


Submission for Development Application A006943705 – 113 Emsworth Street, Wynnum QLD 4178

From

Date Sun 2026-04-05 9:37 PM

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

Cc

 1 attachment (1 MB)

A006943705 113 Emsworth St Plan Submission.pdf;

This email originates from outside of Brisbane City Council.

5 April 2026

Attn - Nicholas Cudicio

Urban Planner

Planning Services South

Development Services

Brisbane City Council

GPO Box 1434

Brisbane QLD 4001

RE: Submission for Development Application A006943705 – 113 Emsworth Street, Wynnum QLD 4178

Letter Attached for consideration

5 April 2026

Nicholas Cudicio
Urban Planner
Planning Services South
Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

RE: Submission for Development Application A006943705 – 113 Emsworth Street, Wynnum QLD 4178

Dear Mr Cudicio,

We have reviewed the Information Request issued by Brisbane City Council on 18 February 2026 in relation to Development Application A006943705, and wish to formally lodge our objection to the proposed development as currently submitted.

We are supportive of Council's assessment and agree with the concerns identified in the Information Request. Our specific objections are set out below.

1. Stormwater and Drainage – Rear Retaining Wall (Issues 1 & 3)

We strongly support Council's finding that the proposed rear retaining wall and batter will cause sub-surface drainage to pond stormwater on adjacent land, in breach of PO5/AO5 of the Filling and Excavation Code.

we are directly at risk of stormwater inundation and soil instability should this proposal proceed in its current form.

We note that 113 Emsworth Street has well-known rear drainage challenges. When we purchased approximately four years ago, we experienced similar drainage difficulties. To address this, we installed a stormwater sump pit (**photo ref 1**) with a pressurised pump discharge to the kerb and channel in Emsworth Street, and additionally installed a socked agricultural pipe (ag-pipe)

Together, these measures have dramatically reduced both the duration and depth of standing water at the rear of 113 Emsworth Street. Prior to these works, major storm events caused significant inundation – in the December 2023 storms, up to approximately 30% of the 113 Emsworth Street property was underwater. We respectfully suggest that a similar or equivalent engineered stormwater solution – rather than earthworks and retaining walls – be considered for 113 Emsworth Street as part of any revised drainage design.

We request that Council ensure any amended plans strictly comply with the requirement to locate the toe of any fill no closer than 0.6 metres from the rear boundary, in accordance with AO2.1 of the Subdivision Code.

2. Boundary Fence – Not a Retaining Structure (Issue 2)

We wish to bring an important factual matter to Council's attention in relation to Issue 2.

It has no load-bearing capacity and provides no moisture barrier or soil retention function whatsoever (*photo ref 2*).

We are therefore deeply concerned that the applicant's Concept Earthworks and Stormwater Plan appears to incorporate or rely upon this boundary fence as though it were a structural retaining element. This is factually incorrect and structurally dangerous. A standard paling fence is entirely unsuitable to retain fill, resist lateral soil pressure, or perform any of the functions required of a compliant retaining wall under the Infrastructure Design Planning Scheme Policy.

We strongly object to any development design that places fill (up to 1m – *photo ref 3*) or earthworks against our boundary fence, as this would:

- Impose unacceptable lateral loads on a structure with no capacity to bear them, risking failure and collapse onto our property;
- Expose our fence to moisture, soil contact and accelerated deterioration, causing us direct property damage; and
- Fail to comply with PO2 of the Filling and Excavation Code and PO2 of the Subdivision Code, as the proposed works would not be supported by an adequate independent retaining structure.

We strongly support Council's position under Issue 2(b) and request that amended drawings clearly show a fully independent, engineered retaining wall that does not interact with, bear against, or rely upon our boundary fence in any way.

We also draw Council's attention to the rear boundary between 113 Emsworth Street and 110A West Avenue. There was previously a standard wooden fence along this boundary (*photo ref 4*). That fence has completely collapsed into the soil, and we believe this is a direct consequence of the chronic standing water at the rear of 113 Emsworth Street. This further demonstrates the severity of the existing drainage problems on the site, and reinforces our concern that the proposed earthworks and retaining wall approach will not adequately resolve them.

3. Request for Neighbour Notification

Given the direct impact of this development on our property – particularly in relation to the shared boundary fence, stormwater management, and boundary earthworks – we respectfully request that we be notified of any amended plans submitted by the applicant in response to this Information Request, and that we be afforded an opportunity to review and comment prior to any decision being made.

We trust that Council will give due weight to our concerns as the directly affected neighbouring property owners. In particular, we would expect to see a comprehensive drainage mitigation plan developed by qualified civil engineers as a condition of any approval, to ensure that the drainage issues at 113 Emsworth Street are genuinely rectified and not simply transferred to neighbouring properties. We are available to discuss this matter further and can be contacted at the details provided below.

Yours sincerely,

