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22 May 2026

Nest & Co Developments (Project 1) Pty Ltd  
C/- Property Projects Australia Pty Ltd  
618 Brunswick Street  
NEW FARM QLD 4005

**ATTENTION:** Victoria Sturgeon  
**Application Reference:** A006957882  
**Address of Site:** 77 MINIMINE ST STAFFORD QLD 4053

Dear Victoria

**RE:** Further advice

**Stormwater Easements and Overland Flow Design:**

- 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 plans that show:
    - 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.

**Upslope Stormwater Connection:**

- 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 225□mm 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 900□mm wide easement for underground drainage located over the stormwater pipe/connections servicing the upstream properties, in accordance with IDPSP – Chapter 7 Stormwater drainage.

Should you wish to amend the application to resolve these matters it is recommended that you 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



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Development Services  
Brisbane City Council