

Our Ref: F25/354 & PRO/DCO/2198
Doc Ref: D25/39360
Council Ref: A006667279



22 December 2025

Brisbane City Council
Development Services
GPO Box 1434
BRISBANE QLD 4001

Attention: Dominic Hudson, Senior Urban Planner, Planning Services North

Via email: Dominic.Hudson@brisbane.qld.gov.au
DSPlanningSupport@brisbane.qld.gov.au

Dear Dominic,

Re: Seqwater Third Party Advice – Final Advice – Reconfiguring a Lot (1 Lot into 5 Lots) + Access Easements AA and BB - 120 Sunset Road, Kenmore Q 4069 – Lot 5 on SP320007

Seqwater refers to the ongoing Reconfiguring a Lot application at the subject site and finalisation of advice regarding the impacts of the development on Seqwater's bulk water infrastructure. The proposal has the potential to impact Seqwater's treated water main and associated Easement A on RP23582, which traverses the northern portion of the development site.

Seqwater Interest:

Seqwater's interests involve consideration of the impacts of the development on Seqwater infrastructure, being a treated water pipeline located within the site and the adjacent Bauhinia Place road reserve, to which the site has frontage. The proposed development involves the State Energy and Water Supply State Interest, as specified in the State Planning Policy July 2017 (SPP).

Seqwater Assessment:

As part of the applicants response to Council's Information Request, a number of revised reports and plans were received, which relate to the existing Seqwater pipeline and easement within the site. The following relevant material available on Council's Development.i website, has been reviewed by Seqwater:

1. Information Request Response, Reference STP4300 – *Prepared by Steffan Harries, dated 3 October 2025;*
2. Proposed Reconfiguration Plan (Proposed Lots 1 to 5 and Easement AA in Lot 3 and Easement BB in Lot 5), Reference 2403516-01, Revision D – *Prepared by Axis Surveys, dated 1 November 2024;*
3. Development Approval – Civil (5 Lot Subdivision – 120 Sunset Road, Kenmore) including the following plans:

Title	Dwg No.	Rev	Date	Author
Cover Page	P25-005-DA-C00.01	A	09/06/2025	WSA
Conceptual Earthworks Plan	P25-005-DA-C01.01	B	20/06/2025	WSA
Conceptual Earthworks Sections (1 of 2)	P25-005-DA-C01.02	B	20/06/2025	WSA
Conceptual Earthworks Sections (2 of 2)	P25-005-DA-C01.03	B	20/06/2025	WSA
Conceptual Retaining Wall Layout Plan	P25-005-DA-C01.04	B	20/06/2025	WSA
Conceptual Retaining Wall Typical Details	P25-005-DA-C01.05	A	09/06/2025	WSA
Conceptual Services Layout Plan	P25-005-DA-C02.01	B	20/06/2025	WSA
Concept Roofwater Longitudinal Section	P25-005-DA-C02.02	A	20/06/2025	WSA
Concept Easement Plan	P25-005-DA-C07.01	A	09/06/2025	WSA

Upon review of the amended application material, Seqwater considers that the allotments are sufficiently designed to mitigate impacts on Seqwater’s infrastructure, where recommended conditions are employed to ensure the infrastructure remains protected.

Seqwater’s Network Consent Guidelines 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, to allow engineering assessment of the operational works to be conducted in proximity to the easement, in compliance with Seqwater’s Network Consent Guidelines.

Accordingly, the following conditions are recommended to be employed by council to ensure Seqwater’s easement and infrastructure remain protected.

Recommended Conditions of Approval

Access and Building Envelopes

1. Include building envelopes over proposed Lots 2, 3 and 5 outside Easement A on RP23582.
2. The applicant is requested to gain Council’s acceptance of the single access arrangement for proposed lots 3 and 4, noting that no emergency access arrangement is in place for these lots. If Council considers that additional emergency access is required, include an emergency access driveway which allows lots 3 and 4 to access Bauhinia Place.

Advice note: Seqwater notes that lot 3 and 4 rely solely on access via Sunset Road, which traverses the Seqwater pipeline. Should failure of the Seqwater pipeline occur, or routine maintenance or repairs be required to the pipeline within the site, access may be restricted or unavailable to each lot. Seqwater must maintain the ability to conduct works on the pipeline at any time, regardless of the layout and access arrangements for the development, however it would be prudent to ensure emergency / alternative access to the development.

3. Ensure the driveways for proposed Lots 3 and 4 where crossing Seqwater's easement comprise flexible pavement.

Easement protections

4. Ensure easement terms for the proposed driveways for Lot 3 and 4 must not conflict with the terms for Seqwater's easement (A on RP23582) or affect Seqwater's access rights.
5. Prior to plan sealing, draft easement terms must be submitted to Seqwater for review and endorsement.
6. Ensure no major alterations of surface levels within any Seqwater Easement are proposed as a result of the development.

Advice note: *Seqwater's has ongoing requirements to traverse the Easements by vehicles and machinery. Any alterations associated with the construction of allotments, associated infrastructure or road pavement will be subject to Seqwater's Consent Approval.*

7. All retaining walls located within five (5) metres of Seqwater's easement are required to be RPEQ certified and are to be constructed with adequate footings to mitigate failure if excavation within the easement is required.
8. Include notes in the Plan of Development detailing that no structures or significant plantings are permitted to be established within Easement A on RP23582.

Advice note: *The Seqwater Network Consent Guidelines prescribe specific requirements regarding fencing and gates proposed in proximity to its infrastructure. Placements of post holes and similar improvements have the potential to cause significant damage to the pipeline and associated communication cables and conduits. Where fences restrict access (whether permanent or temporary) along the pipeline corridor, Seqwater may require a gate, suitable for vehicular access, to be installed. This gate arrangement must be designed and installed to Seqwater's requirements.*

Access paths to and through any required gating arrangement are to be reasonably available at all times and must be kept clear of obstructions, improvements and/or plantings which may affect physical access or the operation of the gate. If a gate is to be locked, a system of interlocking padlocks must be used to secure the gate. Seqwater will install its own lock to the gate to ensure unrestricted access through the locked gate.

Services

9. Ensure the proposed sewer line crossing over the water main must maintain minimum vertical clearance as outlined in the Seqwater Network Consent Guidelines.
10. The proposed sewer line must be joint free and continuous between manholes and must be enclosed within rigid envelopers across the Seqwater Easement maintaining the Seqwater standard.
11. Detailed design and drawings of the proposed works is required to be submitted for final consent approval.

Seqwater requests that Council includes the above recommended conditions in any decision. As part of Operational Works, Seqwater requests that detailed designs are sent through, outlining compliance with the above recommended conditions.

Should any stakeholder wish to discuss this advice further, please contact Leah Snerling, Senior Land Use Planner, via email at planning@seqwater.com.au

Yours sincerely



Leah Carter
Acting Integrated Planning Coordinator