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HERITAGE REPORT (2015-0202-HR01)

Date: 16 June 2026

To: EDQ,
C/- Mecone,
(by email),

DCA Ref: 2015-0202-HR01 (2026-06-17e Final V1)
Macone Ref:

DA Application Reference: DEV2020/1134/18
Staged Development at 39 Abbotsford Road,
Bowen Hills - Lot 1 on SP287744

Work to a local heritage place - 'Abbotsford'

HERITAGE SUPPORT TO PROPOSED CHANGES AS PART OF A MINOR CHANGE APPLICATION

This report provides heritage support to a number of proposed changes to the approved work to be carried out to the heritage place - 'Abbotsford', as part of a Minor Change Application. This heritage support is provided in relation to those changes which impact on the heritage fabric only. Other changes are included in other documentation lodged with the minor change application, such as to the ground floor of the heritage building.

Reference documents.

- Architectural drawings by DKO Architects (see list of drawings in Appendix 1.)
- Brisbane City Council Heritage Citation dated April 2015 (see copy in Appendix 2).
- 'Memorandum of Heritage Advice' dated 26 November 2025 prepared by GJM Heritage (EDQ heritage consultant) in relation to previously requested changes (see copy in Appendix 3).
- Approved drawings and conditions of approval DEV2020/1134/18 (Properly made date 25 August 2024).
- (Copy of the drawings with 'purple mark up' referred to in the 'Memorandum of Heritage Advice'.)

Some changes were discussed at a Prelodgement Meeting held on 23 October 2025 between Jocelyn Bower (Principal Planner, EDQ), Phil Cristaldi, (Mecone – planners/applicant), Peter Tan and Aaron Jeanneret-Gris (Cintra/owner), David Carter (David Carter Architect/owner's heritage architect) and others.

These changes were discussed in more detail at an online meeting on 25 November 2025 which was attended by Jocelyn Bower (Principal Planner, EDQ), Phil Cristaldi, (Mecone – planners/applicant), Peter Tan and Aaron Jeanneret-Gris (Cintra/owner), Ryan Alwi (Binah/main contractor), Renae Jarman and Jess (GJM Heritage/EDQ heritage consultant), David Carter (David Carter Architect/owner heritage architect) and representatives from DKO (client architects).

The proposed changes which were discussed at this online meeting were included in a 'Memorandum of Heritage Advice' dated 26 November 2025 prepared by GJM Heritage (EDQ heritage consultant). (A copy of this memorandum is included in Appendix 3.)

These proposed changes will be discussed first, and are as follows:

PROPOSED CHANGE – EXTERNAL PAINT COLOUR SCHEME

Description

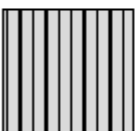
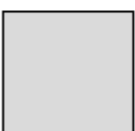
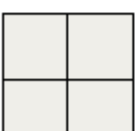
It is proposed to change the approved colour scheme to a colour scheme using predominantly lighter colours with some highlights in contrasting colours.

Extract from GJM Heritage 'Memorandum of Heritage Advice': (Note: This does not provide the colours being proposed.)

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
Exterior colour scheme		
EXTERNAL ELEVATION NOTES FINISHES BY AREA U.N.D. RPT-01 (DULUX GOLDEN YELLOW 50154) RPT-02 (DULUX CHOCOLATE 50120) RPT-03 (DULUX LINE WHITE 57131) RPT-04 (DULUX BLACK 55669)  • EDQ notation states documentation is 'inadequate' • Gloss level should be noted as low-sheen (for acrylic) and satin (for enamel) • Where used on timber stumps, 'Dulux Black' should be noted as matt black.	Annotation from DKO stating: "CLIENT REQUEST TO REVIEW COLOUR SCHEME TO A LIGHTER OPTION". 'Change Request' memorandum (David Carter) notes: <i>"Lighter scheme preferred – more in keeping aesthetically with the overall development."</i>	Condition 15a of the development approval [DEV2020/1134] (under 'Compliance assessment – Colour Scheme') requires the applicant to <i>"submit, to EDQ DA, for compliance assessment details of the colour scheme for the Heritage Place (Abbotsford)"</i> prior to commencing building work on the heritage place. The applicant noted that they have a preference for an entirely white paint scheme as indicated at: https://www.binah.com.au/projects/the-abbotsford-bowen-hills. We note that this colour scheme does not appear to be informed by paint analysis, historic research or Heritage Architect advice. We also note that the City of Brisbane has produced detailed guidance on this matter –

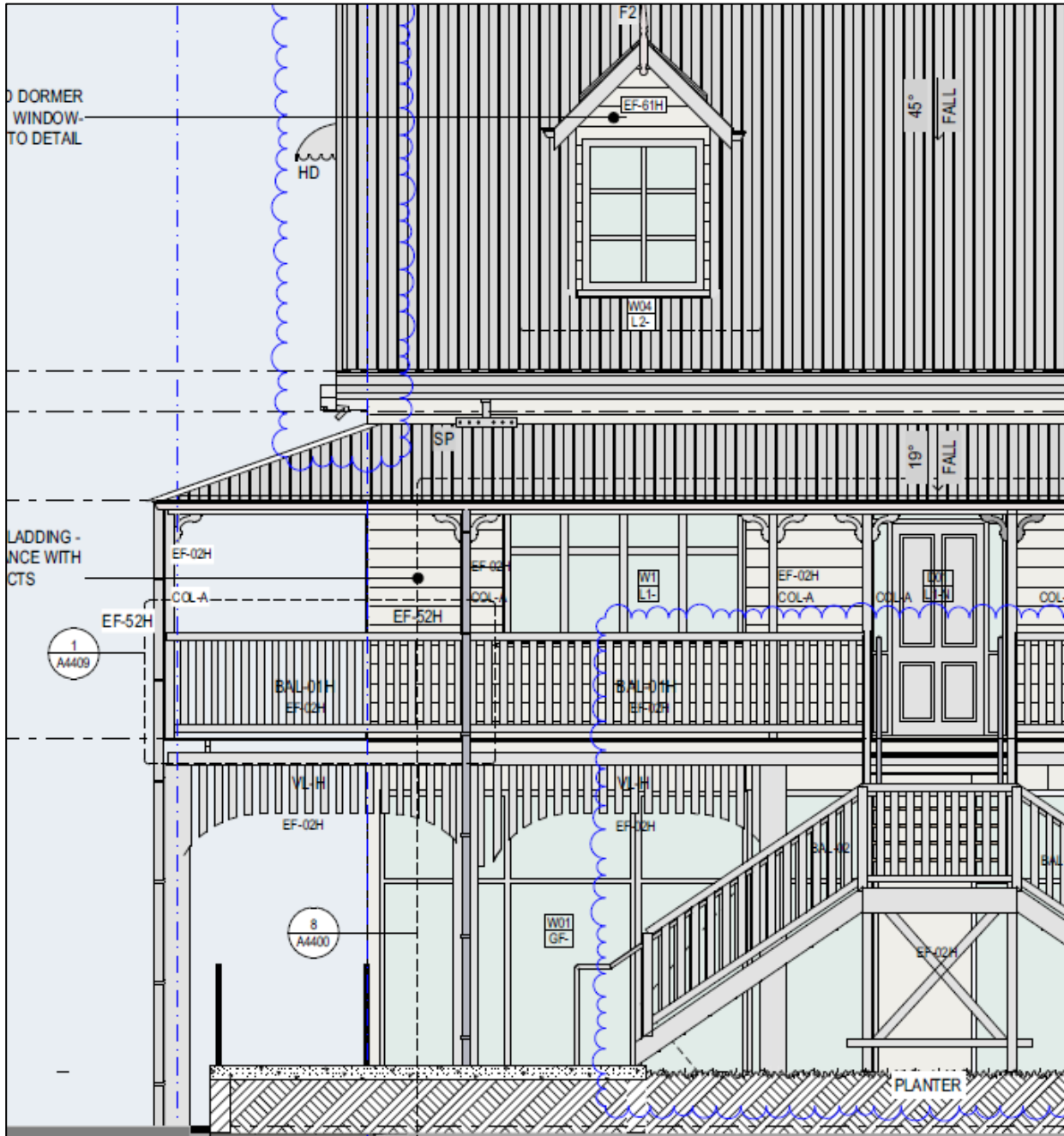
ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
		<i>Painting traditional timber houses: a guide for painting Brisbane's traditional timber homes</i> (Brisbane City Council Operation guide. Version 1.0) – that could be used to develop an appropriate exterior colour scheme. An extract of this document is provided at Attachment I which includes typical colour palettes for Victorian era timber houses like 'Abbotsford'. Any request for an external colour scheme for 'Abbotsford' should: • Be informed by the results of paint scrape analysis or historic research provided by the Heritage Architect, as applicable; • Specify the proposed colours (pursuant to AS2700:2011); • Specify the reflectivity (gloss/matt/satin etc); • Adopt darker colours for select architectural elements such as rainwater goods and window and door frames, contrasting with lighter wall and panelling colours, consistent with Attachment I, if historically appropriate; and • Be detailed on revised elevation drawings of 'Abbotsford' cross-referenced to a schedule that clearly specifies a colour/material for each external element (including roof sheeting, rainwater goods, new verandah elements, etc.)

Proposed colours (including materials with natural finish):

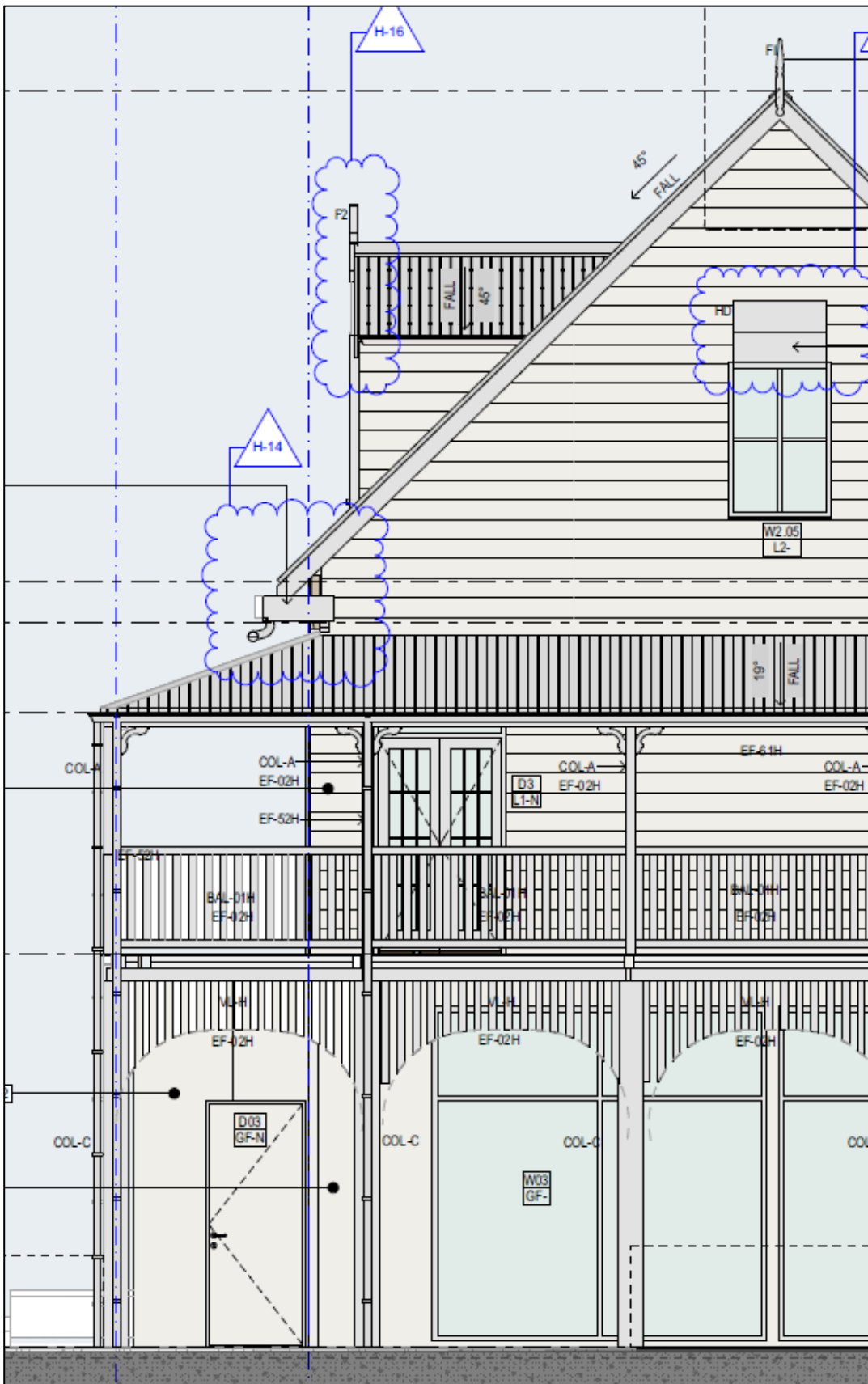
EXTERIOR FINISHES LEGEND	
	EF-01H: EXTERIOR PAINT - OATMILK BAXTA ENGINEERED COATINGS- LOW SHEEN FINISH
	EF-02H: EXTERIOR PAINT - DOVE BAXTA ENGINEERED COATINGS- LOW SHEEN FINISH
	EF-03H: EXTERIOR PAINT - CORTADO BAXTA ENGINEERED COATINGS- LOW SHEEN FINISH
	EF-32H: GLASS - CLEAR CLEAR GLAZING
	EF-43H: POWDER COAT - SURFMIST DULUX POWDER COATING: DURATEC ELEMENTS. MATT FINISH
	EF-50H - METAL ROOF - ZINCALUME 0.6 BMT. CUSTOM ORB PROFILE, ZINCALUME STEEL
	EF-51H - STEEL GUTTER - COATED 0.6BMT. OGEE PROFILE, COATED TO MATCH EF-02H
	EF-52H - STEEL DOWNPIPE - COATED 0.6BMT. 90° STEEL COATED TO MATCH EF-02H
	EF-60 H: FC CLADDING - OATMILK JAMES HARDIE: FC MATRIX CLADDING. PAINTED EF-01H
	EF-61H: TIMBER CLADDING - CHAMFER BOARD - OATMILK TREATED PINE CHAMFER BOARD: PROFILE TO BE APPROVED BY HERITAGE CONSULTANT - COLOUR EF-01H

Proposed colour scheme for painted surfaces.
(Extract from the drawings.) (DKO Architecture)

The proposed colour scheme for painted surfaces uses some traditional colours together with other colours, applying them in a way which harmonises with the aesthetic of the overall development.



Part of the west elevation showing the colour codes. (East elevation similar.) (DKO Architecture)



Part of the north elevation showing the colour codes. (South elevation similar.)
 (DKO Architecture)

(Please refer to the drawings for the full extent of the proposed materials and finishes.)

Applicant heritage support

'Abbotsford' is included in the Local Heritage Place Sub-category of the Heritage Overlay of Brisbane City Council City Plan 2014 Planning Scheme. Colour schemes for painted surfaces (which excludes the natural finish of materials, such as galvanised roof sheeting) for local heritage places are not controlled by Brisbane City Council. Owners of local heritage places are free to use paint colours of their choice, the principle being that these do not materially affect the fabric upon which they are applied and can be easily changed.

The colour schemes for painted surfaces included in the BCC guideline documents are for the guidance of owners who want to replicate authenticity. Heritage places of State significance are required to use the original colour scheme based on evidence (such as by analysis/scrapings), if it exists, or by using traditional colour schemes, such as the ones in the BCC guidelines. The use of any other colour scheme is not prohibited – it just requires a level of assessment to ensure that the proposed colour scheme does not detrimentally affect the appearance and appreciation of the heritage place.

While it is understood that EDQ can apply conditions contrary to those applied by BCC in similar circumstances, it seems unreasonable to impose an unfair onus on the owners of this local heritage place, thus setting it apart from other local heritage places outside EDQ's control.

Proposed resolution

Consideration is to be given for approval.

PROPOSED CHANGE – CENTRAL DOORWAYS TO THE EAST

Description

It is proposed to change the doorways to the first floor at the centre of the east elevation.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
External Changes		
Framing to the opening at the centre of the east elevation was approved for demolition along with installation of a new door suite. An additional new opening adjacent (to the north) also approved.	The existing opening is proposed to be retained and made good for new door suite. The additional opening appears to be redundant	This change represents a less invasive alteration to the external historic fabric and is considered acceptable. The redundant new opening to the immediate north of the central doorway should be deleted from both the demolition plans/elevations and proposed plans/elevations as it can no longer service the reconfigured internal stair.

Applicant heritage support

The redundant opening to the north of the central doorway to the hallway serving the original stairway (which is to be dismantled and stored) is to be retained and infilled with contemporary materials to indicate the location of the original stair. This will assist in the understanding and interpretation of the place.

Proposed resolution

As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – REMOVAL OF NEW REAR STAIR

Description

It is proposed to delete the new stair which was to be added at the rear of the building for fire escape purposes.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
New external rear stair approved at northeast corner of the reconstructed wraparound verandah.	Rear stair proposed to be deleted. 'Change Request' memorandum (David Carter) notes: <i>"Rear stairs omitted – balustrade [to reconstructed verandah] to be reinstated."</i>	The annotations on the January 2020 concept plans (with EDQ markup) label this rear stair a 'fire escape stair' and it is understood this is no longer required. The deletion of this rear stair has no adverse impacts on the heritage significance of the place and is acceptable.

Applicant heritage support

The new stair was considered to be required for fire escape purposes but, based on advice, this is no longer required. The absence of this new element means that the verandah can be uninterrupted and returned to its original form.

Proposed resolution

As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – REMOVAL OF PROPOSED REAR ANNEXE.

Description

It is proposed to remove the proposed new annexe on the eastern side of the building and reinstate the original wrap around verandah.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
Annex under the verandah at east elevation ('Room 1.8') approved, to be accessible from a north-facing door to the verandah.	Annex proposed to be deleted and replaced with continuous verandah. 'Change Request' memorandum (David Carter) notes:	This change represents a less invasive alteration/addition and clarifies the extent/intent of the reconstructed wraparound verandah. It is considered a positive change and is acceptable.
	<i>"Rear annexe omitted – verandah to be reinstated."</i>	

Applicant heritage support

The proposed annexe was required to service the rooms on the first floor. A reconfiguration of the interior of the first floor as well as revising the PWD access requirements has meant that the annexe is no longer necessary. The toilets have been included in the reconfiguration of the floor plan. This enables the reinstatement of the full extent of the original wrap around verandah to the eastern side of the building, which is considered to be a very significant improvement.

Proposed resolution

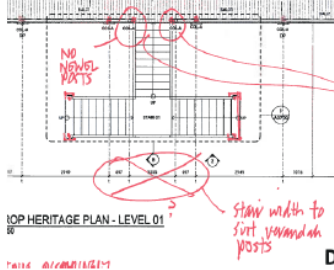
As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – VERANDAH POSTS TO FRONT (WEST) ELEVATION

Description

It is proposed to align the verandah posts with the stair handrail on the front (west) elevation.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
EDQ notation of approved Level 01 plan (drawing number A0100) states, "stair width to suit verandah posts."  TOP HERITAGE PLAN - LEVEL 01 1914 01/06/2015-1	'Change Request' memorandum (David Carter) notes: <i>"Verandah posts to align with stair handrail as markup in red on the DA approved drawings."</i> Note: the applicant's purple markup over the endorsed drawing set does not show this proposed change.	Notwithstanding a lack of detail provided by the applicant regarding this change, and that the entire verandah – including new front stair to the west elevation – is a reconstruction, we consider this modest change acceptable as it aligns with the intent of EDQ's mark ups in red.

Applicant heritage support

The verandah posts and front stair handrails were misaligned. This change will correct that error.

Proposed resolution

As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – EXTERNAL CLADDING

Description

Removal of all the external cladding, restoring and reusing sound boards and refitting them to the external walls together with new boards to match existing.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
All external walls shown as '225 chamferboards' (drawing number A0905), either original or new to match existing.	'Change Request' memorandum (David Carter) notes: <i>"External timber cladding to be replaced with an FC product with a similar profile."</i> Note: the applicant's purple markup over the endorsed drawing set does not show this proposed change. The design team verbally indicated during the pre-application meeting that engineering advice may result in sections of existing wall fabric needing to be removed (to install structural retrofits including tie-downs). They also indicated that they would seek to manufacture new replacement boards to the same profile as the extant chamferboards.	The wholesale replacement of the external timber wall linings represents a substantial intervention and the loss of early or original fabric. This is generally not acceptable unless it can be demonstrated that the condition of the linings is such that extensive replacement is necessary. The <i>Dilapidation Report</i> (David Carter, 30 October 2020) notes that: <i>"Timber weatherboards in fair to poor and damaged condition. Paint adhesion is poor on most boards with many boards exhibiting paint flaking. In some parts paint has completely detached leaving the bare weatherboard fully exposed. Some board show signs of rot. Gaps and small openings in the boards have been patched with plywood to prevent ingress of water."</i> The <i>Quarterly Inspection Report 14</i> (David Carter, 27 September 2024) referred to remedial works that had (then) recently been completed, including the <i>"total replacement of the external building paper."</i> It is assumed the term 'paper' refers to a temporary wrapping of the structure for the purposes of weatherproofing.

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
		Insufficient information is provided to justify the wholesale replacement of the extant weatherboards, noting that the building appears to have received at least some level of weather protection over recent years, and that the actual extent of damaged boards is unknown. Additionally and importantly, the replacement of the original timber material with fibre cement equivalents is not acceptable.
ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
		The careful retention of viable boards and, where retention is not possible, the replacement of chamferboards on a like-for-like basis, as shown in the endorsed drawings, is the preferred heritage outcome. The Change Application should provide an updated assessment of the extent and severity of damage to the weatherboards, clearly marking up each elevation with the location/extent of deterioration and clearly identifying the areas where removal/replacement of existing boards on a like-for like basis is required.

Applicant heritage support

It is proposed to remove all external chamferboard cladding, select sound boards and restore (remove all paint and repair where required) for reuse, if possible. This will include any matching salvaged chamferboards from the dormers which are to be fully demolished. The removal of all the external cladding will allow structural components to be added to the wall frames (tie-downs, bracing, etc), the installation of services (electrical cables, conduits, etc, water services, plumbing, etc) as well as the installation of a waterproof membrane and insulation into the walls without affecting any of the internal linings. Reused boards will be refitted and new boards milled to match the profile of the original boards. Where possible this will include the use of the same species of timber.

This is considered to be the most beneficial way of satisfying many conflicting requirements - improving the structural integrity of the building, including meeting current code compliance, installing the necessary services, etc, whilst retaining and reusing as much of the original heritage fabric as possible.

It is not practical to assess the underlying condition of the cladding in situ, partly due to the likelihood of lead-based paint having been used as a base layer. (Complete removal of the boards allows any lead-based paint to be removed in an approved way.) Also partial removal of the boards on the elevations does not allow the other requirements (structural, services, etc) to be met.

It is considered that this change is consistent with best heritage practice to achieve a satisfactory heritage outcome and is to be supported.

Proposed resolution

Consideration is to be given for approval.

PROPOSED CHANGE – CHANGES TO INTERNAL OPENINGS

Description

Various changes to the internal openings as described in the extract from GJM Heritage 'Memorandum of Heritage Advice' below.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
Internal Changes		
Two (2x) new internal openings approved: - One between Room 1.1 (hall) and Room 1.6, to be fitted with a door; and - One between Room 1.6 and Room 1.5 (no door) to facilitate direct access between these rooms	- Opening with door between Rooms 1.1 (hall) and 1.6 is retained in the new scheme, servicing new proposed WC; - Opening with no door between Rooms 1.6 and 1.5 is retained in the new scheme, but a door is now proposed to be fitted to this opening; - Additional new opening in internal timber-framed wall between Room 1.2 and Room 1.4 proposed; - Additional new opening in internal timber-framed wall between Room 1.1 (hall) and Room 1.6 (to service new internal stair) proposed. The 'Change Request' memorandum (David Carter) notes: <i>"New opening proposed between to wall between MPR and kitchen – nibs & header maintained."</i>	Key considerations in assessing the impact of these changes on the place's heritage significance are: - The legibility of the original layout of the dwelling (at Level 1, comprising four rooms around an axial hallway); and - The physical impacts to extant early or historic interior detail. Based on the photographs included in the 2020 <i>Dilapidation Report</i>, it is evident that historic detailing including wall linings (variously vertically or horizontally-oriented timber) are extant in the locations where new openings are proposed (noting Room 1.4 is more substantially altered). The new openings should be detailed to: - Provide sufficient wall and ceiling nibs to retain this historic detail; and - Be simply articulated with contemporary detailing to be readily identifiable as new openings and contrast with the detailing – such as door suites and architraves – of the extant original interior openings elsewhere. Where the above is achieved, all new openings are considered acceptable as they will not diminish the legibility of the original (Level 1) floor plan layout.

Applicant heritage support

The revised openings have been carefully considered to minimise impacts on the original heritage fabric and to maintain the legibility and spatial arrangement of the original plan form. The proposed interventions occur substantially within areas already approved for modification and have been designed to retain significant elements of the original fabric wherever practicable.

The openings have been detailed to retain nibs and heads to assist with the understanding of the original room layout as is common heritage practice.

The revised arrangement supports the ongoing adaptive reuse of Abbotsford without fundamentally affecting the understanding of the original spatial arrangement of the building.

Proposed resolution

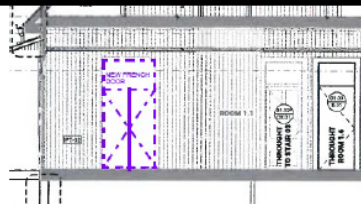
Compliance with the requirements of the 'Memorandum of Heritage Advice' should achieve approval.

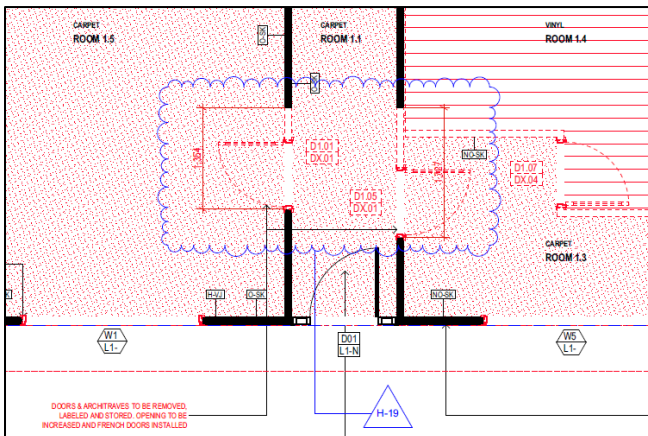
PROPOSED CHANGE – TWO NEW FRENCH DOORS TO HALLWAY

Description

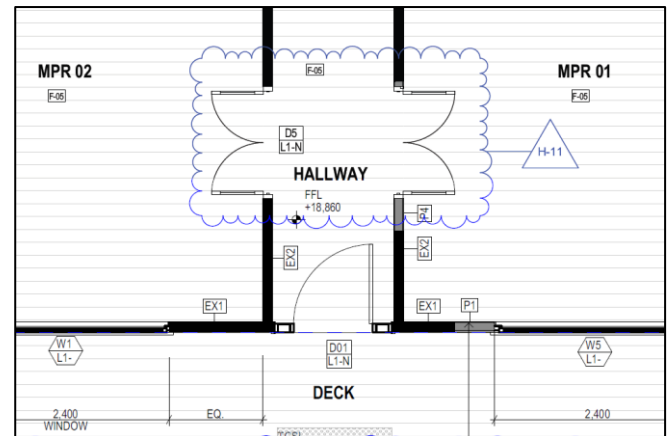
It is proposed to remove the door leaves, toplights, frames, architraves, etc from the two existing doorways at the western end of the hallway, increase the openings and install two pairs of contemporary French doors into the new openings. All original heritage fabric is to be identified and carefully stored on site.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

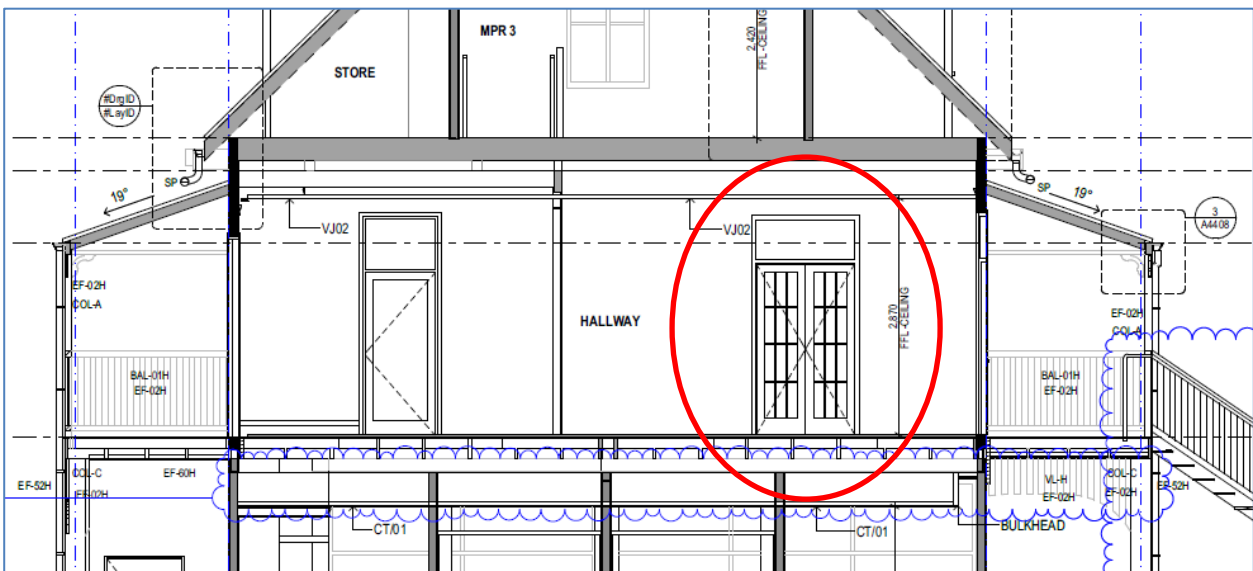
ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
Two doors at western end of Room 1.1 (hall) approved for demolition and replacement on a like-for-like basis, retaining original fretwork to toplight and replicating extent details	These two doors are proposed to be removed and replaced with 'new French door' with toplight. DKO annotation reads: <i>"DOORS TO BE REMOVED & STORED / OPENING INCREASED, FRENCH DOORS INSTALLED."</i>	The proposed new uses for Rooms 1.5 and 1.3/1.4 are 'MPR' (Multipurpose Room). The Applicant indicated verbally that the intention is to allow these rooms to function as a single connected space across the hall if needed, and that French door suites were selected to differentiate the new doors from the historic doors. It is noted that no measurements for the
	 <i>Extract of section through hall looking north, showing French door.</i>	proposed expansion of the openings are provided. The expansion of original openings diminishes the legibility of the original building layout and is not supported unless clearly justified with an appropriate design response. This change represents a greater adverse impact on the heritage values of the place than the approved scheme. The replacement with like-for-like replicas of the early or original extent doors – as shown in the endorsed plans – is the preferred option.



Part of the first floor demolition drawing showing the extent of the new openings. (DKO Architecture)



Part of the first floor plan showing the new French doors. (DKO Architecture)



Section through the hallway showing the proposed French doors. (DKO Architecture)

Applicant heritage support

While the two Multi Purpose Rooms will function independently, there will be occasions when both rooms are required to be used together. This increases the opportunity of using the combined rooms for larger functions, which the existing arrangement inhibits.

This revised arrangement has been developed to improve the functionality and adaptability of the adjoining spaces which are important considerations for the adaptive reuse of heritage places.

The intervention remains readily distinguishable as contemporary work and does not materially diminish the heritage significance of the place.

Whilst retention of the existing doors remains the preferred conservation outcome where there are multiple examples of the same original heritage elements in some instances it can be

acceptable to remove some in order to achieve other requirements. In this case only two of the original four doorways are to be removed and the proposed arrangement preserves the legibility and spatial arrangement of the original plan form. The two remaining original doorways provide an understanding of the original heritage fabric and detailing.

The removed heritage components (door leaves, toplights, frames, architraves, etc) will be stored on site and can easily be refitted, thus meeting the heritage outcome of reversibility.

Proposed resolution

The revised arrangement is deemed to be an acceptable heritage outcome and consideration is to be given for approval.

PROPOSED CHANGE – CEILING CHANGES FOR REVISED STAIR

Description

It is proposed to change the extent and location of the ceiling to be demolished to accommodate the revised stair design.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
Sections of Level 1 ceiling in Rooms 1.5 and 1.6 approved for demolition to accommodate new internal stair.	Ceiling demolition location and extent proposed to change slightly to accommodate a proposed new position of internal stair. All ceiling demolition now concentrated at southern end of Room 1.6.	It is understood that ceilings throughout are non-original. This change has no additional adverse impacts on the place's heritage significance and are acceptable.

Applicant heritage support

The change will require the removal of different parts of the original timber floor to facilitate the revised stair location. The extent is similar to that which has already been approved.

Proposed resolution

As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – GROUND FLOOR CHANGES

Description

It is proposed to modify the approved ground floor arrangement through the provision of an additional glazed wall and associated adjustments to the internal layout.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
No new uses specifically approved for the ground floor. Note January 2020 concept plans allocated staff 'tea room' and 'bathroom' to the eastern end of the ground floor.	Powder room and 'WC' shown indicatively to eastern end of ground floor. Additional glazed wall proposed to enclose the glazed undercroft space.	This change – although limited detail is provided – is broadly consistent with the January 2020 concept plan and has no additional adverse impacts on the heritage place. It is acceptable.

Applicant heritage support

These changes are intended to improve the functionality, flexibility and operational requirements of the ground floor accommodation whilst maintaining the approved adaptive reuse objectives for the building.

Proposed resolution

In their 'Memorandum of Heritage Advice' GJM Heritage noted that, although limited detail had been provided during the pre-application discussions, the proposed ground floor changes were broadly consistent with the January 2020 concept plans and did not appear to result in any additional adverse impacts upon the heritage significance of the place. The memorandum concluded that the proposed changes were acceptable from a heritage perspective.

Consideration is to be given for approval.

PROPOSED CHANGE – INTERNAL STAIR RELOCATED

Description

It is proposed to relocate and reconfigure the previously approved internal stair between the first and second floors.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
New internal stair approved between Rooms 1.5 and 1.6 (in new 'Room 1.7').	Proposed internal stair repositioned and reconfigured.	This change has no additional adverse impacts on the place's heritage significance and is acceptable. It is noted that the proposed floor plan of Level 02 (on drawing A0101) should be revised to reflect the new stair configuration.

Applicant heritage support

The revised stair arrangement has been developed as part of the broader refinement of the internal layout and adaptive reuse strategy for Abbotsford. The change involves repositioning the stair within areas already approved for intervention and coordinating the associated internal

partitions, openings and ceiling modifications necessary to accommodate the revised configuration.

The revised configuration has also allowed associated interventions, including partitions and ceiling modifications, to be consolidated into a more coherent and practical arrangement. By rationalising these works, the proposal avoids unnecessary fragmentation of spaces and reduces the potential for cumulative heritage impacts.

More importantly, the new stair location preserves the original spatial arrangement of the two rooms on the northern side of the building.

Proposed resolution

As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – CHANGES TO INTERNAL PARTITIONS

Description

It is proposed to revise the location and extent of a number of internal partitions on the first floor of Abbotsford as a consequence of the reconfiguration of the approved internal stair and associated circulation spaces. The revised partition arrangement includes alterations to the layout of Rooms 1.5 and 1.6 and the creation of a new Room 1.7, together with the rationalisation of adjoining spaces to support the revised adaptive reuse strategy for the building.

Extract from GJM Heritage 'Memorandum of Heritage Advice':

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
New partition walls approved to Room 1.5 and 1.6 to create new 'Room 1.7' (new internal stairwell).	New partitions deleted due to repositioning of internal stair. One new partition wall oriented east-west to Room 1.6 proposed to suit new stair configuration.	This change has no additional adverse impacts on the place's heritage significance and are acceptable.

Applicant heritage support

The revised partition layout has been developed to improve the functionality, circulation and practical operation of the first floor accommodation whilst ensuring that the significance of Abbotsford remains readily legible and understandable.

Proposed resolution

As can be seen from the GJM Heritage 'Memorandum of Heritage Advice', this change was supported and consideration is to be given for approval.

PROPOSED CHANGE – CHANGES TO CEILINGS

Description

It is proposed to remove all the existing ceilings and cornices to the first floor and to install new vj boarded ceilings.

This change has not been previously discussed.

Applicant heritage support

There is substantive evidence to suggest that the original ceilings were timber vj boards fixed to the underside of the floor joists of the floor above (see photos below).



View above the existing ceiling.



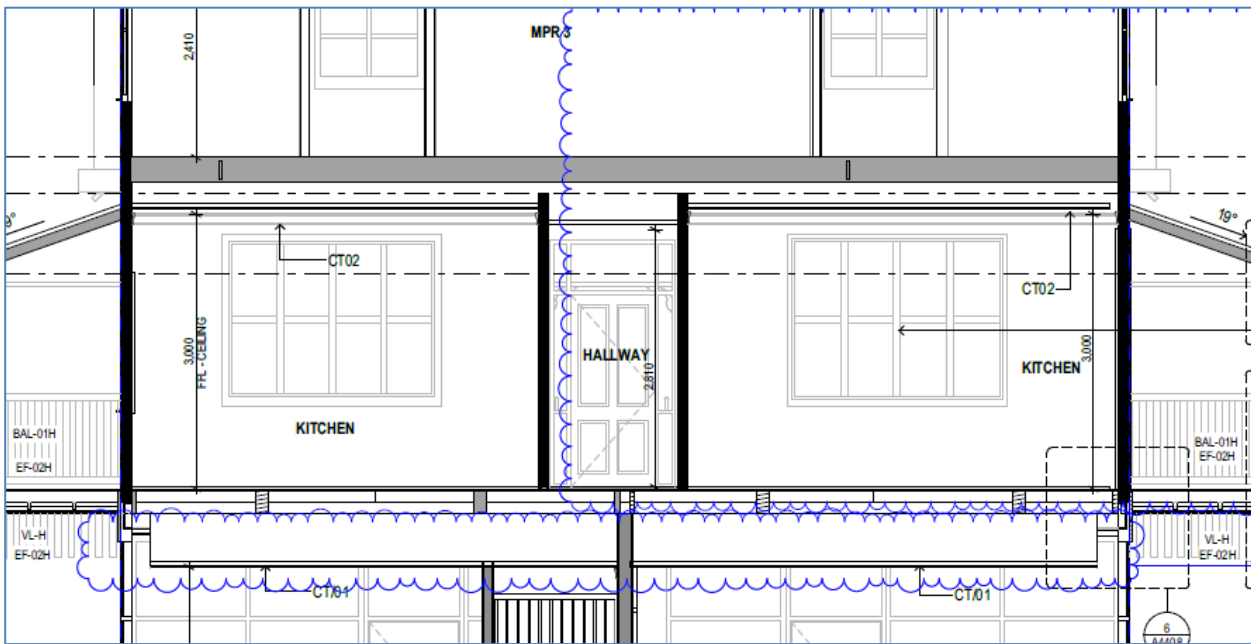
Floor framing above the ceiling showing remnant fixings of the original vj ceiling boards.



Ceiling framing.



Walling and remnant vj boards adjacent.



Section through the MPRs showing the proposed ceilings. (DKO Architecture)

It would appear that the extant fibrous (horsehair) plasterboard ceilings and cornices were installed when the building was altered which included the construction of the large dormers to the upper (second) floor. (See the BCC Heritage Citation for further information.). The substantially lowered extant ceilings were likely due to accommodating the plumbing and waste pipes for the wet areas above.

In the Multi Purpose Rooms (MPR 01 and 02 - Rooms 1.4 and 1.5) it is proposed to reinstate the beaded vj boards as the new ceilings which will also return these rooms to their original ceiling heights. These will be fixed slightly below the existing upper floor framing to allow for the introduction of additional structure to the floor framing due to its required structural upgrade. (Installing the new ceilings slightly below the existing floor framing will also allow the floor framing above to remain mostly untouched except for connections with the new structure and ceiling framing.)

In the other rooms (kitchens, WCs, store, etc) the ceilings are to be at a lower level, similar to the levels of the existing ceilings. This will also allow the floor framing above to remain mostly untouched except for connections with the new structure and ceiling framing. The additional ceiling space will also provide room for the internal air-conditioning air handling units which will have grilles to the rooms below as well as to the bulkheads in the MPRs.

Proposed resolution

There are justifiable heritage grounds for the existing ceilings to be removed and vj ceiling boards matching the original to be reinstated. Consideration is to be given for approval.

CONCLUSION

Some changes have been discussed and agreed to previously.

Further heritage support has been provided to changes where additional justification was requested.

Changes to the ceilings are new and have been supported on heritage grounds.

There are many proposed changes to the approval which return the building closer to its original form and improve the understanding of the heritage place, such as;

- Removal of the rear annexe and reinstatement of the wrap around verandah to the rear;
- Removal of more recent ceilings and the reinstatement of some of the ceilings to match the original;
- Removal of the rear stair;
- Relocation of the internal stair which restores the spatial qualities of the original rooms.

It is considered that these improvements more than compensate for the removal of the two doorways in the hallway.

All the changes have been justified on sound heritage principles and should be approved.

Should there be any queries or additional information required, I will be happy to discuss them.

A handwritten signature in black ink that reads "David Carter". The signature is written in a cursive, flowing style. Below the signature is a horizontal dotted line.

David Carter

Principal,
David Carter Architect
Heritage - Architecture - Urban Design – Town Planning
(0414 396 844)

APPENDIX 1 – ARCHITECTS DRAWINGS (DKO)

(ISSUED 11.06.2026)

Current Transmittal			
Drwg. No:	Title	Rev.	Transmitted Date
A001 DD - Design Development for Approval			
A0000	COVER SHEET	P5	11/06/2026 9:47 AM
A0001	NOTES	P5	11/06/2026 9:47 AM
A0100	SITE PLAN	P5	11/06/2026 9:47 AM
A1000	EXISTING 3D VIEWS	P5	11/06/2026 9:47 AM
A1001	PROPOSED 3D VIEWS	P5	11/06/2026 9:47 AM
A2300 Demolition Plans			
A2100	DEMOLITION GAP PLANS - LEVEL 1 & 2	P5	11/06/2026 9:47 AM
A2101	DEMOLITION GAP PLANS - ROOF	P5	11/06/2026 9:47 AM
A2102	DEMOLITION RCP PLANS - GROUND & LEVEL 1	P5	11/06/2026 9:47 AM
A2500 Proposed GAP & RCP Plans			
A2500	PROPOSED GAP PLANS - GROUND & LEVEL 1	P5	11/06/2026 9:47 AM
A2501	PROPOSED GAP PLANS - LEVEL 2 & ROOF	P5	11/06/2026 9:47 AM
A2502	PROPOSED RCP PLANS - GROUND & LEVEL 1	P4	11/06/2026 9:47 AM
A2503	PROPOSED RCP PLANS - LEVEL 2	P4	11/06/2026 9:47 AM
A3200 Demolition Elevations			
A3200	DEMOLITION ELEVATIONS - WEST & NORTH	P5	11/06/2026 9:47 AM
A3201	DEMOLITION ELEVATIONS - EAST & SOUTH	P5	11/06/2026 9:47 AM
A3400 Proposed Elevations & Sections			
A3400	PROPOSED ELEVATION - WEST	P5	11/06/2026 9:47 AM
A3401	PROPOSED ELEVATION - NORTH	P5	11/06/2026 9:47 AM
A3402	PROPOSED ELEVATION - EAST	P5	11/06/2026 9:47 AM
A3403	PROPOSED ELEVATION - SOUTH	P5	11/06/2026 9:47 AM
A3404	PROPOSED SECTION - AA	P4	11/06/2026 9:47 AM
A3405	PROPOSED SECTION - BB	P4	11/06/2026 9:47 AM
A4400 Details			
A4400	DETAILS SECTION & ELEVATION - STAIR 01 SHEET 1	P2	11/06/2026 9:47 AM
A4401	DETAIL SECTION & ELEVATIONS - STAIR 01 SHEET 2	P2	11/06/2026 9:47 AM
A4402	DOOR TYPES - TYPICAL	P3	11/06/2026 9:47 AM
A4403	WINDOW TYPES - TYPICAL	P3	11/06/2026 9:47 AM
A4403.1	GLAZING TYPES - TYPICAL	P3	11/06/2026 9:47 AM
A4404	WALL TYPE DETAILS - TYPICAL	P3	11/06/2026 9:47 AM
A4405	INTERNAL DETAILS - THRESHOLD, DOOR HEAD & CEILING	P3	11/06/2026 9:47 AM
A4406	WINDOW DETAILS- SILL HEAD & JAMB	P2	11/06/2026 9:47 AM
A4407	ROOF DETAILS	P3	11/06/2026 9:47 AM
A4408	EXTERNAL DETAILS - WALL JUNCTIONS	P2	11/06/2026 9:47 AM
A4409	DETAILS - MISC	P3	11/06/2026 9:47 AM
A4410	ROOF DETAILS: RIDGE, BARGE RETURN & FINIAL	P3	11/06/2026 9:47 AM

APPENDIX 2 - BRISBANE CITY COUNCIL HERITAGE CITATION

April 2015. (From BCC Local Heritage Places online – page updated June 2022)



Local
Heritage
Places

Heritage Citation



Abbotsford

Key details

Addresses At 39 Abbotsford Road, Bowen Hills, Queensland 4006

Type of place Flat building, House

Period Victorian 1860-1890

Style Free Gothic

Lot plan L1_SP287744

Key dates Local Heritage Place Since — 30 October 2000
Date of Citation — April 2015

Construction Roof: Corrugated iron;
Walls: Timber

People/associations Francis Beattie (Association)

Date of Citation — April 2015

Page 1

Criterion for listing (A) Historical; (H) Historical association

Built circa 1879, this timber and tin house was an early house in Bowen Hills and was constructed for local identity Francis Beattie and his wife Janet. From the late 1860s to the early 1870s, Beattie served as an alderman in the Brisbane Municipal Council, was elected Superintendent of the City Volunteer Fire Brigade which he helped to form in 1868, and later MLA for Fortitude Valley. 'Abbotsford' became a landmark in the Bowen Hills area, and Abbotsford Road is named for this residence.

History

The residential appeal of Bowen Hills was recognised early in Brisbane's settlement. The area was first known as O'Connell Town but was rechristened Bowen Hills in 1862 in honour of Queensland's inaugural governor. Land in the heights of Bowen Hills, which provided fine views and cooling breezes, was eagerly purchased by Brisbane's wealthier citizens. Substantial houses were built on the hilltop and surrounding slopes, including 'Cintra House' (1865), 'Folkstone' (1860s) and 'Montpelier' (1860s). Further subdivisions in the 1870s brought new settlers to the area, again primarily to the elevated sites known as Montpelier Hill or Bowen Hill Crest. Lower-lying land was flood prone and remained poorly developed in the nineteenth century, though some industry was opened along the banks of Breakfast Creek and the Brisbane River.

Amongst the wave of purchasers was Scottish born Francis Beattie, who began acquiring land in Bowen Hills in early 1877. Beattie had arrived in Brisbane in 1862. A hatter by trade, he set up a shop in Fortitude Valley and later one in Queen Street, which had a residence on the second level. He took an active interest in public matters, serving as an alderman in the Brisbane Municipal Council from 1868 to 1871 and 1873-74. In 1868 he was involved in the formation of the City Volunteer Fire Brigade and was elected Superintendent of the Brigade in 1870, a role he performed until 1882. The members of the Brigade unanimously voted to name a new fire engine the 'Francis Beattie' in his honour in 1875.

In late April and early May 1877 Beattie purchased subdivisions 14 to 25 of Portion 132 from Captain George Poynter Heath. Beattie, who leased the Commercial Wharf in addition to running his Hat and Cap Establishment, may have known Heath as they served on the Marine Board together. The site comprised six 20 perch allotments facing Cintra Road with three adjoining allotments extending back to Abbotsford Road. It was apparently undeveloped; Heath lived in 'Hanworth House' in East Brisbane and does not appear to have erected any dwellings on the Bowen Hills site.

Beattie's residence 'Abbotsford' was probably constructed in 1879. In July of that year he began advertising his Queen Street shop house for rent, suggesting his relocation. In 1880 'Abbotsford, Bowen Hills' was listed in local newspapers as a girls' school operated by Mrs JJ Martin. Abbotsford was said to occupy a 'charming situation in a quiet, healthy locality'. By 1881 Mrs Martin had moved her establishment to another property, and the Beatties appear to have taken up residence in Abbotsford. The house was one of the first to be built on this part of Bowen Hills, and the road it fronted was named Abbotsford Road around 1882.

Beattie's political career may have encouraged the purchase and construction of Abbotsford. He had ventured into politics of a higher order in 1874 when he was elected MLA for Fortitude Valley. He was re-elected around

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room used as a dining room. A notable element of the house was the upper level. Three attic rooms each had gable windows and a gabled porch projected above the front verandah.

Bowen Hills became increasingly industrialised during the 1920s and 1930s, particularly those areas near what was then the suburb of Mayne. The Mayne Junction railway yards were opened and Bowen Hills became a distinctly mixed-use area. Abbotsford Road and the properties up Montpelier Road managed to retain their predominantly residential nature. Abbotsford was sold in 1939 and reverted to one of its earlier roles, as a boarding house. Its proximity to the Bowen Hills train station continued to be a major draw for the house

In 1951 Abbotsford was converted to tenements. This was not unusual for large nineteenth century houses. Multi-tenanted dwellings became more popular in Brisbane from the 1920s, as smaller family sizes made large residences less useful. Converting houses into multi-tenanted dwellings was more cost-effective than building new high density dwellings, and the income could also help pay for upkeep of the houses. Abbotsford's long use as a boarding house made its transition considerably easier. Abbotsford was sold several times in the second half of the twentieth century before it was transferred to its present owners in 1979.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history
as one of the earliest extant residences in Bowen Hills.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history
for its association with local identity Francis Beattie, businessman and politician.

References

1. Brisbane City Council aerial photographs, 1946, 2012
2. Brisbane City Council City Architecture and Heritage Team, citations
3. Brisbane City Council, Water Supply and Sewerage Detail Plans, 1927
4. Brisbane City Council, Properties on the Web, Building Cards
5. Department of Natural Resources, Certificates of Title
6. McKellar's Map, 1895
7. Queensland Women's Historical Association. *A Look Back in Time: A History of Bowen Hills - Newstead and 'The Creek'*. Breakfast Creek: QWHA, 1996.
8. *The Brisbane Courier, The Courier Mail, The Queenslander, The Sunday Mail*
9. Queensland Places: Bowen Hills (website)
10. Queensland Post Office Directories

Copyright Brisbane City Council

Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

Citation prepared by — Brisbane City Council (page revised June 2022)



Dedicated to a better Brisbane

APPENDIX 3 – MEMORANDUM OF HERITAGE ADVICE FROM GJM HERITAGE 26 NOVEMBER 2025



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ARBV: 51910

MEMORANDUM OF HERITAGE ADVICE: REVIEW OF PRE-APPLICATION REQUEST FOR CHANGE APPLICATION [DEV2020/1134] 39 ABBOTSFORD ROAD, BOWEN HILLS

PREPARED FOR: Jocelyn Bower, Principal Planner, Economic Development Queensland (EDQ)
DATE: 26 November 2025
FILE: 2025-058

1 SUBJECT

GJM Heritage has been engaged by Economic Development Queensland (EDQ) to prepare this review of pre-application documentation submitted ahead of a proposed Change Application to existing approval (DEV2020/1134, 4 September 2020). The proposed Change Application relates to works to the heritage-listed house ('Abbotsford') at 39 Abbotsford Road, Bowen Hills (the subject site). The house dates to c1879 and is included in the Brisbane City Plan 2014 as a local heritage place for its historical and associative cultural heritage significance.

The subject site forms part of the Bowen Hills Priority Development Area (PDA), which seeks to facilitate the development of a regionally significant mixed-use precinct.

We have considered the pre-application documentation against the assessed significance of the place as articulated in the local heritage place heritage citation (dated April 2015) as well as the existing conditions of DEV2020/1134 and associated endorsed documentation.

This memorandum relies on the following materials provided by EDQ:

- PDA Decision Notice, EDQ, 4 September 2020 (25 No. pages);
- Endorsed (10 February 2021) *Dilapidation Report*, prepared by David Carter Architect, dated 30 October 2020 (V1) (28 No. pages);

- *Quarterly Inspection Report 14*, prepared by David Carter Architect, dated 27 September 2024 (2 No. pages);
- *Quarterly Inspection Report 15*, prepared by David Carter Architect, dated 28 February 2025 (2 No. pages);
- Architectural drawings (sections) [AR-DKO-3100-06], prepared by DKO Architecture (QLD) Pty Ltd, Rev 06 dated 1 August 2025 (1 No. sheet);
- 'Change Request' memorandum, prepared by David Carter Architect, dated 24 October 2025 (2 No. pages);
- Mark up of endorsed (19 May 2021) drawings relating to 'Abbotsford' showing two sets of annotations: red pen mark up (by EDQ) and purple clouded mark up (by Applicant), (40 No. sheets);
- Mark up (by EDQ) of concept plans generally dating to April 2020 (20 No. sheets);
- Memorandum (with Statement of Changes) titled 'Pre-lodgement meeting – 39 Abbotsford Road, Bowen Hills', prepared by Mecone, dated 15 October 2025 (4 No. pages).

The materials above were provided to inform a pre-application discussion between ourselves, EDQ and the Applicant (held online on 25 November 2025), during which each of the items listed in the table below were discussed. We have not physically inspected the site and have prepared this memorandum from a desktop review of the materials provided and publicly available online resources relating to the site.

2 REVIEW OF PROPOSED CHANGES

The following table provides a summary of the proposed changes tabled at the pre-application stage and is arranged in the order that the changes appear in the 'purple markup' of the endorsed drawings provided by the Applicant.

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
Exterior colour scheme		
EXTERNAL ELEVATION NOTES FINISHES BY AREA U.N.O EPT-01 (DUALUX GOLDEN YELLOW 50154) EPT-02 (DUALUX CHOCOLATE 50188) EPT-03 (DUALUX LIME WHITE 37181) EPT-04 (DUALUX BLACK 50665)  • EDQ notation states documentation is 'inadequate' • Gloss level should be noted as low-sheen (for acrylic) and satin (for enamel) • Where used on timber stumps, 'Dulux Black' should be noted as matt black.	Annotation from DKO stating: "CLIENT REQUEST TO REVIEW COLOUR SCHEME TO A LIGHTER OPTION". 'Change Request' memorandum (David Carter) notes: <i>"Lighter scheme preferred – more in keeping aesthetically with the overall development."</i>	Condition 15a of the development approval [DEV2020/1134] (under 'Compliance assessment – Colour Scheme') requires the applicant to "submit, to EDQ DA, for compliance assessment details of the colour scheme for the Heritage Place (Abbotsford)" prior to commencing building work on the heritage place. The applicant noted that they have a preference for an entirely white paint scheme as indicated at: https://www.binah.com.au/projects/the-abbotsford-bowen-hills. We note that this colour scheme does not appear to be informed by paint analysis, historic research or Heritage Architect advice. We also note that the City of Brisbane has produced detailed guidance on this matter –

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
		<i>Painting traditional timber houses: a guide for painting Brisbane's traditional timber homes</i> (Brisbane City Council Operation guide. Version 1.0) – that could be used to develop an appropriate exterior colour scheme. An extract of this document is provided at Attachment I which includes typical colour palettes for Victorian era timber houses like 'Abbotsford'. Any request for an external colour scheme for 'Abbotsford' should: • Be informed by the results of paint scrape analysis or historic research provided by the Heritage Architect, as applicable; • Specify the proposed colours (pursuant to AS2700:2011); • Specify the reflectivity (gloss/matt/satin etc); • Adopt darker colours for select architectural elements such as rainwater goods and window and door frames, contrasting with lighter wall and panelling colours, consistent with Attachment I, if historically appropriate; and • Be detailed on revised elevation drawings of 'Abbotsford' cross-referenced to a schedule that clearly specifies a colour/material for each external element (including roof sheeting, rainwater goods, new verandah elements, etc.)
External Changes		
Framing to the opening at the centre of the east elevation was approved for demolition along with installation of a new door suite. An additional new opening adjacent (to the north) also approved.	The existing opening is proposed to be retained and made good for new door suite. The additional opening appears to be redundant	This change represents a less invasive alteration to the external historic fabric and is considered acceptable. The redundant new opening to the immediate north of the central doorway should be deleted from both the demolition plans/elevations and proposed plans/elevations as it can no longer service the reconfigured internal stair.
New external rear stair approved at northeast corner of the reconstructed wraparound verandah.	Rear stair proposed to be deleted. 'Change Request' memorandum (David Carter) notes: <i>"Rear stairs omitted – balustrade [to reconstructed verandah] to be reinstated."</i>	The annotations on the January 2020 concept plans (with EDQ markup) label this rear stair a 'fire escape stair' and it is understood this is no longer required. The deletion of this rear stair has no adverse impacts on the heritage significance of the place and is acceptable.
Annex under the verandah at east elevation ('Room 1.8') approved, to be accessible from a north-facing door to the verandah.	Annex proposed to be deleted and replaced with continuous verandah. 'Change Request' memorandum (David Carter) notes:	This change represents a less invasive alteration/addition and clarifies the extent/intent of the reconstructed wraparound verandah. It is considered a positive change and is acceptable.
Review of Change Application Pre-Application Documentation [DEV2020/1134] (November 2025) PAGE 3		

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
	<i>"Rear annexe omitted – verandah to be reinstated."</i>	
EDQ notation of approved Level 01 plan (drawing number A0100) states, "stair width to suit verandah posts."  TOP HERITAGE PLAN - LEVEL 01	'Change Request' memorandum (David Carter) notes: <i>"Verandah posts to align with stair handrail as markup in red on the DA approved drawings."</i> Note: the applicant's purple markup over the endorsed drawing set does not show this proposed change.	Notwithstanding a lack of detail provided by the applicant regarding this change, and that the entire verandah – including new front stair to the west elevation – is a reconstruction, we consider this modest change acceptable as it aligns with the intent of EDQ's mark ups in red.
All external walls shown as '225 chamferboards' (drawing number A0905), either original or new to match existing.	'Change Request' memorandum (David Carter) notes: <i>"External timber cladding to be replaced with an FC product with a similar profile."</i> Note: the applicant's purple markup over the endorsed drawing set does not show this proposed change. The design team verbally indicated during the pre-application meeting that engineering advice may result in sections of existing wall fabric needing to be removed (to install structural retrofits including tie-downs). They also indicated that they would seek to manufacture new replacement boards to the same profile as the extant chamferboards.	The wholesale replacement of the external timber wall linings represents a substantial intervention and the loss of early or original fabric. This is generally not acceptable unless it can be demonstrated that the condition of the linings is such that extensive replacement is necessary. The <i>Dilapidation Report</i> (David Carter, 30 October 2020) notes that: <i>"Timber weatherboards in fair to poor and damaged condition. Paint adhesion is poor on most boards with many boards exhibiting paint flaking. In some parts paint has completely detached leaving the bare weatherboard fully exposed. Some board show signs of rot. Gaps and small openings in the boards have been patched with plywood to prevent ingress of water."</i> The <i>Quarterly Inspection Report 14</i> (David Carter, 27 September 2024) referred to remedial works that had (then) recently been completed, including the <i>"total replacement of the external building paper."</i> It is assumed the term 'paper' refers to a temporary wrapping of the structure for the purposes of weatherproofing. Insufficient information is provided to justify the wholesale replacement of the extant weatherboards, noting that the building appears to have received at least some level of weather protection over recent years, and that the actual extent of damaged boards is unknown. Additionally and importantly, the replacement of the original timber material with fibre cement equivalents is not acceptable.

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
		The careful retention of viable boards and, where retention is not possible, the replacement of chamferboards on a like-for-like basis, as shown in the endorsed drawings, is the preferred heritage outcome. The Change Application should provide an updated assessment of the extent and severity of damage to the weatherboards, clearly marking up each elevation with the location/extent of deterioration and clearly identifying the areas where removal/replacement of existing boards on a like-for like basis is required.
Internal Changes		
Two (2x) new internal openings approved: - One between Room 1.1 (hall) and Room 1.6, to be fitted with a door; and - One between Room 1.6 and Room 1.5 (no door) to facilitate direct access between these rooms	- Opening with door between Rooms 1.1 (hall) and 1.6 is retained in the new scheme, servicing new proposed WC; - Opening with no door between Rooms 1.6 and 1.5 is retained in the new scheme, but a door is now proposed to be fitted to this opening; - Additional new opening in internal timber-framed wall between Room 1.2 and Room 1.4 proposed; - Additional new opening in internal timber-framed wall between Room 1.1 (hall) and Room 1.6 (to service new internal stair) proposed. The 'Change Request' memorandum (David Carter) notes: <i>"New opening proposed between to wall between MPR and kitchen – nibs & header maintained."</i>	Key considerations in assessing the impact of these changes on the place's heritage significance are: - The legibility of the original layout of the dwelling (at Level 1, comprising four rooms around an axial hallway); and - The physical impacts to extant early or historic interior detail. Based on the photographs included in the 2020 <i>Dilapidation Report</i>, it is evident that historic detailing including wall linings (variously vertically or horizontally-oriented timber) are extant in the locations where new openings are proposed (noting Room 1.4 is more substantially altered). The new openings should be detailed to: - Provide sufficient wall and ceiling nibs to retain this historic detail; and - Be simply articulated with contemporary detailing to be readily identifiable as new openings and contrast with the detailing – such as door suites and architraves – of the extant original interior openings elsewhere. Where the above is achieved, all new openings are considered acceptable as they will not diminish the legibility of the original (Level 1) floor plan layout.
Two doors at western end of Room 1.1 (hall) approved for demolition and replacement on a like-for-like basis, retaining original fretwork to toplight and replicating extent details	These two doors are proposed to be removed and replaced with 'new French door' with toplight. DKO annotation reads: <i>"DOORS TO BE REMOVED & STORED / OPENING INCREASED, FRENCH DOORS INSTALLED."</i>	The proposed new uses for Rooms 1.5 and 1.3/1.4 are 'MPR' (Multipurpose Room). The Applicant indicated verbally that the intention is to allow these rooms to function as a single connected space across the hall if needed, and that French door suites were selected to differentiate the new doors from the historic doors. It is noted that no measurements for the
Review of Change Application Pre-Application Documentation [DEV2020/1134] (November 2025) PAGE 5		

ENDORSED (19/5/2021) DRWGS	PROPOSED CHANGES (PURPLE MARK UP)	REVIEW ADVICE
	 <i>Extract of section through hall looking north, showing French door.</i>	proposed expansion of the openings are provided. The expansion of original openings diminishes the legibility of the original building layout and is not supported unless clearly justified with an appropriate design response. This change represents a greater adverse impact on the heritage values of the place than the approved scheme. The replacement with like-for-like replicas of the early or original extent doors – as shown in the endorsed plans – is the preferred option.
Sections of Level 1 ceiling in Rooms 1.5 and 1.6 approved for demolition to accommodate new internal stair.	Ceiling demolition location and extent proposed to change slightly to accommodate a proposed new position of internal stair. All ceiling demolition now concentrated at southern end of Room 1.6.	It is understood that ceilings throughout are non-original. This change has no additional adverse impacts on the place's heritage significance and are acceptable.
No new uses specifically approved for the ground floor. Note January 2020 concept plans allocated staff 'tea room' and 'bathroom' to the eastern end of the ground floor.	Powder room and 'WC' shown indicatively to eastern end of ground floor. Additional glazed wall proposed to enclose the glazed undercroft space.	This change – although limited detail is provided – is broadly consistent with the January 2020 concept plan and has no additional adverse impacts on the heritage place. It is acceptable.
New internal stair approved between Rooms 1.5 and 1.6 (in new 'Room 1.7').	Proposed internal stair repositioned and reconfigured.	This change has no additional adverse impacts on the place's heritage significance and is acceptable. It is noted that the proposed floor plan of Level 02 (on drawing A0101) should be revised to reflect the new stair configuration.
New partition walls approved to Room 1.5 and 1.6 to create new 'Room 1.7' (new internal stairwell).	New partitions deleted due to repositioning of internal stair. One new partition wall oriented east-west to Room 1.6 proposed to suit new stair configuration.	This change has no additional adverse impacts on the place's heritage significance and are acceptable.

3 OTHER MATTERS

We note that the applicant intends to submit updated documentation in the coming weeks as part of a formal Change Application. Submitted documentation must include 'detailed plans and information' required by Condition 16a of DEV2020/1135 (under 'Compliance assessment – Conservation, restoration and reconstruction work'). The materials must also address the requirements of Condition 18a (under 'Compliance assessment – Work involving demolition') and be informed by Heritage Architect advice.

Limitation

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ATTACHMENT I: EXTRACT OF PAINTING TRADITIONAL TIMBER HOUSES:
A GUIDE FOR PAINTING BRISBANE'S TRADITIONAL TIMBER HOUSES,
BRISBANE CITY COUNCIL OPERATION GUIDE, VERSION 1.0.

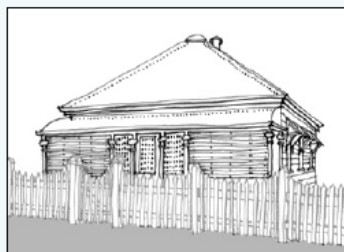
Review of Change Application Pre-Application Documentation [DEV2020/1134] (November 2025) | PAGE 7

gjm

Victorian colours (1840s-1890s)



Gable-roofed cottage



Pyramid roof



Hip-roofed house with
encircling verandahs

During Queensland's Victorian period, timber was more economical and readily available than brick or stone. Most houses had timber framing and cladding with a corrugated galvanised metal roof and were painted or stained for weather protection. Colour schemes were typically restrained, with pigments creating stone-like creams, buffs, ochres and other variations mixed by painters.

The Victorian period produced both simple and elaborate housing styles. Simpler houses were less detailed, with simple verandah posts and colour schemes. Elaborate houses had more detailed joinery and colour schemes, including light colours on side and rear walls and a different lighter colour on the verandah wall. A contrasting dark colour was often used on verandah railings and window frames.

Timber joinery was highlighted in light colours such as muted light creams and warm whites (bright whites were unstable and prone to fading). Trims such as gutters, downpipes, front doors and handrails were typically painted dark colours like deep red, deep green and charcoal grey. Soffits, window hoods and verandah ceilings were often painted light green.

Number of colours

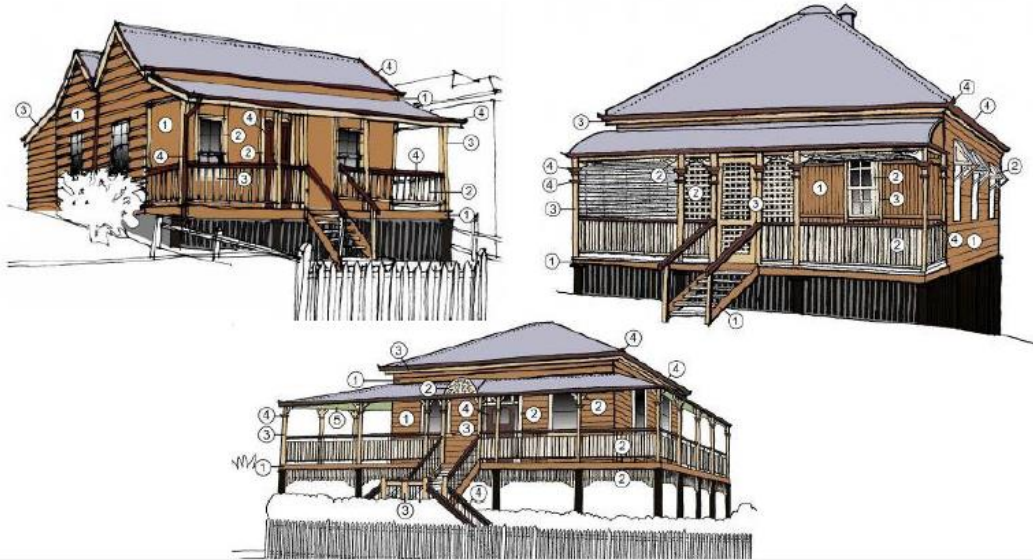
- Simple houses: 3-4 colours.
- Elaborate houses: 4-9 colours, including creams or off-whites.

General colour guidance

Building feature	Guidance
General	Common colour schemes used stone-like creams, buffs and ochres with contrasting feature colours.
Walls	Stone colours for lining boards, weatherboards and chamferboards. Front verandah wall same or lighter than side and rear walls.
Front doors	Commonly 2-3 colours, one dark colour and contrasting lighter colours on panels and mouldings. Same colour selection used on all verandah joinery.
Windows	Sashes, frames and sills may have been different colours.
Joinery	Light cream and warm whites for joinery. Cream and off-whites for verandah balustrade, brackets and lattice/fretwork.
Verandah margins	Below balustrade, sometimes along stair edges and stringers.
Soffits and ceilings	Light green soffits and verandah roof underside (metal).
Rainwater goods	One contrasting dark colour, also used on front doors and handrails.

Walls	Light features	Contrast features
		
Nut Brown (X55)	Manilla (Y45)	Maroon (R65)
		
Coffee (X52)	Cream (Y34)	Deep Indian Red (R64)
		
Buff (X41)	Warm White (X33)	Dark Brown (X65)
		
Deep Stone (Y55)	Magnolia (X32)	Red Oxide (R63)
		
Wombat (X61)	Driftwood (X34)	Venetian Red (R62)
		
Biscuit (X42)	Off White (Y35)	Dark Green (G61)
		
Oatmeal (Y54)	Palm Green (G44)	Deep Bronze Green (G63)
		
Sand (Y44)		Zucchini (G67)
		
Oyster (N41)		Graphite Grey (N65)
		
Koala Grey (N45)		

Example Victorian colour scheme 1 (typical) – buff, cream, red



1

Coffee (X52)

Walls
Verandah margin
Stair stringers
Stair framing



2

Warm White (X33)

Window frames
Window hood framing
Verandah balustrade
Verandah roof framing
Verandah brackets
Front door frame
Lattice screens
Arched fretwork
Batten screening



3

Sand (Y44)

Windowsills
Fascia
Bargeboards
Wall framing
Architraves
Verandah door frame
Verandah posts
Handrails
Verandah margin



4

Deep Indian Red (R64)

Gutters and downpipes
Gutter flames
Barge rolls
Doors
Capitals
Astragals
Handrails



5

Palm Green (G44)

Verandah ceiling lining
Soffits



6

Black (N61)

Stumps
Undercroft battening

APPENDIX 1

ADVICE OF PROPOSED CHANGES BY DAVID CARTER ARCHITECT FOR PRELODGEEMENT MEETING

David Carter Architect
Heritage / Architecture / Urban Design

Ph: 0414 396 844 – Email: dsc543@gmail.com
ABN 39 709 808 681

Date: 24 October 2025

To: EDQ,
C/- Mecone
(by email)

DCA Ref: 2015-0202
Macone Ref: M000320
EDQ Ref: DEV2020/1134/18

Attn: Jocelyn Bower,
Principal Planner, EDQ

Dear Jocelyn,

DEV2020/1134/18
Staged Development at 39 Abbotsford Road,
Bowen Hills - Lot 1 on SP287744

Further to the Prelodgement Meeting held on 23 October 2025, and as requested, we advise that the client wishes to make the following changes to the heritage place:

Ground Floor

- Internal layout changes only;
- Powder room & DDA bathrooms allocated on ground floor;

Level 1

- Rear stairs omitted - balustrade to be reinstated;
- Rear annexe omitted - verandah to be reinstated;
- Internal layout changes:
 - Internal stair rearranged;
 - New opening proposed to wall between MPR & kitchen – nibs & header maintained;
 - French doors proposed to existing corridor doors.

Front stairs

- Verandah posts to align with stair handrail as markup in red on the DA approved drawings.

Façade

- Lighter colour scheme preferred - more in keeping aesthetically with the overall development;
- External timber cladding to be replaced with an FC product with a similar profile.

Drawings showing the proposed changes are provided under separate cover by Mecone.

David Carter Architect
37 Manly Rd, Manly, Qld, 4179 – Ph: 0414 396 844 – ABN 39 709 808 681

Please arrange for a meeting (either in-person or online) with EDQ's heritage architect to discuss these matters prior to the lodgement of a formal request as part of a Change Application.

If you have any queries, please contact me.

Regards,

A handwritten signature in black ink that reads "David Carter". The signature is written in a cursive, flowing style. Below the signature is a horizontal dotted line.

David Carter

Principal,
David Carter Architect
Heritage - Architecture - Urban Design – Town Planning
(0414 396 844)