
FW: Submission regarding development proposals at 14 Colina Street / West Avenue, Wynnum

From dalodgement <dalodgement@brisbane.qld.gov.au>

Date Fri 2025-12-05 2:36 PM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

Cc DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

SECURITY LABEL: OFFICIAL

Sent: Friday, 5 December 2025 2:04 PM

To: dalodgement <dalodgement@brisbane.qld.gov.au>

Cc: DA RECORDS <DA_RECORDS@brisbane.qld.gov.au>

Subject: Submission regarding development proposals at 14 Colina Street / West Avenue, Wynnum

This email originates from outside of Brisbane City Council.

To whom it may concern,

I am lodging a submission regarding the development proposals at **14 Colina Street / West Avenue, Wynnum**, specifically:

- **DA A006805415 – Multiple Dwelling (Lot 3 – western portion)**
- **DA A006805370 – Food & Drink Outlet & Multiple Dwelling (Lot 2 – eastern portion)**

I am dismayed by them for several broad reasons:

1. Many of the basic dimensions of the proposal fall well outside the stipulations of the Wynnum-Manly Neighbourhood Plan.
 - The height of the proposed buildings is 127% of the maximum provided for in the Neighbourhood Plan.
 - One of the buildings exceeds the maximum length by 146%, the other by 112%
 - The site coverage is 160% of the maximum.
 - The setback is greatly reduced.
2. The effects of this include lack of privacy, overshadowing, excessive heat and reduced airflow.
3. There is no provision for deep planting, which would enable the growth of trees that might offset some, though by no means all, of these effects.
4. There are no provisions for the civic infrastructure needed to support such a concentration, such as drainage.

5. There are no provisions for coping with the increased traffic this will generate, particularly at the already busy intersections at either end of Colina Street.
6. There are no provisions for supplying the additional public transport such as development will call for.
7. All of these above points will be exacerbated by turning the area into one of mixed use rather than just residential.
8. There seem to be no provisions for affordable or social housing—and this in an area that at present is occupied by rough sleepers.

For the reasons outlined above, I respectfully request that Brisbane City Council:

- refuse the applications in their current form, **or**
- require substantial redesign to achieve compliance with the Wynnum - Manly Neighbourhood Plan, address traffic and park interface issues, and ensure appropriate deep planting, setbacks and building form.

Thank you for considering this submission. I would be grateful if you would confirm its receipt.