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APPLICATION REF
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5 November 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 – 85 - 95 King Avenue, Willawong – Lot 11 & 12 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 comprises two (2) large, rectangular allotments with a frontage to King Avenue in the south. The site has a total area of 34,246m² and under the Brisbane City Plan 2014, site is identified within the Environmental Management Zone.

The sites are 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 allotments are currently vacant of development, with tree clearing and earthworks on the frontage of each site occurring in late 2024. 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 comprising a large carpark on the frontage of the site, plus a single industrial building with multiple tenancies. 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 No. TP26/5014– prepared by Bartley Burns, dated 19 August 2025; and
2. Plans of Development, as follows;

Title	Drawing	Rev	Date	Author
Site Plan	1 of 2	A	29/08/2025	Zedz Consultants
Floor Plan and Elevation	2 of 2	A	29/08/2025	Zedz Consultants

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 denotes that the site is able to be connected to reticulated sewer and water, however no engineering drawings have been provided and 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 Seqwater’s 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

2. The reticulated sewer and stormwater services proposed to cross the Seqwater bulk water pipeline are 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.

Yours sincerely,



Medina Handley
Integrated Planning Coordinator