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3 December 2025

Brisbane City Council
GPO Box 1434,
Brisbane QLD 4001

Attention: Katrina Bogoevski
Via email: katrina.bogoevski@brisbane.qld.gov.au
cpeds-ds-planningsupport@brisbane.qld.gov.au

Dear Katrina,

Seqwater Third Party Advice – Final Advice – Material change of Use for Medium Impact Industry, Warehouse, Outdoor Sales and Shop and Reconfiguring a Lot (Access Easements) – 56, 66, 68 & 76 King Avenue, Willawong – Lot 14, 15, 16 & 17 RP80241

Seqwater responds to your email on 21 November 2025, requesting Third Party Advice for the proposed Material change of use on the above-mentioned sites. Seqwater provides the following response, based on information available on Brisbane City Council's Development.i.

Seqwater Interest:

Seqwater's interests involve consideration of the impacts of the development on Seqwater infrastructure, being one (1) bulk water supply pipeline located on the northern side of the King Avenue road reserve, being a 1200mm diameter Mild Steel Cement Lined pipe. Accordingly, the proposed development involves the State Energy and Water Supply Interest, as specified in the *State Planning Policy July 2017* (SPP).

Subject Site:

The primary subject site is a battle-axe allotment with a frontage to King Avenue in the north which currently contains two (2) structures located on the southern end of the site, which appear to be a Dwelling House and shed. The remainder of the site comprises sporadic mature vegetation and large areas of managed grass. A dam is located in the northern extend of the site, prior to the battle-axe entry.

The site has a total area of 14,060m² and is affected by vegetation, flood and bushfire related overlays. Under the Brisbane City Plan 2014, the majority of the subject site is identified within the Industry Investigation Zone, with the rear southern portion within the Environmental Management and Conservation Zone.

The other sites in the application are included for the purposes of establishing access easements for the primary site, with each identified within the Industry Investigation Zone.

Proposal Overview:

The proposed development is for combined Material Change of Use for the above mentioned uses over the 66 King Avenue site only, in conjunction with a Reconfiguring a Lot for access easements over the additional sites included in the application.

The proposed reconfiguring a lot comprises the following features;

- Five (5) metre wide easement over the existing access handles of 66 and 68 King Avenue, resulting in a 10 metre wide accessway;
- Easements over the proposed turnaround area;
- Two (2) five (5) metre wide easements over the frontage of the 56 King Avenue site to allow for a new crossover and future road requirements; and
- Two (2) five (5) metre wide easements over the frontage of the 76 King Avenue site to allow for a new crossover and future road requirements.

The Material change of use component comprises the following features, all proposed within the 66 King Avenue site;

- 1 x dome shelter (208.4m²);
- 1x shed structure – proposed building A (316m²);
- Existing shed to be retained;
- Existing dwelling to be used as ancillary office space and amenities;
- 13 car parking spaces;
- 3m wide landscaping along northern boundary;
- Total outdoor storage area of 4,850m²

Seqwater Assessment:

The following relevant application material available on Council’s Development.i tool has been reviewed:

1. Town Planning Report – Project 24-8491 – prepared by Urban Strategies, dated June 2025;
2. Detailed Assessment of Strategic Framework (And Code Complaiadne Assessment) – Project 24-8491 – prepared by Urban Strategies, undated;
3. Plans of Development, as follows;

Title	Dwg	Rev	Date	Author
Proposal Plan 1 Over Lots 15 & 16 on RP80241 – 66 & 68 King Avenue	12769_P1	-	17 July 2025	ONF Surveyors
Proposed Site Development Plan	SK-02	D	September 2025	The Design Studio

Existing Shed Floor Plans and Elevations	SK-03	D	September 2025	The Design Studio
Building A Floor Plans and Elevations	SK-04	D	September 2025	The Design Studio
Dome Shelter Floor Plans and Elevations	SK-05	D	September 2025	The Design Studio

4. Engineering Services Report – Reference 11317, prepared by Inertia, dated 27 October 2025; and
5. Confirmation Notice – Reference A006887164, prepared by Brisbane City Council dated, 21 November 2025.

Seqwater has reviewed the application material and has recommended conditions to be employed as part of Council’s decision. Seqwater’s infrastructure must be always protected and remain accessible.

The proposed development seeks establish new service connections, including a reticulated water and gas connections which will cross Seqwater’s infrastructure, therefore sufficient protections are required.

Recommended Conditions

Seqwater’s Network Consent Guidelines (Version 5 – January 2025) are provided, which include background requirements for development in proximity to relevant infrastructure. This includes the requirement that any buildings or structures within five (5) metres of the easement must not interfere with Seqwater’s ability to construct additional infrastructure or repair any infrastructure within the easement or impose any loading on existing or future infrastructure within the easement.

Under section 192 of the *Water Supply (Safety and Reliability) Act 2008*, prior to commencement of construction of the development, Seqwater’s written consent is required for any works that may impact Seqwater’s assets. A formal Consent Application must be submitted by the developer to Seqwater prior to construction, to allow engineering assessment of the operational works to be conducted in proximity to the easement, in compliance with Seqwater’s Network Consent Guidelines.

Engineering requirements

1. Ensure compliance is achieved with the engineering requirements outlined in the Seqwater Network Consent Guideline for any works in proximity to Seqwater’s Pipeline in accordance with s192 of the *Water Supply (Safety and Reliability) Act 2008 (QLD)*.

Note: *Liaison with Seqwater is required during the design process to ensure Seqwater bulk water infrastructure is not interfered with during construction in accordance with the *Water Supply (Safety and Reliability) Act*. Further information is available in Seqwater’s Network Consent Guideline available at: <https://www.seqwater.com.au/living-and-working-near-water-infrastructure>*

Please contact Consents Team at Seqwater at: consents@seqwater.com.au

2. The reticulated water service proposed to cross the Seqwater bulk water pipeline is to comply with Seqwater requirements, achieve a minimum 500mm vertical separation to Seqwater’s pipeline and be installed within/as a rigid material capable structurally of spanning over potential excavations of the pipeline.

Advice Note: *Ensure the Connection Application to Urban Utilities is referred to Seqwater for Third Party Advice.*

3. During and post-construction, ensure that access to any existing air-valves and air-valve pits located adjacent to Seqwater's pipeline is maintained at all times.

Should you have any questions about this matter please contact Will Hardy, Senior Planning Officer via email at planning@seqwater.com.au.

Yours sincerely,



Leah Carter
Acting Integrated Planning Coordinator