

Date: 2 October 2026
Our Reference: J002638
Your Reference: A007072463

Attention: Flora Wehl

Brisbane City Council
Planning Services
Houses and Homes
Development Services
GPO Box 1434
BRISBANE QLD 4001

Dear Flora,

Site Address:	105 Hawdon Street, Windsor 4030
Property Description:	Lot 1 on SP298595
Method of Distribution:	Email (Flora.Wehl@brisbane.qld.gov.au / DSPlanningSupport@brisbane.qld.gov.au)
Correspondence Subject:	Applicant Response to Submissions

We write on behalf of Kate Elizabeth Kildey and Boyd Thomas Kildey ("the applicant") in relation to the abovementioned development application and in response to the submissions received during the public notification period.

The applicant has reviewed the matters raised within the submissions, which predominantly concern the heritage significance attributed to the building, its structural condition, and the nature of any future development which may occur on the site. While these matters are acknowledged, they do not alter the town planning and heritage position advanced within the development application, namely that demolition of the building will not materially affect the cultural heritage significance of the Eildon Hill Reservoir Local Heritage Place as expressed within the heritage citation. Accordingly, the applicant maintains that the demolition is appropriate having regard to the applicable assessment benchmarks.

The following additional documentation has been prepared to support this response to the submissions: -

- **Attachment 1** - Letter of Support provided by Angelique Nye and Gavin Nye.

BCC DS
RECEIVED
02/10/2026
APPLICATION REF
A007072463

BRISBANE OFFICE LOWER GROUND / 618 BRUNSWICK ST NEW FARM QLD 4005 AUSTRALIA P +61 7 3254 1566	TOOWOOMBA OFFICE 123 MARGARET ST TOOWOOMBA QLD 4350 AUSTRALIA P +61 7 4632 0516	MELBOURNE OFFICE LEVEL 1, 55 COLLINS ST VIC 3000 AUSTRALIA P +61 3 7037 0432	GEELONG OFFICE 10-14 BROUGHAM ST GEELONG VIC 3220 AUSTRALIA P +61 3 7037 0432
--	--	--	--

The applicant maintains that the development application should be approved, subject to reasonable and relevant conditions, and requests the assessment manager proceed with assessment of the development application.

Table 1 - Applicant Response to Submissions

Summary of Planning Grounds - Submission	Applicant's Response
IN SUPPORT	
Whilst not a properly made submission, the applicant has separately received a written letter of support from the owners of the adjoining property at 101 Hawdon Street, Windsor (Lot 1 on RP89022), which is included as Attachment 1 and was provided to the assessment manager via email on 10 August 2026. The adjoining owners express support for the demolition, including having regard to the condition of the existing building and the opportunity for the site to accommodate a new family home.	
IN OPPOSITION	
Historical Association of the Existing Building with Eildon Hill Reservoir.	A number of submissions rely upon the historical association between the building and the Eildon Hill Reservoir, including its former use as caretaker accommodation associated with operation of the reservoir. The applicant does not dispute that historical association. It has been expressly acknowledged and considered within the Heritage Impact Assessment submitted with the development application. Importantly, however, the relevant consideration is whether the building forms part of the identified cultural heritage significance of the Eildon Hill Reservoir and whether its demolition would adversely affect that significance. While the Heritage Overlay identifies the extent of the Local Heritage Place, the heritage citation and Statement of Significance provide the primary basis for identifying the cultural heritage significance of that place and assessing the impact of development upon it. The heritage citation identifies the significance of Eildon Hill Reservoir as relating to the reservoir and its historic water supply function, the intact and functioning reservoir infrastructure, the tree covered landmark qualities of Eildon Hill, the visual contribution of the Constitution Road entry gates, and the role of the place as a vantage point and recreational destination. The building is not identified within the heritage citation as an attribute contributing to the cultural heritage significance of the Eildon Hill Reservoir. Accordingly, while the building forms part of the historical evolution of the broader place, its former association with the reservoir does not, in itself, establish that retention of the building is necessary to conserve the cultural heritage significance for which the Eildon Hill Reservoir is recognised.
Character of Hawdon Street and Surrounding Residential Development	A number of submissions raise concerns regarding the loss of traditional building character within Hawdon Street and the broader Windsor locality. The applicant acknowledges the established character of the surrounding residential area. However, the subject site is not mapped within the

	Traditional Building Character Overlay, Pre 1911 Building Overlay or Commercial Character Building Overlay. Accordingly, the development application is not required to demonstrate compliance with the relevant outcomes of the Traditional Building Character (Design) Overlay Code, Traditional Building Character (Demolition) Overlay Code, Pre 1911 Building Overlay Code, Commercial Character Building (Activities) Overlay Code, or Commercial Character Building (Demolition) Overlay Code. The relevant heritage assessment arises from the site's inclusion within the Eildon Hill Reservoir Local Heritage Place. As outlined above, the applicable heritage citation identifies the cultural heritage significance of that place, and the existing building is not identified as an attribute contributing to that significance. Accordingly, broader concerns regarding the character of Hawdon Street and the surrounding locality are not applicable to the development application. However, the applicant does intend to utilise the site as a dwelling house and the preliminary concept plans provide a built form outcome which is consistent with traditional buildign character expectations.
Structural Condition, Repair and Retention Alternatives	A number of submissions question the structural condition of the existing building and whether alternatives to demolition, including repair and retention, should be further investigated. The applicant notes that the development application is not advanced on the basis that structural condition, in itself, to establish that demolition is appropriate however this is a relevant matter. The key planning and heritage consideration is whether removal of the building would adversely affect the identified cultural heritage significance of the Eildon Hill Reservoir Local Heritage Place. The Structural Inspection Report nevertheless provides relevant technical evidence regarding the physical condition of the existing building and concludes that the building is structurally unsound, is not reasonably capable of being made structurally sound, and cannot be safely relocated. Accordingly, while the structural condition of the building provides additional context, it does not change the basis upon which the planning and heritage assessment has been advanced. The Applicant maintains that the proposed demolition is appropriate because the building is not identified as an element necessary to conserve the identified cultural heritage significance of the Local Heritage Place.
Future Development of the Site	Several submissions raise concern regarding the absence of a detailed proposal for the future development of the site following demolition. The development application seeks development approval for Building Work for Demolition of a Building within the Heritage Overlay only. Any future development of the site will be required to be considered separately against the planning scheme and associated assessment benchmarks applicable at that time and assessed by Council accordingly.

Accordingly, approval of the current development application would not predetermine or establish an entitlement to any particular future development outcome.

However, as noted above the applicant does intend to utilise the site as a dwelling house and the preliminary concept plans provide a built form outcome which is consistent with traditional buildign character expectations.

Having considered the submissions received, the applicant maintains that the matters raised do not alter the planning and heritage position advanced within the development application.

The applicant acknowledges the historical association between the building and the Eildon Hill Reservoir. However, the building is not identified within the heritage citation as an attribute contributing to the cultural heritage significance of the Eildon Hill Reservoir Local Heritage Place.

Accordingly, while the building has a historical association with the reservoir, its demolition will not remove or diminish the attributes for which the Local Heritage Place is identified as culturally significant. The reservoir, associated infrastructure, entry gates, established landscape setting, significant views and landmark qualities of Eildon Hill will remain unaffected.

The applicant therefore maintains that the proposed demolition represents an appropriate heritage outcome and requests the assessment manager proceed with its assessment and determination of the development application, subject to reasonable and relevant conditions.

We trust that the information above is sufficient for your purposes, however, if you have any queries or require further information, please do not hesitate to contact the undersigned on (07) 3254 1566.

Yours Faithfully,
Property Projects Australia



VICTORIA STURGEON
Town Planner

Brisbane City Council
Development Services
GPO Box 1434
BRISBANE QLD 4001

Dear Sir / Madam,

**RE: LETTER OF SUPPORT FOR THE PROPOSED DEVELOPMENT APPLICATION FOR DEMOLITION /
REMOVAL OF THE BUILDING AT 105 HAWDON STREET, WINDSOR (LOT 1 ON SP298595)**

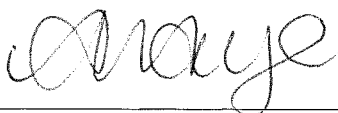
We, Angelique & Gavin Nye, being the registered owners of 101 Hawdon Street, Wilston being more formally described as Lot 2 on RP89022 write in relation to the development application being lodged with Brisbane City Council at 105 Hawdon Street, Windsor being more formally described as Lot 1 on SP298595 ("the premises").

We understand that the development application will be impact assessable and will involve demolition / removal of the building located on the premises.

Please accept this correspondence as our written support for the development application for the following reasons:

- The building is in very poor condition and appears to be beyond practical restoration.
- The demolition of the building will allow for the owners of the premises to construct a new family home.
- A well-designed new home will add to the residential streetscape and support the character of the area.

Kind Regards,

Name: Angelique Nye
Signed: 
Date: 10/08/2025
Name: Gavin Nye
Signed: 
Date: 10/08/2026.