



Dedicated to a better Brisbane

25 May 2026

Mr John C Johnson & Mrs Larissa Johnson
C/- Gateway Survey & Planning Pty Ltd
PO Box 689
WYNNUM QLD 4178

ATTENTION: Ellen McDonogh
Application Reference: A006943705
Address of Site: 113 EMSWORTH ST WYNNUM QLD 4178

Dear Ellen

RE: Further advice

Thank you for your response to the Council Information request. The response has been reviewed and further information is required to progress the proposal further. Please provide the following:

Earthworks and stormwater management

- 1) The proposed filling and associated retaining walls do not demonstrate compliance with the *Filling and Excavation Code* (PO5) and the *Stormwater Code* (PO2 and PO3). The current design would alter existing natural stormwater flow patterns by intercepting or concentrating runoff from the existing upstream catchment, potentially resulting in nuisance impacts such as scouring or erosion along the base of the walls on neighbouring properties. Similarly, where the site grades toward downstream properties, the proposed fill and retaining walls may create concentrated flows, increasing the risk of nuisance or damage.
 - a) To address this issue, please amend the plans to show the following:
 - i) Set back the rear retaining wall a minimum of 4.0 metres from the rear boundary. This setback allows stormwater to disperse as broad sheet flow, preventing concentrated discharge into adjacent downstream properties;
 - ii) From 4m to approximately 15m from the rear boundary (at the 11m contour), setback the side retaining wall and any associated fill a minimum of 0.6 metres from the western side boundary (refer to sketch 1). This setback will allow interception and management of upstream runoff within the site rather than on the adjoining property.

Should you wish to amend the application to resolve these matters it is recommended that you agree to extend or stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nicholas'.

Nicholas Cudicio
Urban Planner
Planning Services South
Phone: 34030404
Email: Nicholas.Cudicio@brisbane.qld.gov.au
Development Services
Brisbane City Council