



Dedicated to a better Brisbane

11 December 2025

PLR Partners Pty Ltd
C/- Burchills Engineering Solutions
Level 25, 215 Adelaide St
BRISBANE CITY QLD 4000

ATTENTION: Roberto Di Fabio

Application Reference: A006823040
Address of Site: 51 DEVRIES RD PALLARA QLD 4110

Dear Roberto

RE: Further advice

Council has reviewed the proposal including additional information submitted on 16 October and advises that further information is required to fully assess the proposed changes to the approved stormwater management arrangement.

1. The existing development at Atlantic Place manages stormwater constraints by safely conveying major flows through the existing drainage reserve and ensuring lots either side of the drainage reserve can achieve an appropriate level of flood immunity. Additionally, flows across the Ritchie Road road reserve are currently being managed adequately by that subdivision's stormwater design. The proposal to direct flows to Atlantic Place is not supported without detailed analysis of the minor and major flows in the existing stormwater drainage, in particular:
 - a. Demonstrate the existing pipe capacity/Hydraulic Grade Lines (HGL) will still meet Council standards with additional flows being directed into that system;
 - b. Demonstrate the requirement applied to A004475172 (63 Ritchie Road) to ensure that the 10% AEP flow is captured prior to flows overtopping into the drainage reserve;
 - c. Hydraulic analysis of the flow path at the rear of 57 and 59 Atlantic Place must be submitted that ensures flood level on these lots are not increased, nor any impact to 31 and 41 Devries Road (noting that the approved design only had provided a minimum 300mm freeboard to surrounding properties).
2. Furthermore, it appears that proposed filling of lots 4,5 and 6 to drain towards Atlantic Place has not considered the existing drainage from 19 to 23 Atlantic Place that flows to the rear of those lots. This proposal has the potential to trap stormwater flows from these existing lots and cause nuisance ponding along their rear boundary. This could only be prevented by ensuring the proposed driveway is located lower than the existing level adjacent to those existing lots. The following items should be addressed:
 - a. Demonstrate that the upslope major flows will be managed through this site (without piping major flows);

- b. Earthworks plans clearly showing that no flows will be trapped on existing properties;
- c. If any swale/channel around Lot 4 is proposed to convey flows, it must be a minimum 1.5m width with an easement in favour of Council and ensure that flows are conveyed to the waterway without impacting 61 Devries Road (Lot 12 RP90232).

Any response is to sent to the dedicated team inbox (DSPlanningSupport@brisbane.qld.gov.au) with the application number in the subject line.

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

Yours sincerely



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Development Services
Brisbane City Council