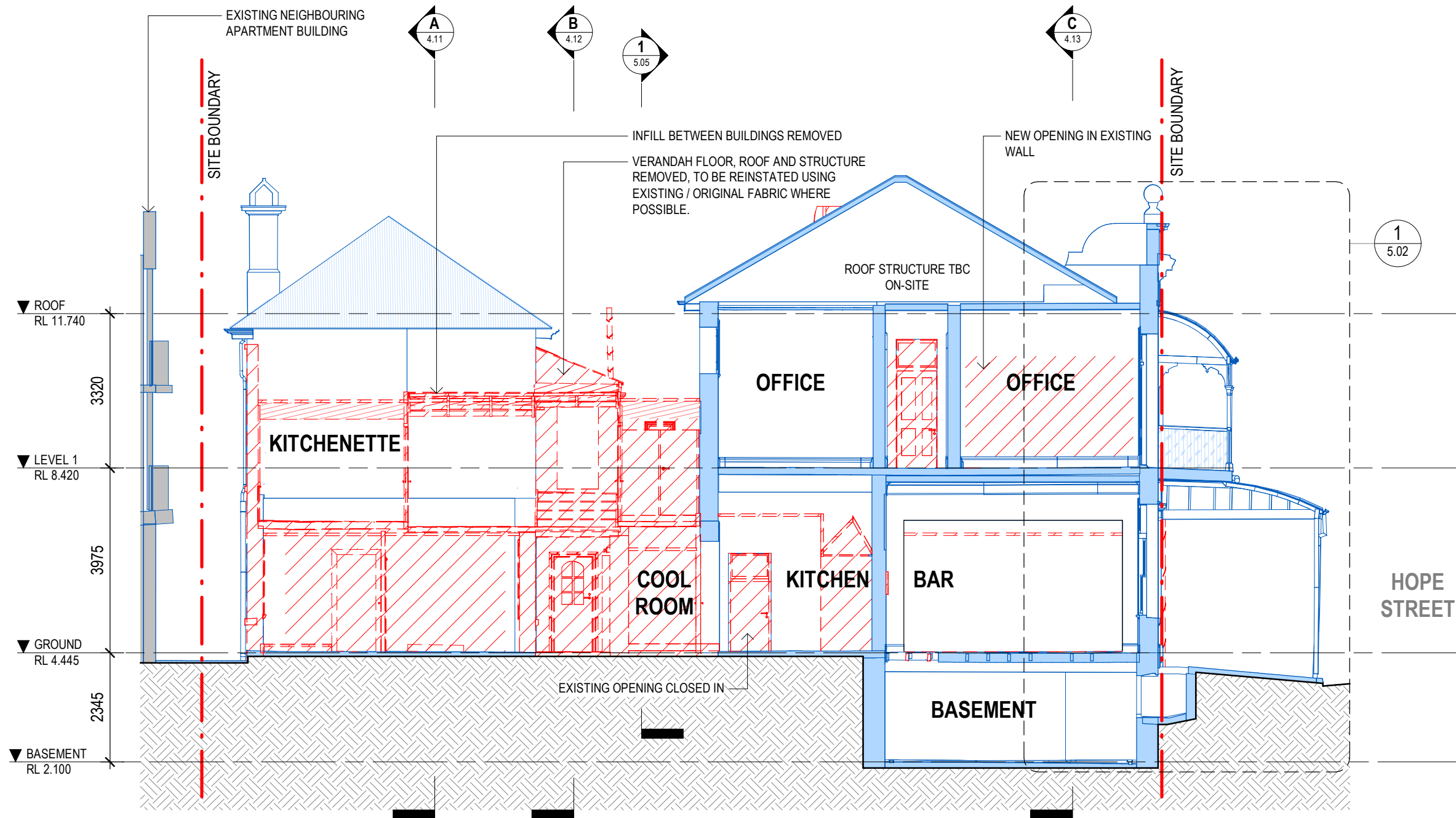
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PLANS AND DOCUMENTS
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SARA ref: 2607-53501 SPD

Date: 18 August 2026



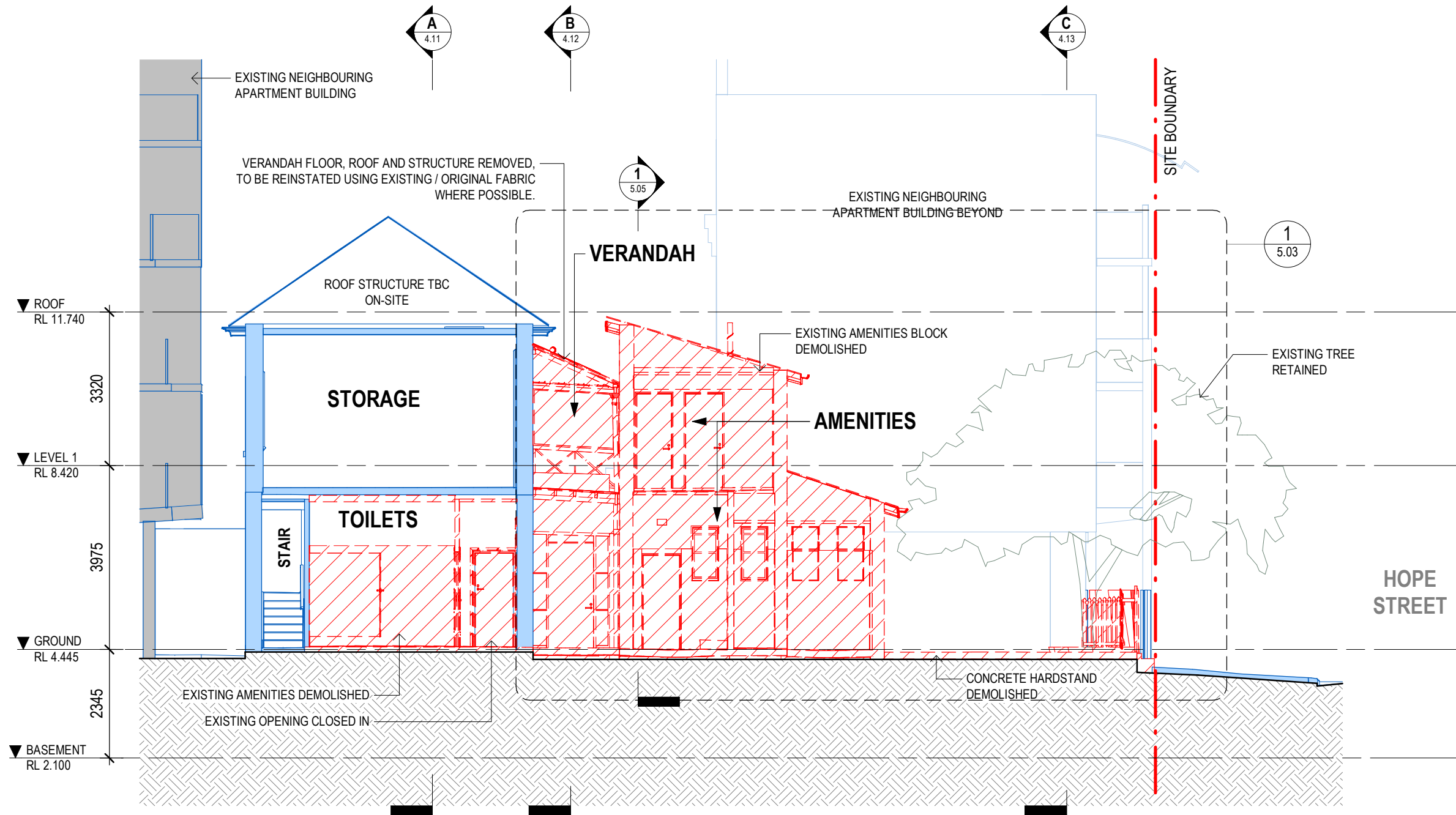


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SARA ref: 2607-53501 SPD

Date: 18 August 2026



DEMOLITION - SECTION F

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APPLICATION REF
A007068188

LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

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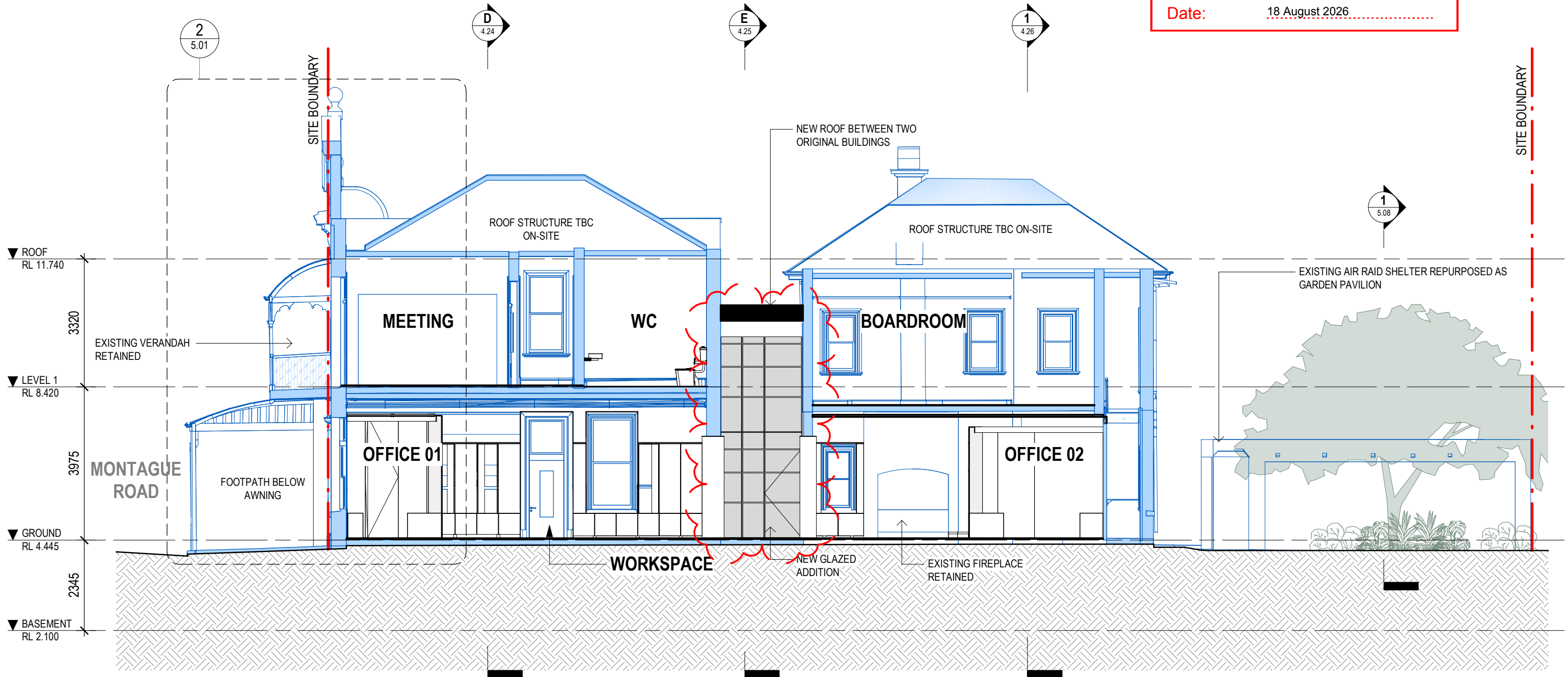


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SARA ref: 2607-53501 SPD

Date: 18 August 2026



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18/08/2026
APPLICATION REF
A007068188

LEGEND			
	EXISTING		PROPOSED
	DEMOLISHED		

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

PROPOSED - SECTION A

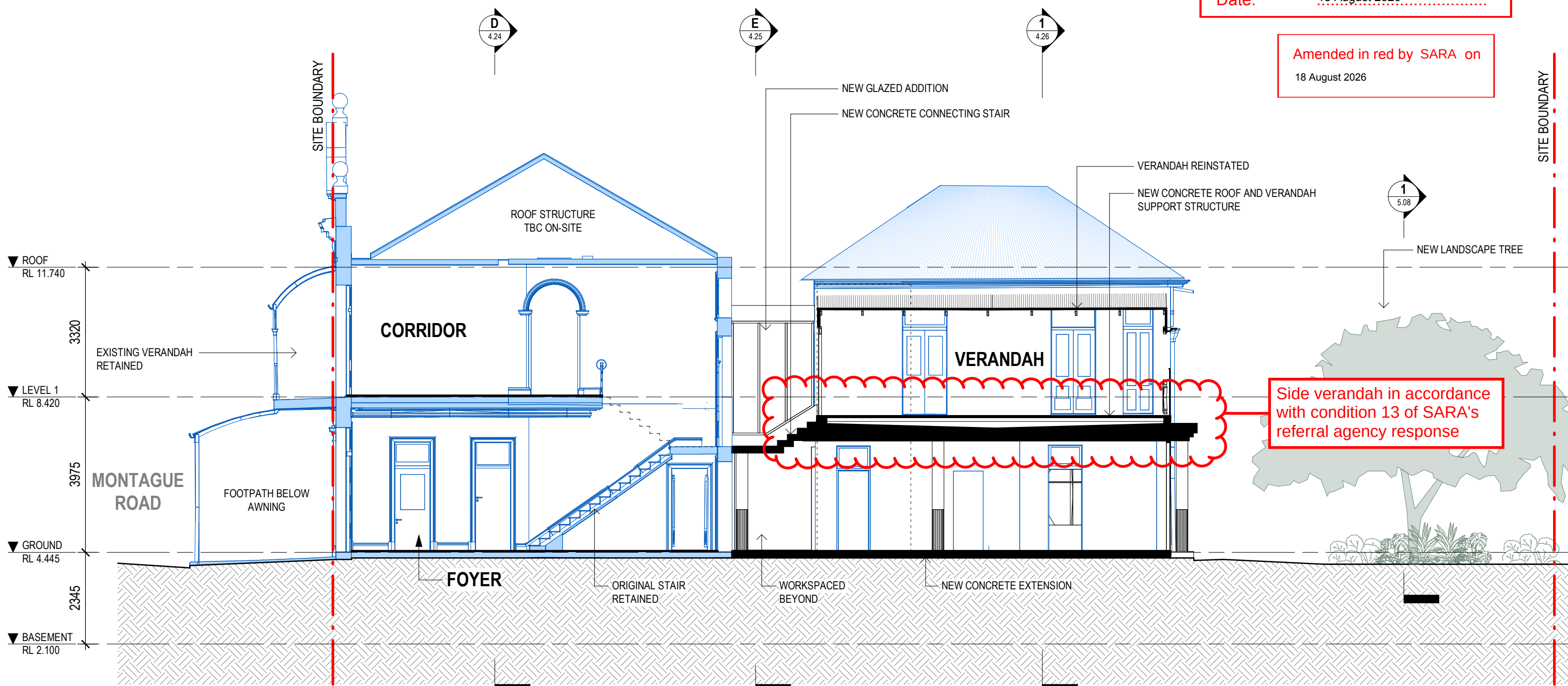
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7/03/2025 4:35:37 PM			

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD
Date: 18 August 2026

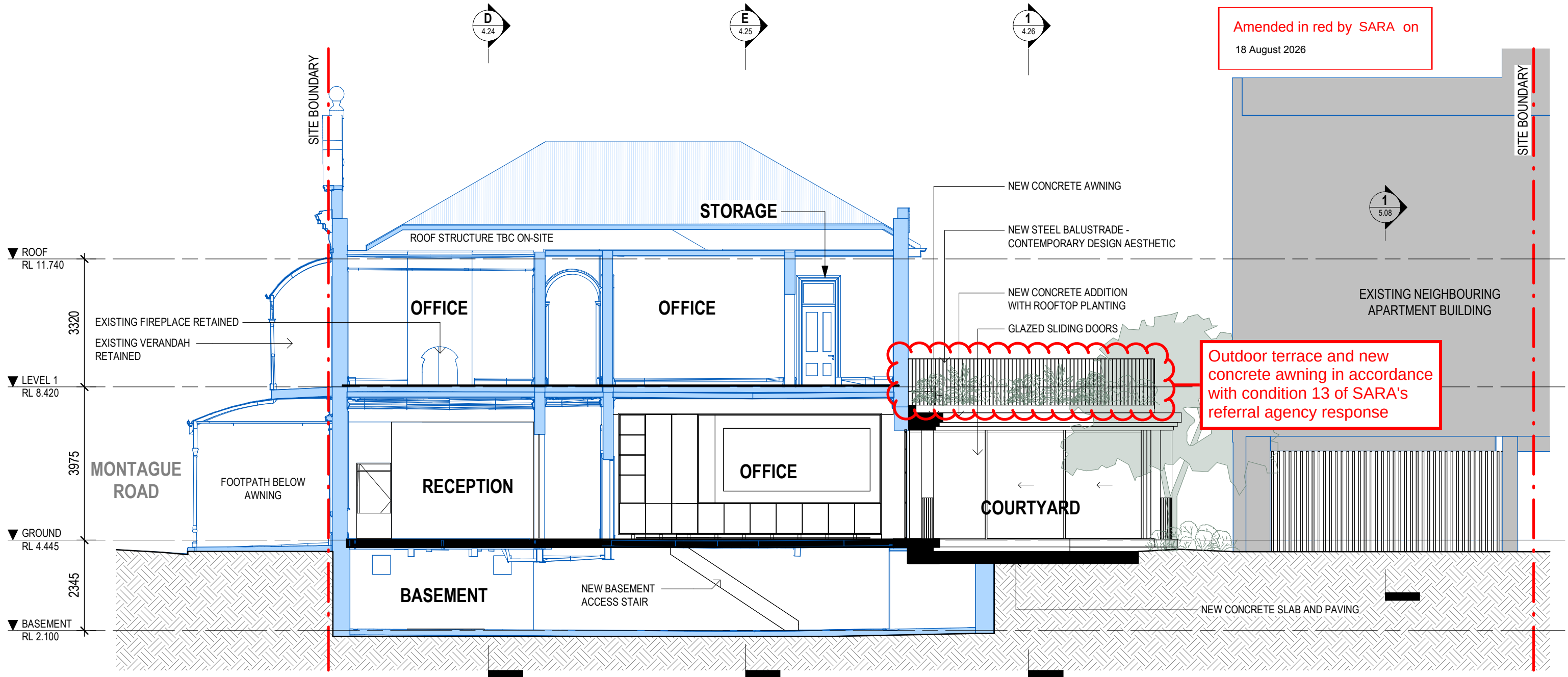
Amended in red by SARA on
18 August 2026



SARA ref: 2607-53501 SPD

Date: 18 August 2026

Amended in red by SARA on
18 August 2026



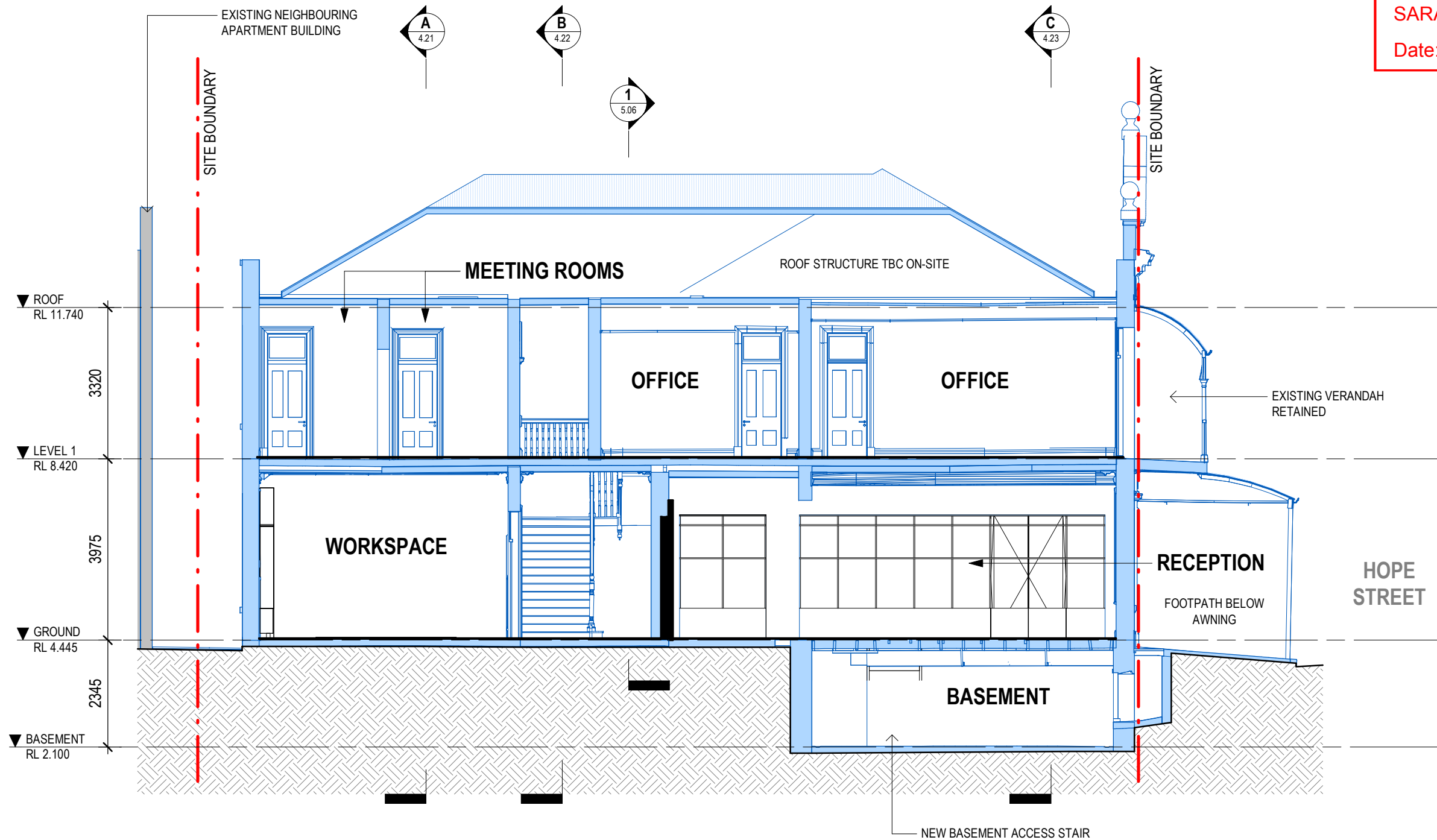


PLANS AND DOCUMENTS
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AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



PROPOSED - SECTION D

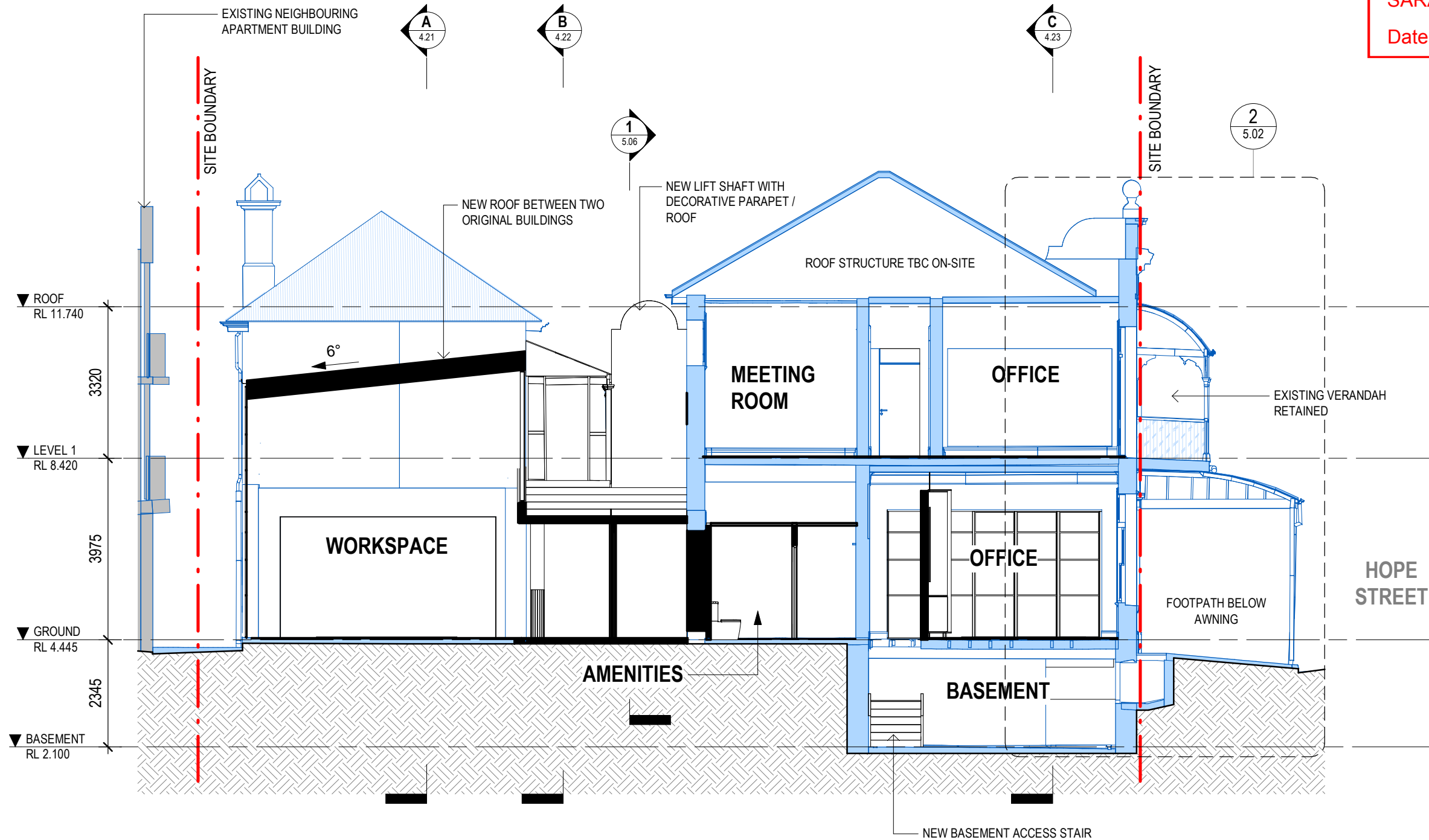


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



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18/08/2026
APPLICATION REF
A007068188

LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

SCALE:
1 : 100 [A3]
DATE:
18/12/24
DRAWN:
LJ
NORTH:
PROJECT NO:
24034
PHASE:
SD
DRAWING NUMBER:
AR 4.25
REVISION:
3
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testing_llehanj2RE4B.rvt
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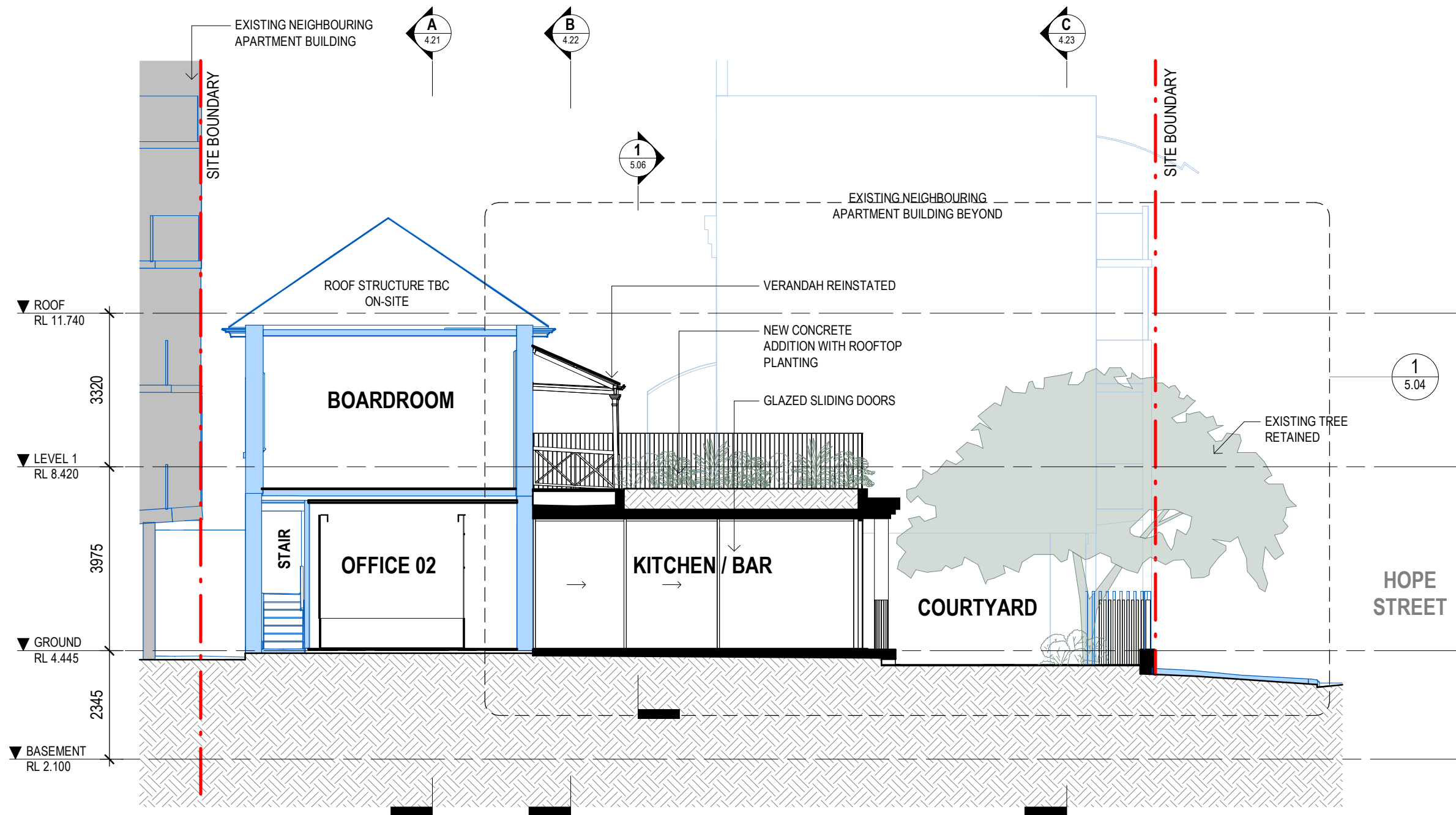


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



PROPOSED - SECTION F

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18/08/2026
APPLICATION REF
A007068188

LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

CLIENT:
MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

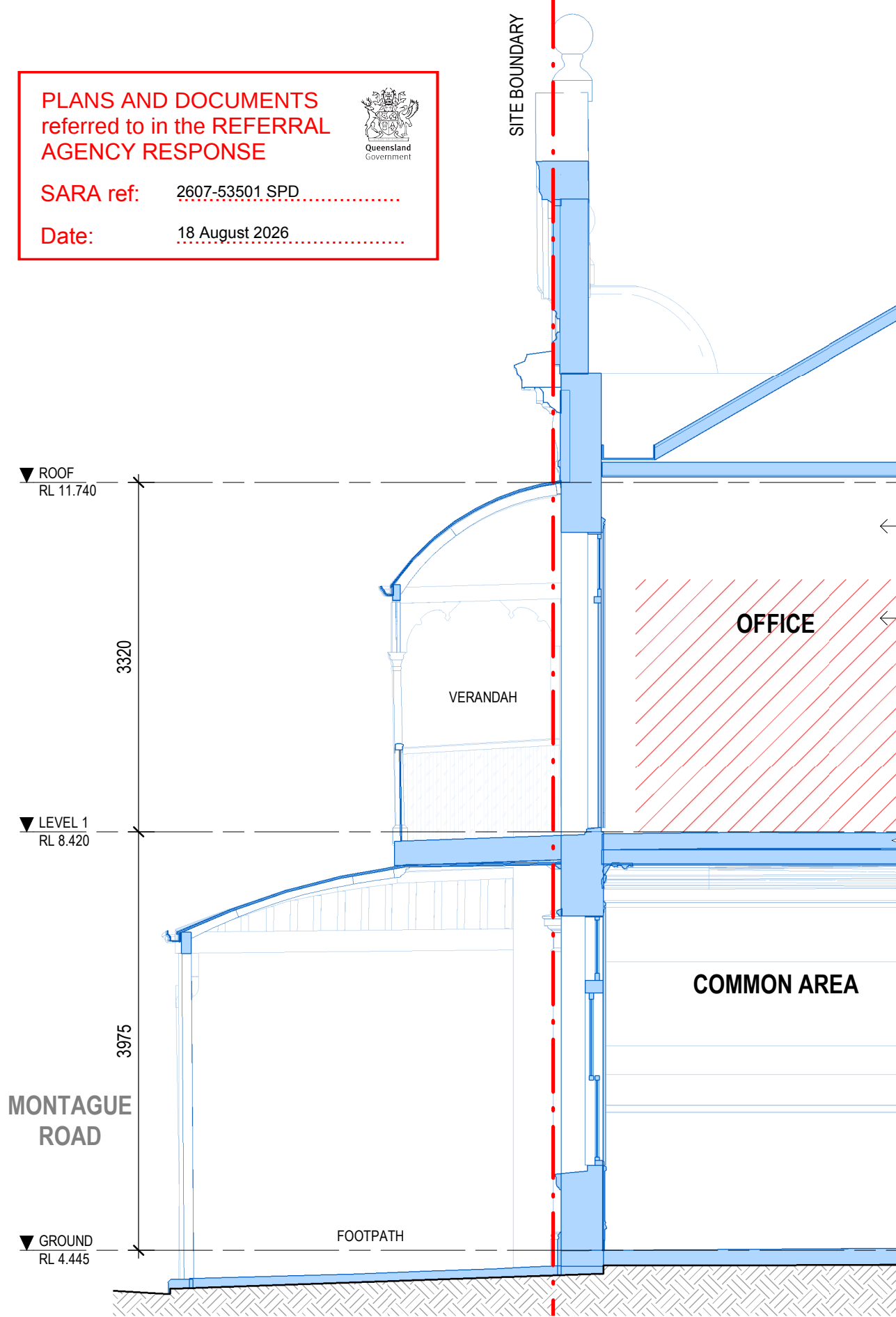
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PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2607-53501 SPD

Date: 18 August 2026



1 MONTAGUE RD INTERFACE SECTION - DEMOLITION
4.11 1 : 50

EXISTING DECORATIVE PEDIMENTS AND PARAPET
RETAINED. MADE GOOD WHERE REQUIRED.

LINTEL RETAINED

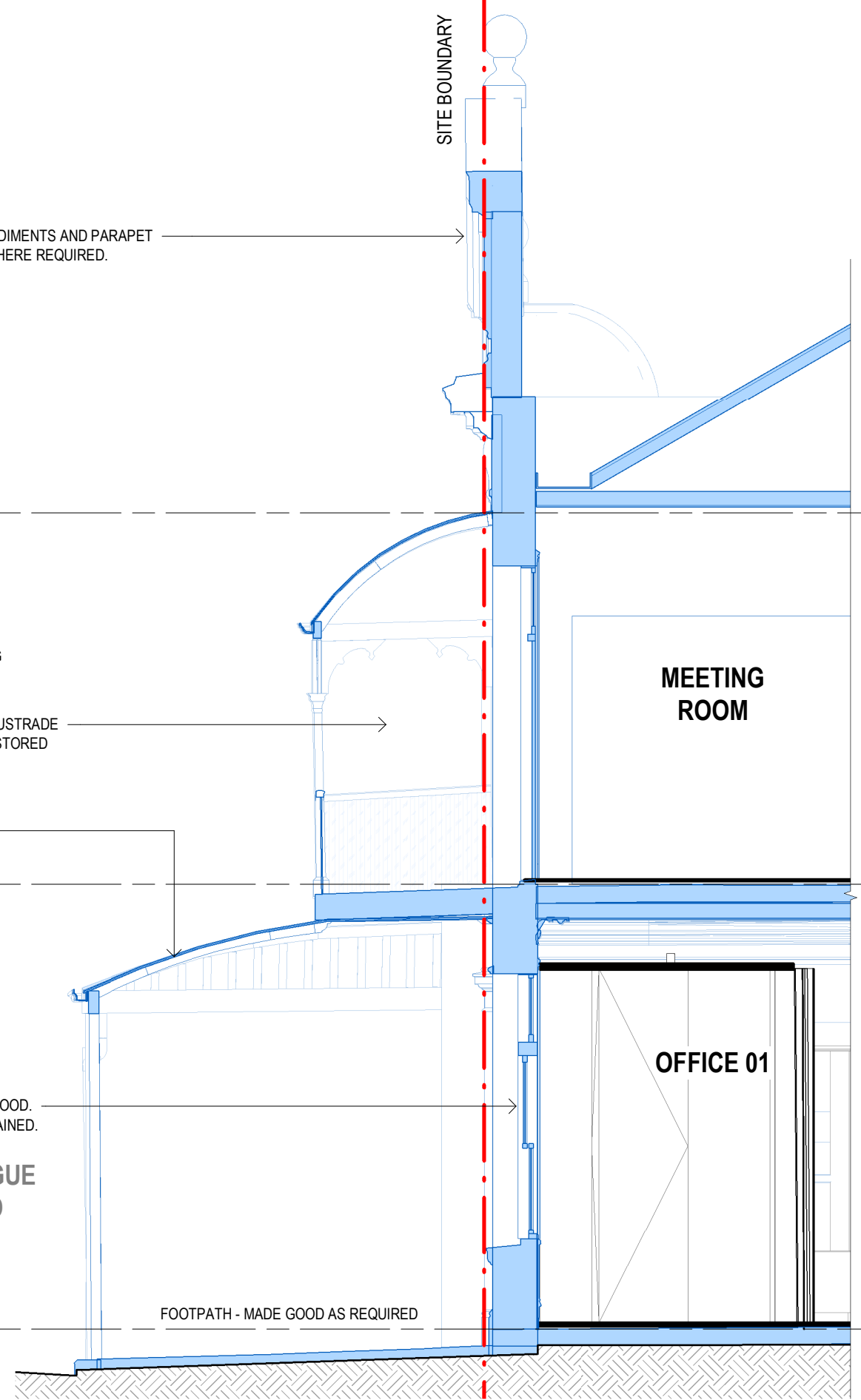
NEW OPENING IN EXISTING
WALL.

EXISTING VERANDAH, BALUSTRADE
AND ROOF RETAINED / RESTORED

EXISTING AWNING
RETAINED / RESTORED

EXISTING FACADE MADE GOOD.
WINDOW AND DOORS RETAINED.

MONTAGUE
ROAD



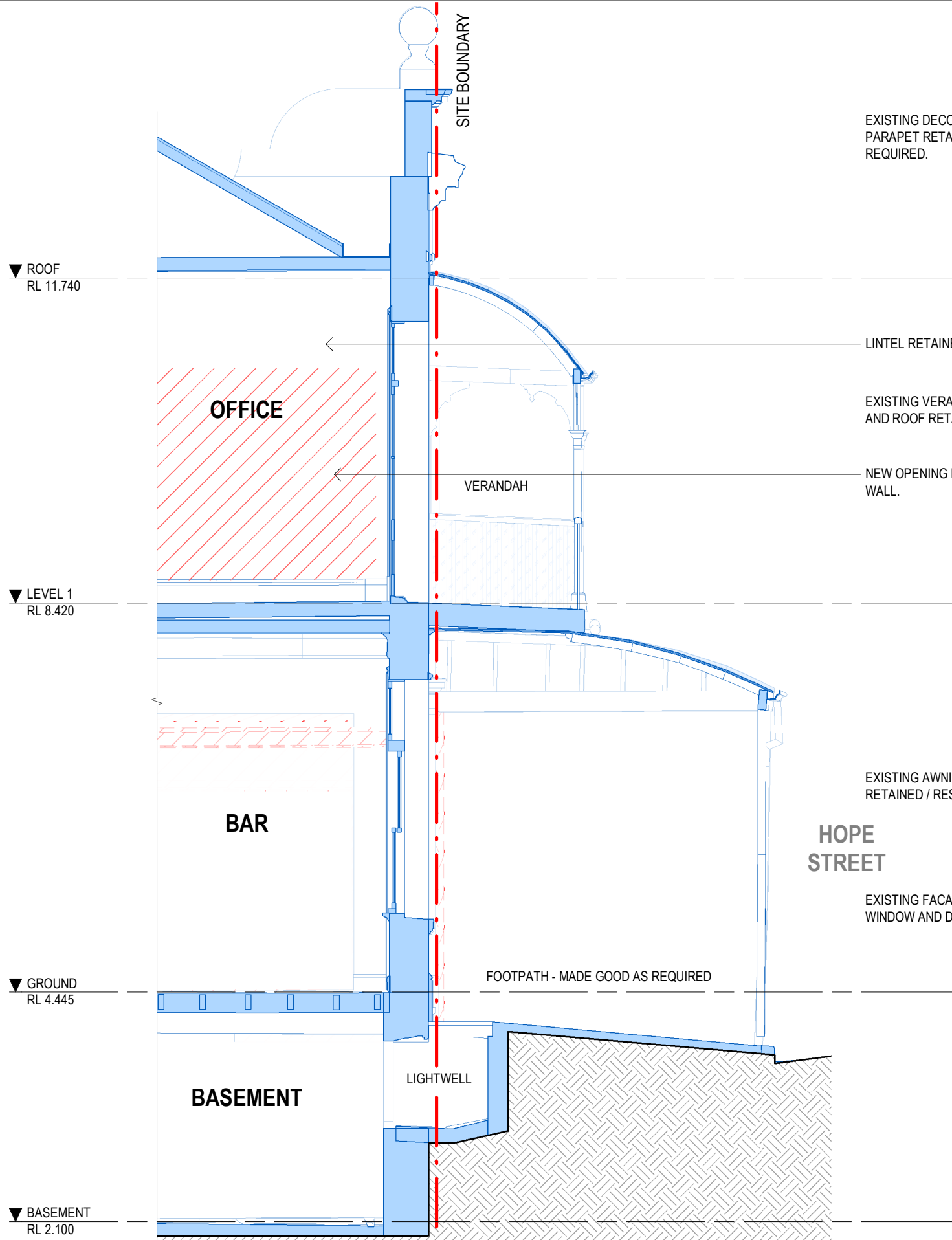
2 MONTAGUE RD INTERFACE SECTION - PROPOSED
4.21 1 : 50
DETAIL SECTIONS - MONTAGUE RD INTERFACE



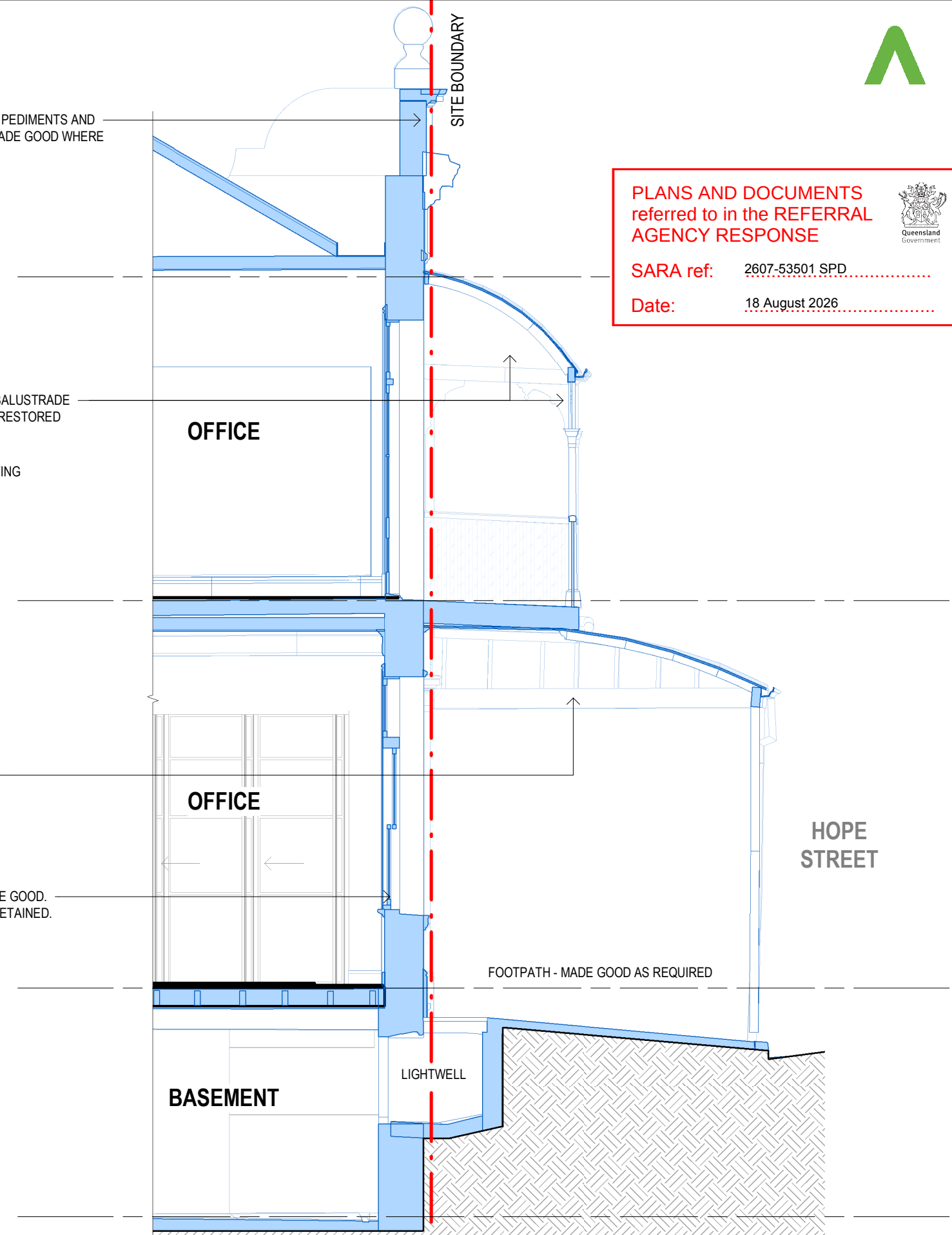
PLANS AND DOCUMENTS
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SARA ref: 2607-53501 SPD

Date: 18 August 2026



1 HOPE STREET INTERFACE SECTION 01 - DEMOLITION
4.15 1 : 50



2 HOPE STREET INTERFACE SECTION 01 - PROPOSED
4.25 1 : 50

DETAIL SECTIONS - HOPE ST INTERFACE 01

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MURPHY FAMILY
PROJECT:
48 MONTAGUE ROAD
ADDRESS:
48 MONTAGUE ROAD, SOUTH BRISBANE, QLD 4101

SCALE:
1 : 50 [A3]
DATE:
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DRAWN:
LJ
NORTH:
PROJECT NO:
24034
PHASE:
SD
DRAWING NUMBER:
AR 5.02
REVISION:
1
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EXISTING NEIGHBOURING
APARTMENT BUILDING BEYOND

VERANDAH FLOOR, ROOF AND STRUCTURE
REMOVED, TO BE REINSTATED USING EXISTING /
ORIGINAL FABRIC WHERE POSSIBLE.

EXISTING AMENITIES BLOCK DEMOLISHED

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▼ ROOF
RL 11.740

▼ LEVEL 1
RL 8.420

▼ GROUND
RL 4.445

VERANDAH

AMENITIES

TOILETS

TOILETS

HOPE
STREET

EXISTING FENCE REMOVED -
TO BE REPLACED

FOOTPATH

1
4.16

HOPE STREET INTERFACE SECTION 02 - DEMOLITION

1 : 50

DETAIL SECTION - HOPE ST INTERFACE 02 (DEMOLITION)

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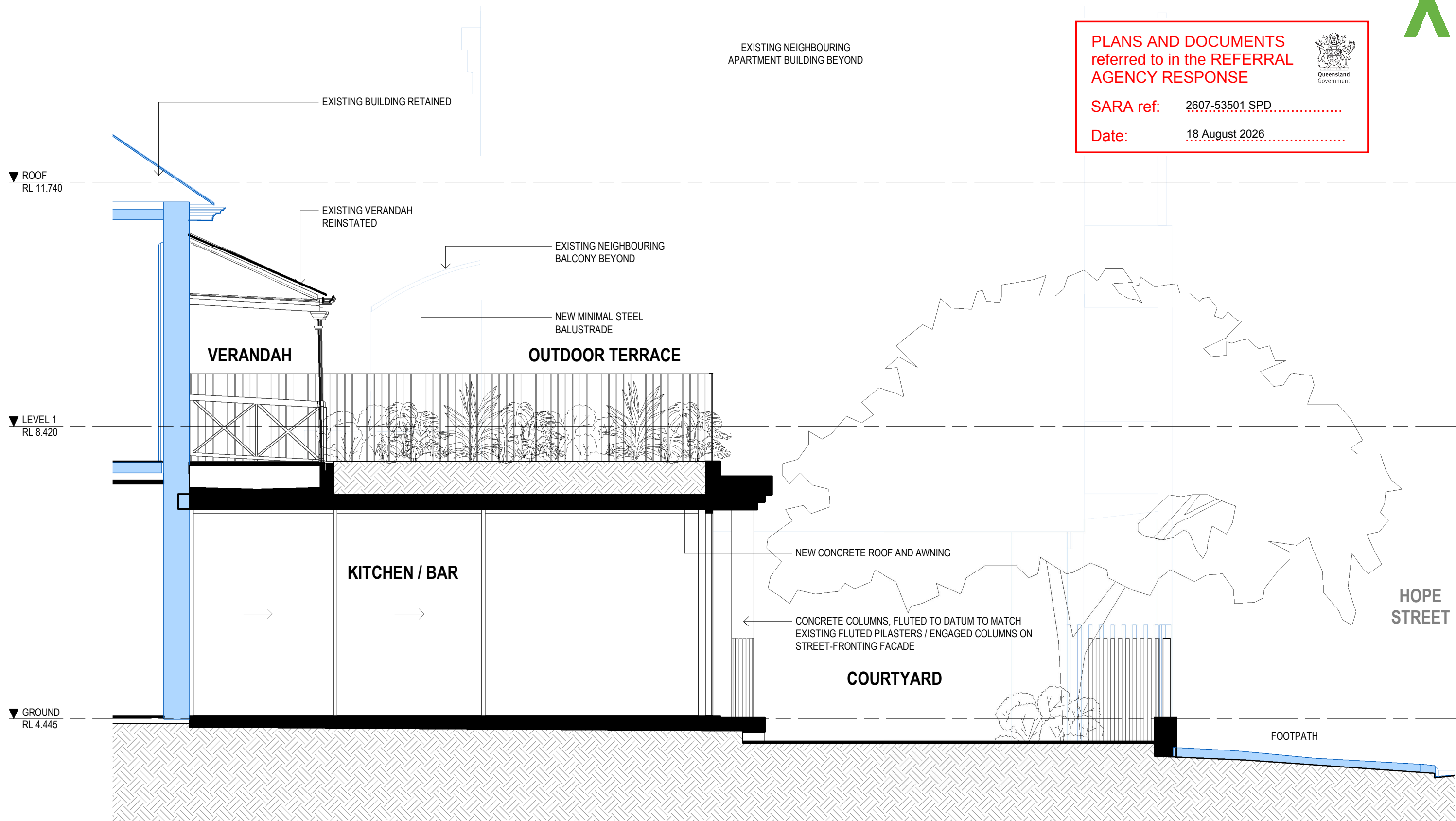


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1 HOPE STREET INTERFACE SECTION 02 - PROPOSED
4.26 1 : 50

DETAIL SECTION - HOPE ST INTERFACE 02 (PROPOSED)

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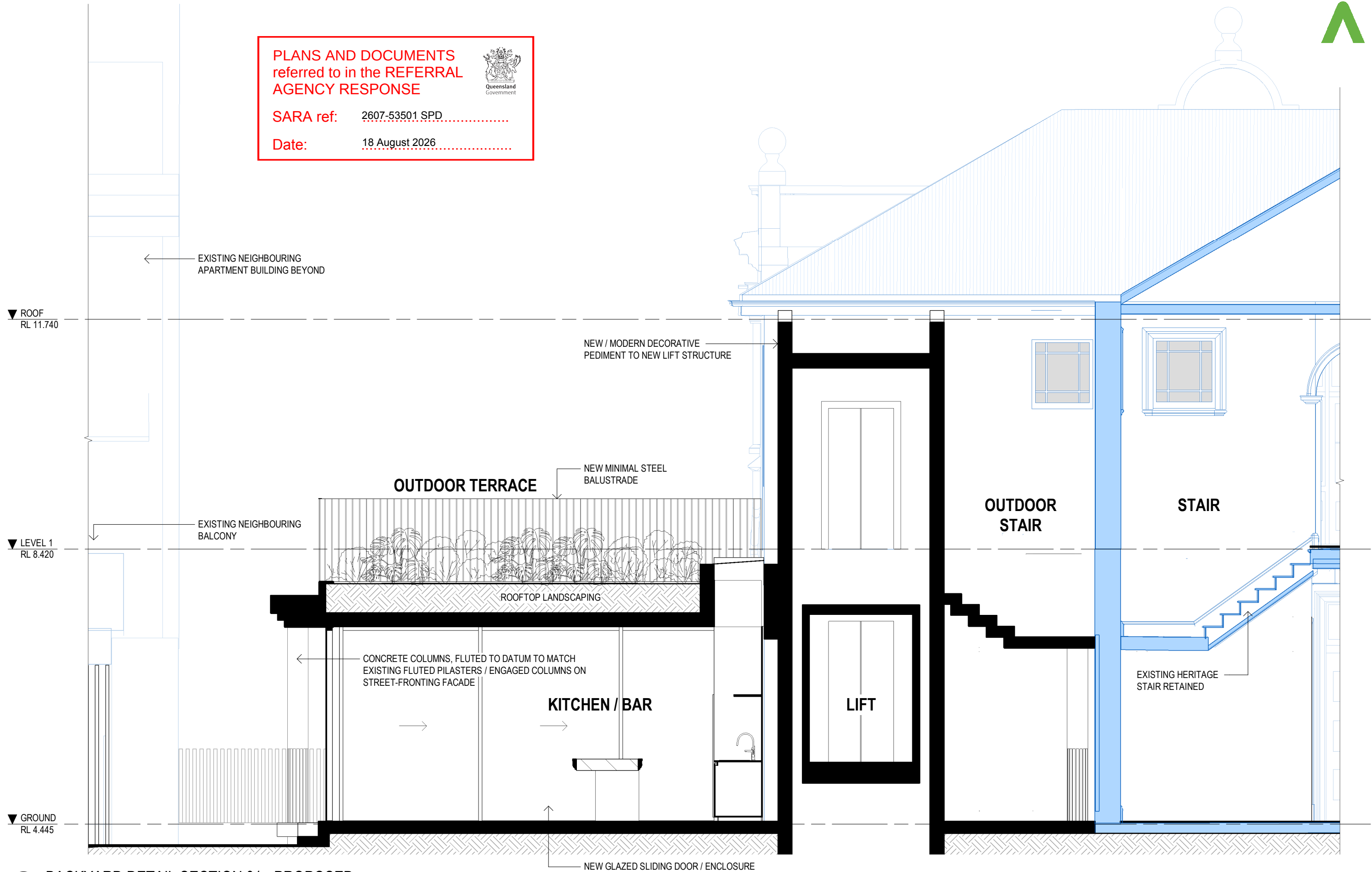
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1 BACKYARD DETAIL SECTION 01 - PROPOSED
2.22 1 : 50

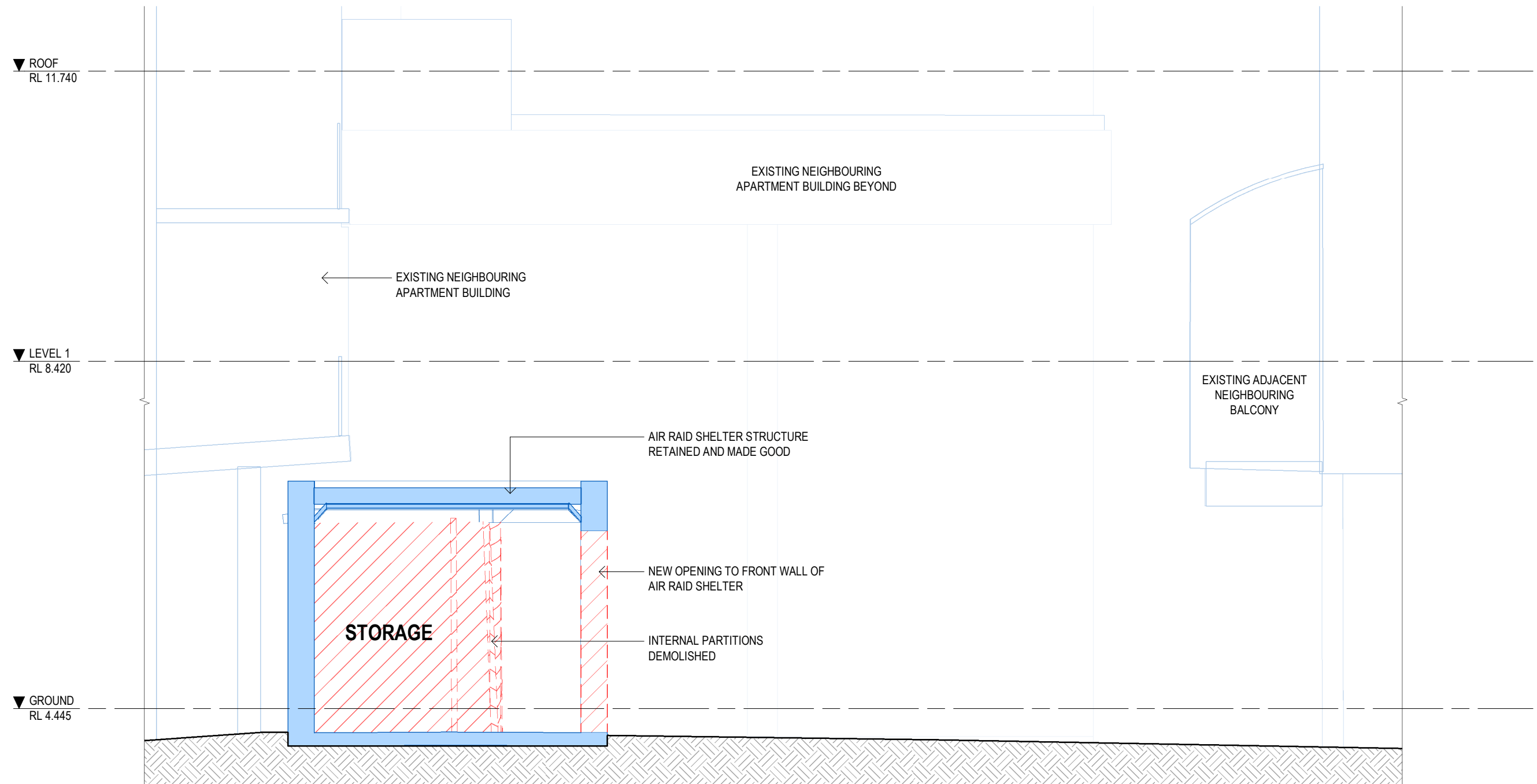
DETAIL SECTION - BACKYARD INTERFACE DETAIL 01 (PROPOSED)

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1 BACKYARD DETAIL SECTION 02 - DEMOLITION
2.12 1 : 50

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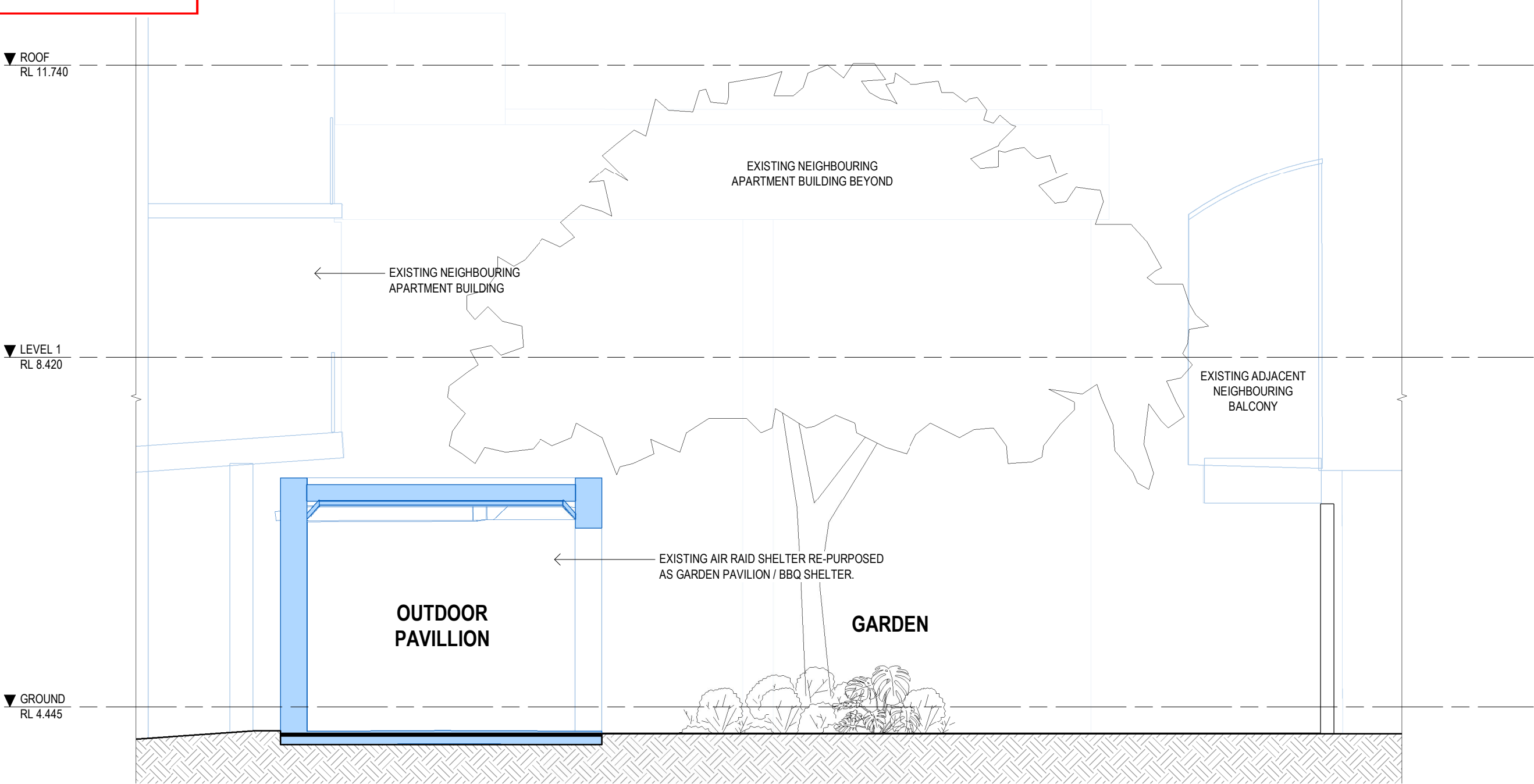
DETAIL SECTION - BACKYARD INTERFACE DETAIL 02 (DEMOLITION)

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1 BACKYARD DETAIL SECTION 02 - PROPOSED
2.22 1 : 50

DETAIL SECTION - BACKYARD INTERFACE DETAIL 02 (PROPOSED)

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3.6 Planter Depths

Ground Level

-  In ground planting
-  Maintenance access



Containerised and in ground planting in accordance with condition 6 of SARA's referral agency response.

Irrigation systems to be located a minimum 500mm from the external heritage building walls and must be directed away from the heritage building.

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Level 1

-  Containerised planting (400mm minimum depth)
-  Maintenance access

Containerised and in ground planting in accordance with condition 6 of SARA's referral agency response.

Irrigation systems to be located a minimum 500mm from the external heritage building walls and must be directed away from the heritage building.

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