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**APPLICATION REF**  
A006830827

5 November 2025

Brisbane City Council  
GPO Box 1434,  
Brisbane QLD 4001

**Attention:** **Katrina Bogoevski**  
Via email: [katrina.bogoevski@brisbane.qld.gov.au](mailto:katrina.bogoevski@brisbane.qld.gov.au)  
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Dear Katrina,

**Seqwater Third Party Advice – Final Advice – Material change of Use Medium Impact Industry, Warehouse and Transport Depot – 115 King Avenue, Willawong – Lot 14 on RP77622**

Seqwater responds to your email on 13 October 2025, requesting Third Party Advice for the proposed Material change of use on the above-mentioned site. 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 subject site is a single rectangular allotment with a frontage to King Avenue in the south. The site has a total area of 17,150m<sup>2</sup> and under the Brisbane City Plan 2014, site is identified within the Environmental Management Zone.

The site is affected by vegetation, flood and bushfire related overlays in accordance with the scheme, whilst they are also wholly contained with the koala core habitat area in accordance with state mapping.

The allotment contains two (2) buildings, with a Dwelling house on the frontage and a large shed. The remainder of the sites to the north comprise dense vegetation, with no structures or other items present.

**Proposal Overview:**

The proposed development is for a Material change of Use for a Medium Impact Industry, Warehouse and Transport Depot comprising two (2) industrial buildings with a large hardstand area on located on the eastern and northern sides of the building. The building is located on the frontage of the site, with the remainder of the site to the north to remain vegetated.

### **Seqwater Assessment:**

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

1. Planning Assessment Report – Job Name TP25/5153 – prepared by Bartley Burns, dated 31 July 2025;
2. Planning Assessment Report: 8.0 Appendix A – Job Name TP25/5153 – prepared by Bartley Burns, dated 31 July 2025;
3. Plan of Development – Site Plan, unknown author, undated; and
4. Request for Extension of Information request period, Ref A006830827, prepared by Brisbane City Council, dated 8 September 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 assessment report denotes that the site is able to be connected to reticulated sewer and water, however no existing connections appear to be established in accordance with Urban Utilities mapping. Both sewer and stormwater connections will cross Seqwater's existing infrastructure, given the reticulated sewer pipe and proposed stormwater connection are to the south of the existing Seqwater pipeline.

Accordingly, sufficient protections are required to ensure the infrastructure is not impacted.

### **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 pipeline must not interfere with Seqwater's ability to construct additional infrastructure or repair any infrastructure 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 pipeline, in compliance with Seqwater's Network Consent Guidelines.

The following conditions are recommended to be employed as part of Council's Decision, if approval is sought.

### **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](mailto:consents@seqwater.com.au)

2. The reticulated sewer service proposed to cross the Seqwater bulk water pipeline is to comply with Seqwater requirements and to 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](mailto:planning@seqwater.com.au).

Yours sincerely,



**Medina Handley**  
Integrated Planning Coordinator