

Planning Ref: F25/2092  
Doc Ref: D25/213876  
Council Ref: A006775803

**BCC DS**  
**RECEIVED**  
06/11/2025  
**APPLICATION REF**  
A006775803

6 November 2025

Brisbane City Council  
GPO Box 1434,  
Brisbane QLD 4001

**Attention:** Dane Hoffmann  
**Via email:** Dane.Hoffmann@brisbane.qld.gov.au

Dear Dane,

**Seqwater Third Party Advice – Final Advice – Minor Change to a Material Change of Use for Medium Impact Industry, Shop and Warehouse – 76 & 84 King Avenue, Willawong – Lot 17 & 18 RP80241**

Seqwater responds to your email on 15 October 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 subject site comprises two (2) allotments, both allotments being rectangular in shape with frontages to King Avenue in the north. The sites currently contain a collection of structures all located within the 84 King Avenue site, with the remainder comprising area for the purposes of car storage. The south-eastern corner of the site comprises a stand of mature vegetation.

The site has a total area of 23,020m<sup>2</sup> and is affected by vegetation, flood and bushfire related overlays. Under the Brisbane City Plan 2014, the subject site is identified within the Industry Investigation Zone.

**Proposal Overview:**

The proposed development is for a Minor change to an existing development approval, granted on 1 June 2023 for an Other Change for a Medium Impact Industry, Shop, Warehouse and Environmentally Relevant Activity (62) (A005942878). The change seeks to introduce staging to the development approval, comprising three (3) stages in total.

Stage one (1) of the development seeks to establish three (3) dome structures along the eastern boundary of the 76 King Avenue site, relocate the existing shop and parking areas to the western side of the site.

Stage 2 and 3 seek to expand the changes into the western 84 King Avenue site, with the establishment of two (2) new buildings for warehousing purposes situated amongst outdoor car storage.

The original development approval (A005942878) included the prior works for stages 2 and 3 as well as the establishment of a stormwater pipeline within the King Avenue road reserve, traversing along the frontage of the site to the west, with an ultimate discharge to a watercourse adjacent 128 King Avenue. The stormwater pipeline is proposed to be established as part of stage 1 of the development.

**Seqwater Assessment:**

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

1. Request to make a “Minor Change” – prepared by Urban Strategies, dated 15 May 2025;
2. Code Compliance report – Erosion hazard assessment (inc. Civil works plans) – Ref CW23028, Rev 2, prepared by Civilworks Engineers, dated 7 May 2025;
3. Further Advice Request, Ref A006775803, prepared by Brisbane City Council, dated 22 August 2025;
4. Plans of Development, as follows;

Title	Dwg	Rev	Date	Author
Stage 1 & Stage 2 Site Development Plan	SK-01	L	April 2025	The Design Studio
Stage 1 Site Development Plan	SK-02	L	April 2025	The Design Studio
Stage 2 Site Development Plan	SK-03	L	April 2025	The Design Studio
Stage 3 Site Development Plan	SK-04	L	April 2025	The Design Studio
Stage 1 Floor Plans & Elevations	SK-05	L	April 2025	The Design Studio
Stage 1 Dome Shelter Elevations	SK-06	L	April 2025	The Design Studio
Stage 2 Building A Floor Plan & Elevations	SK-07	L	April 2025	The Design Studio
Stage 3 Building B Floor Plan	SK-08	L	April 2025	The Design Studio
Stage 3 Building B Elevations	SK-09	L	April 2025	The Design Studio

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](mailto: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](mailto:planning@seqwater.com.au).

Yours sincerely,



**Medina Handley**  
Integrated Planning Coordinator