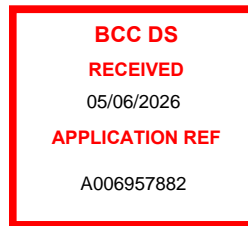


Our Ref: S25-243

27 May 2026  
Brisbane City Council  
Planning Services North  
Development Services

Westera Partners Pty Ltd  
Sunshine Coast Office  
P 0437 335 403



**Attention:** Luke Hadrick  
**Application Reference:** A006957882  
**Application Type:** Subdivision and Reconfiguration of a lot for a 1 into 2

**RE: RESPONSE TO BCC FURTHER ADVICE ASSOCIATED WITH THE PROPOSED SUBDIVISION AND RECONFIGURATION OF A LOT LOCATED AT 77 MINIMINE ST, STAFFORD 4053.**

**Stormwater Easements and Overland Flow Design**

**Information Required:**

1. *It is acknowledged that a 3.0m easement for underground drainage has been reflected on the Preliminary Services plans; however, the Revised Subdivision Plan has not been updated accordingly. Additionally, an overland flow channel is proposed along the northern boundary to manage stormwater not conveyed within the underground infrastructure (i.e. during major storm events at the sag point on Burrowa Street). Details of the channel have not been provided on the drawings. In accordance with PO4/AO4.2 of the Subdivision code, and PO2/AO2.1 & AO2.2, PO3/AO3.2, AO3.3 & AO3.4, and PO11/AO11.1 of the Stormwater code:*
  - a) *Provide amended drawings showing drainage easements. This should include:*
    - i. *A 3.0m wide easement for underground drainage centrally located over the 375mm diameter pipe traversing the site, in accordance with IDPSP – Chapter 7 Stormwater drainage; and*
    - ii. *Details of the flow path of the proposed overland flow channel, including the provision of a 900mm wide easement.*

**Response**

A 3.0m easement over the underground drainage has been updated on the Revised Subdivision Plan, and the flow path along the northern boundary is to be considered as a stormwater passage in the event of the existing infrastructure exceeding capacity, as opposed to an overland flow channel, as previously noted in the information request. The allocated space between the building and the boundary provides an adequate flow path when the existing stormwater infrastructure exceeds capacity and a proposed easement has been updated on the drawings, with details of this area to be finalised during the detailed design, as the current built form plans note this area as a footpath and provide sufficient width and depth in the event the capacity of the existing stormwater is exceeded.

**SUNSHINE COAST**

Unit 2, Level 2  
1 Courage Street  
Sippy Downs QLD 4556

P: 07 5391 3777

PO Box 2016  
Fortitude Valley BC QLD 4006

E: sunshincoast@westerapartners.com.au

**BRISBANE**

Suite 204, Level 2, Limestone  
33 Longland Street  
Newstead QLD 4006

P: 07 3852 4333

PO Box 2016  
Fortitude Valley BC QLD 4006

E: receptionbris@westerapartners.com.au

**GOLD COAST**

Level 3, 17 Welch Street  
Southport QLD 4215

P: 07 5571 1599

PO Box 6138  
GCMC QLD 9762

E: goldcoast@westerapartners.com.au

**NORTHERN NSW**

Suite 24, Level 2  
11-13 Pearl Street  
Kingscliff NSW 2487

P: 02 6674 8047

PO Box 1131  
Kingscliff NSW 2487

E: nsw@westerapartners.com.au

**CENTRAL VICTORIA**

10 Garsed Street  
Bendigo VIC 3550

P: 03 5441 0922

PO Box 489  
Bendigo VIC 3552

E: centralvic@westerapartners.com.au

## Upslope Stormwater Connection

### Information Required:

2. *Provisions are required to be made for the future orderly development of adjacent properties at 10, 26 and 28 Burrowa Street with respect to stormwater drainage. These properties are located upslope of the subject site, resulting in stormwater naturally flowing toward and through the site. Accordingly, stormwater infrastructure must be provided within the development to appropriately manage these flows. In accordance with PO4/AO4.2 of the Subdivision code, and PO2/AO2.1 & AO2.2, PO3/AO3.2, AO3.3 & AO3.4, and PO11/AO11.1 of the Stormwater code:*
  - a) *Provide amended drawings showing a piped stormwater drainage connection for upslope properties. The drainage infrastructure is to extend to the boundary of the upslope lots to ensure that future connections can be made without requiring works within the subject site. The connection is to include the following:*
    - i. *A minimum pipe size of 225mm nominal diameter, connected to a lawful point of discharge;*
    - ii. *Design of the upslope stormwater connection for fully developed catchment flows, in accordance with Section 7.6.5 of the IDPSP; and*
    - iii. *A 900mm wide easement for underground drainage located over the stormwater pipe/connections servicing the upstream properties, in accordance with IDPSP – Chapter 7 Stormwater drainage.*

### Response

A piped connection has been updated on the drawings, with this stormwater line to be located within an easement and extended to the boundary of the upslope lots, to ensure future connections can be made without entering the subject site.

Should you require further information in this regard, please do not hesitate to contact me at the Sunshine Coast office.

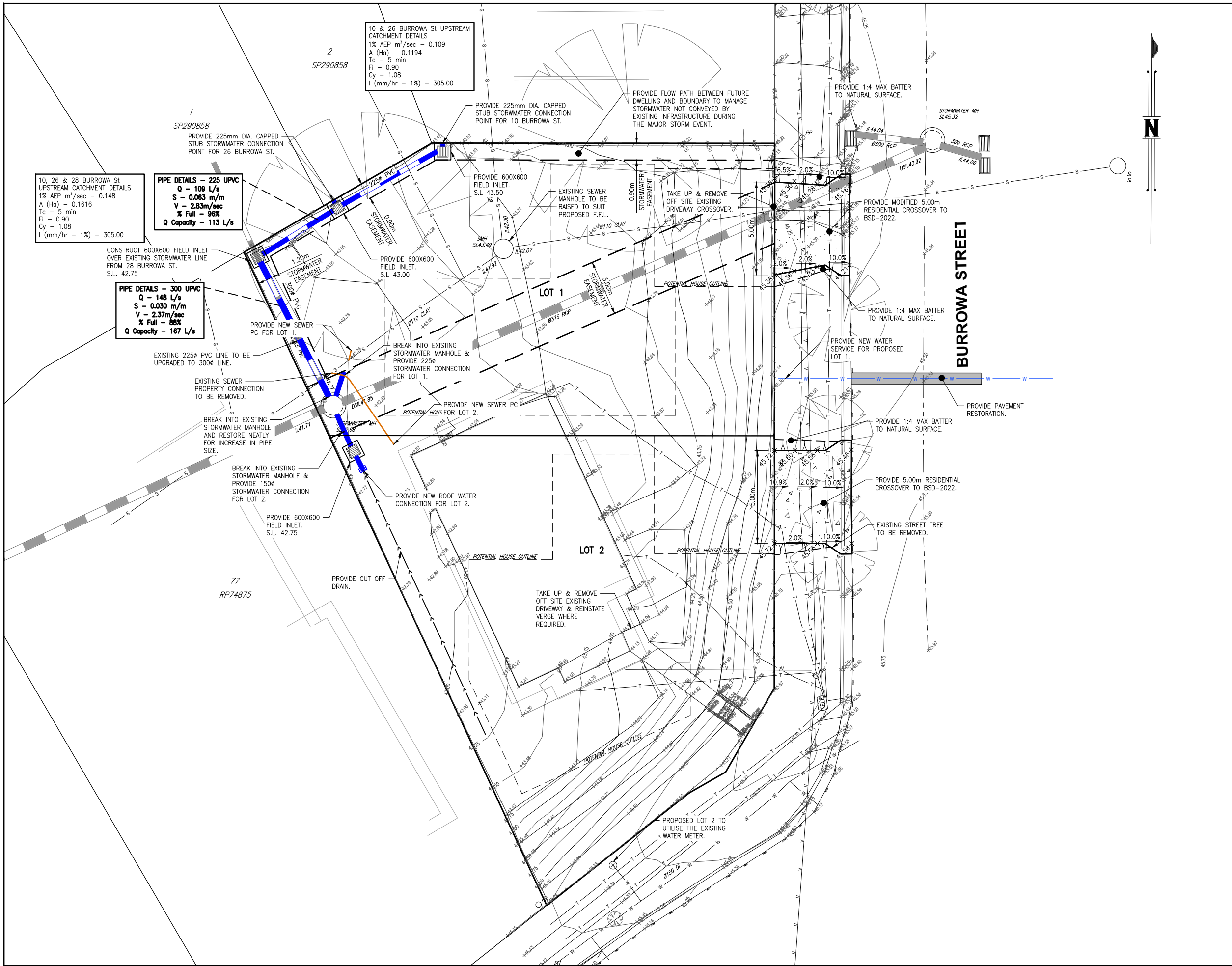
Yours faithfully,



**Jared Hill** CPEng | RPEQ 19891

Partner | Sunshine Coast Civil Manager

**Westera Partners Pty Ltd**



**LEGEND**

	ASPHALTIC PAVEMENT
	REINFORCED CONCRETE PAVEMENT
	REINFORCED CONCRETE PATHWAY/CROSSOVER
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER
	PROPOSED SEWER
	SEWER MANHOLE NUMBER
	ON GRADE GULLY PIT
	SAG GULLY PIT
	600 x 600 FIELD INLET
	900 x 600 FIELD INLET
	1500 DIA FIELD INLET
	STORMWATER LINE
	STORMWATER HEADWALL
	EXISTING STORMWATER LINE
	NATURAL SURFACE LEVEL
	STORMWATER NUMBER
	WATER RETICULATION U.P.V.C.
	WATER RETICULATION D.I.C.L.
	WATER RETICULATION CONDUIT
	GATE VALVE
	FIRE HYDRANT
	WATER METER
	DUAL OUTLET HYDRANT
	SWABBING FIRE HYDRANT
	WATER SERVICE FITTING
	TELEPHONE
	ELECTRICITY
	EDGE OF BITUMEN
	FENCE
	NATURAL CONTOURS
	FINISHED SURFACE LEVEL
	OVERHEAD POWER

**NOTES**

1. STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH BRISBANE CITY COUNCIL GUIDELINES AND SPECIFICATIONS.
2. EXISTING SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. INFORMATION CONTAINED IN THIS DRAWING IS PRELIMINARY ONLY AND SUBJECT TO DETAILED DESIGN INCLUDING BUT NOT LIMITED TO FINISHED LEVELS, PIPE SIZES, ALIGNMENTS AND PIT TYPES AND SIZES.

**NOTE:**  
THE INVERT LEVEL & LOCATION OF ALL EXISTING STORMWATER & SEWER INFRASTRUCTURE SHALL BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

**\*STORMWATER STUB NOTE:**  
PROVIDE STUBS AS SHOWN FOR ROOF AND/OR YARD DRAINAGE CONNECTION. REFER HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS.

**PRELIMINARY SERVICES PLAN**

SCALE 1:100 (A1 SIZE)

DESIGNED	P.B.
DRAWN	E.B.
CHECKED	J.M.H.
APPROVED	J.M.H.
DATE	JANUARY 2026
DOCUMENT CONTROL	APPROVED

DES	DRN	CHK	APD
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**WESTERA PARTNERS**  
STRUCTURAL-CIVIL-ENVIRONMENTAL ENGINEERS  
www.westerapartners.com.au | ABN 52 097 417 975

**BRISBANE** T 07 3852 4333  
E brisbane@westerapartners.com.au  
**GOLD COAST** T 07 5571 1599  
E goldcoast@westerapartners.com.au  
**SUNSHINE COAST** T 07 5391 3777  
E sunshinecoast@westerapartners.com.au  
**NORTHERN NSW** T 02 6674 8047  
E nsw@westerapartners.com.au  
**CENTRAL VICTORIA** T 03 5441 0922  
E centralvic@westerapartners.com.au

**PROJECT LOCATION**  
PROPOSED RESIDENTIAL DEVELOPMENT  
LOT 78 on RP74875  
77 MINIMINE STREET, STAFFORD

**TITLE**  
PRELIMINARY SERVICES PLAN

**CLIENT**  
NEST AND CO DEVELOPMENTS-PROJECT 1

<b>DRAWING STATUS</b>	PRELIMINARY N.F.C.
<b>DRAWING NUMBER</b>	S25-243-P01
<b>SHEET NUMBER</b>	01 OF 01
<b>REVISION</b>	