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22 July 2026

Brisbane City Council
City Planning and Sustainability
Development Services
GPO Box 1434
BRISBANE QLD 4001

Attention: Mohammed Aslam
Via email: DSPlanningSupport@brisbane.qld.gov.au
Mohammed.aslam@brisbane.qld.gov.au

Dear Mohammed,

Re: Seqwater Third Party Advice – Development Application - Material Change of Use for Outdoor Sales (s82 Other Change to include Bulk Landscape Supplies, Low Impact Industry, Transport Depot and Warehouse Uses) – 161 Sandmere Road, Pinkenba QLD 4008 – Lot 482 on M3321

Seqwater refers to Council's correspondence received on 24 June 2026, requesting Seqwater's Third Party Advice in relation to the above-mentioned development application. The development application is currently within the Information Request Stage of the Development Assessment (DA) Rules of the *Planning Act 2016*.

Seqwater Interest:

Seqwater's interest involves consideration of the impacts of the development on Seqwater infrastructure shown on the State Planning Policy IMS mapping system, being:

- One (1) x 900mm diameter recycled water pipeline;
- One (1) x 900mm diameter raw water pipeline; and
- Current Water Treatment Plant and Water Quality Facility (Luggage Point Advanced Water Treatment Plant).

The pipelines are located within the road carriageway within Sandmere Road and within the road reserve of Marine Road (Refer to Figure 1 below). The proposed area of works for the development occurs over the mapped extent of the Advanced Water Treatment Plant. Refer to Figure 2 below for 'Energy and Water Supply' State Interest mapping.



Figure 1 – Location of Seqwater's Infrastructure

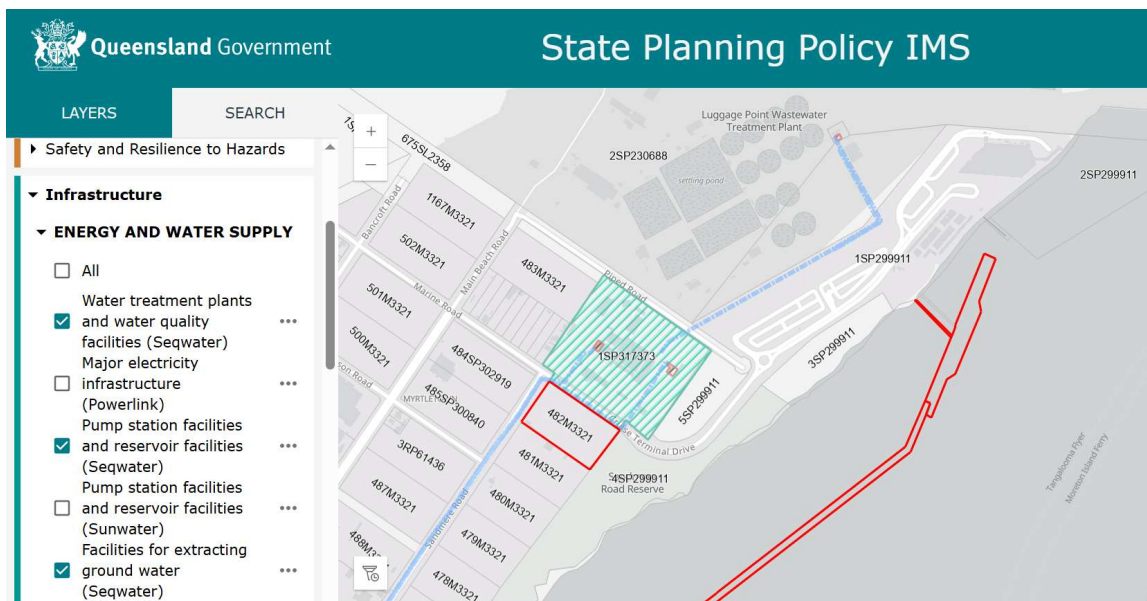


Figure 2 – 'Energy and Water Supply' State Interest Mapping

The proposed development involves works over and within 5 metres to Seqwater's infrastructure, which is of interest to Seqwater as it involves the State Interest for Energy and Water Supply under the *State Planning Policy 2017*. Further, it is noted that under section 192 of the *Water Supply (Safety and Reliability) Act 2008*, Seqwater's written consent is required prior to commencement of any works that may impact upon its infrastructure. The *Seqwater Network Consent Guideline D-GDE-STD-001* and *Engineering Standard D-SPE-STD-001* apply to the development.

Subject Site:

The subject site is located at 161 Sandmere Road, Pinkenba and is a rectangular shaped allotment that comprises of a site area of approximately 17,465m². The site is situated at the corner of Sandmere Road (north west – primary frontage) and Marine Road (north – secondary frontage), relatively flat and is not improved by vegetation.

The subject site is improved by an existing and lawfully approved Outdoor Storage Yard (previously approval through - BCC Reference No. A001643301). Subsequently, a further Material Change of Use development permit was issued on 19 February 2019 for the Storage and Sale of New and Used Heavy Equipment and Agricultural Machinery, including a demountable office, amenities, marquee structures and various areas of covered hardstand and gravel.

Proposal Overview:

The proposal is for an Other Change Application which seeks to incorporate four (4) additional uses to increase the flexibility of a broader suite of land uses to be operated from the site including Bulk landscape supplies, Low Impact Industry land uses, Transport Depot and Warehouse. The existing Outdoor Sales use will continue to operate from the site, with the proposed Change Application seeking an expansion in land use flexibility for future tenants on the site. There will not be an increase in the approved built form or by way of an increase in gross floor area (GFA – existing 133.15m²), with all proposed additional land use types capable of operating outdoors.

The proposal is subject to impact assessment pursuant to the *Brisbane City Plan 2014*; however is consistent with the long-term intent of the Myrtletown Precinct.

Although the proposal does not involve an increase the GFA through built form, the proposal involves amendments to the previously approved civil work along the Sandmere Road and Marine Road frontage as a result of recent approvals within the area including:

- Amendments to the drainage works along Sandmere Road. Notably, the approved swale drain is proposed to be relocated from the approved north-west side of Sandmere Road to the revised location along the site frontage on the south-east of Sandmere Road;
- Amendments to the roadworks to Sandmere Road to extend from Marine Road for the full length of the subject site frontage;
- Modifications to the approved footpath, driveway crossover and associated retaining walls in Sandmere Road and road upgrades from the crossover to Dickson Road (north west) to take into consideration recently approved development within the immediate area; and
- Amend the length of approved roadworks upgrades to Sandmere Road, including new 'W' beam guardrails along Marine Road.

- The proposal necessitates significant earthworks (cut and fill) and construction activities over and near Seqwater's pipeline assets, along both the Sandmere Road and Marine Road frontages.

Seqwater Assessment:

Seqwater has reviewed in its assessment the following development application documents available on Council's Development.i website:

Title	Reference/ Document No.	Versions	Date	Prepared by
Town Planning Report Change Application (S82 Other Change) Development Application	250723	Version 2	30/03/2026	Town Planning Alliance Pty Ltd
Proposal Plans	Plans (11 pages) – Drawing Nos. SK000 SK030 SK100 SK200 SK210 SK220 SK300 SK310 SK400 SK401 SK410	Revision A	26/03/2026	Civil 360 Engineering
Site Plan (Previously Approved Plan)	Drawing No. 11241-20-2	Template Revision F	9 November 2018	Space Frame Design + Construct Solutions
Conceptual Stormwater Management Plan	2025077	Version 1	March 2026	Civil360 Engineering Pty Ltd
Information Request in accordance with the Development Assessment Rules	A006993420	-	30 April 2026	Brisbane City Council

Recommended Advice:

In light of Seqwater's interest relevant to the proposed development involving works over and within 5 metres to Seqwater's infrastructure, Seqwater has reviewed the supporting application material and wishes to make a series of recommended advises, which Council may choose to issue to the applicant as a Further Information Request or within a future Decision Notice.

Prior to the commencement of any works occurring in association with the proposed development, a Consent application with detailed engineering plans be submitted to Seqwater's Engineering Consents team (email - consents@seqwater.com.au), and Seqwater's written consent obtained in accordance with Section 192 of the *Water Supply (Safety and Reliability) Act 2008*.

The Consent application the affiliated 'Application Form' made available on Seqwater's website, and detailed engineering plans for the development, designed in compliance with Seqwater's Engineering Standard D-SPE-STD-

001 (current version) and the Seqwater Network Consent Guideline GDE-00348 (current version). Accordingly, Seqwater provides the following advice to ensure the appropriate details accompany the future lodgement of a Consent application:

1. Proposal Plans

The supporting Proposal Plans and associated technical engineering drawings submitted in support of the proposed development only show one (1) of two (2) Seqwater pipelines in Sandmere Road. Notably, there is a single Seqwater raw pipeline Marine Road, the site secondary frontage, whilst two (2) raw and recycled water pipelines existing along the Sandmere Road primary frontage.

At the time of lodgement of the Consent application, the applicant is to submit engineering plans that have been designed in compliance with *Seqwater's Network Consent Guideline* and *Seqwater Engineering Standards*, including being designed (and certified) by a Registered Professional Engineer of Queensland (RPEQ) based upon the following:

- (a) Accurately locate all Seqwater pipelines within the Sandmere Road (2 pipelines) and Marine Road (1 pipeline) road reserves;
- (b) Include the horizontal and vertical distances to Seqwater pipelines and infrastructure between all proposed works (including earthworks, guardrails, landscaping, pavement and retaining walls), services, stormwater infrastructure and the driveway crossover;
- (c) Provide all associated stormwater discharge details (i.e. concrete channel), landscaped swale, outlets and stormwater bioretention basins, including setbacks to Seqwater's pipelines;
- (d) Locate the proposed sewer connection under both of Seqwater's pipelines. Should this not be possible and the sewer connection must go over Seqwater's pipelines, Seqwater requires the connection to be fully welded and continuous. Notably, the submitted plans depict a sewer connection at the corner of Sandmere Road and Marine Road associated with the proposed developments connection to the existing reticulated sewerage network;
- (e) Provide a full suite of plans that indicates the proposed development's utility service connections to the allotment (i.e. electricity, telecommunication, water and sewerage);
- (f) Provide details of the proposed cut and fill depths over the lot and into the road reserve, including maintaining the existing depth of cover over Seqwater's pipelines will be maintained;

- (g) Provide details of all plantings along the site's road reserves, confirming no deep plantings over or in proximity to pipelines;
- (h) Provide details of any proposed retaining walls over and within 5 metres of Seqwater's pipelines. Notably, retaining walls are to be designed and constructed to be self-supporting so as not to collapse into any trenching that Seqwater may need to excavate for pipeline maintenance activities. Retaining wall construction and placement must ensure unrestricted and safe access by Seqwater to its assets and for maintenance activities undertaken on its infrastructure (at all times);
- (i) Provide details of the extent of existing and proposed fencing for the development, and any proposed fencing over Seqwater's pipelines. Notably, should fencing be proposed over Seqwater's pipelines, a gate (with a key or combination access provided to Seqwater) for maintenance purposes is to be provided for use by Seqwater, at all times; and

Note: Seqwater notes that details of the machinery and equipment proposed to be utilised as part of the construction of the development may not be known at this stage. Seqwater may require additional protection depending on the machinery proposed to undertake over or within proximity to Seqwater's pipelines. Furthermore, at all times, there must be no stockpiling or storage of goods, plant and equipment over Seqwater's pipelines and infrastructure, at all times during construction and operation of the development.

Should any significant changes to the proposed development arise as Council undertakes its assessment, Seqwater requests to review the changes as they may affect the advice contained within this letter.

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

Yours sincerely



Medina Handley
Integrated Planning Coordinator