

ABBOT POINT SDA PLANNING REPORT

Bowen Pipeline Project

REPORT

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1 BACKGROUND

This planning report has been prepared on behalf of the Bowen Pipeline Company (BPC) in support of a development application seeking a Development Permit for Material Change of Use – utility installation (pump station, water pipeline and ancillary infrastructure) on land described as Lot 24 on RP805036, Lots 7 & 11 on SP315873 and Lot 26 on SP332252, within the Abbot Point State Development Area (SDA).

The Bowen Pipeline Project (BPP) comprises a 182 km water pipeline (116 km main line and 66 km of branches) commencing 16 km upstream from Home Hill (Burdakin River) moving south to Bowen. The underground pipeline will generally run adjacent to the Bruce Highway, mainly on private land and unformed road reserves. A 17km section of pipeline and one pump station site is located within the Abbot Point SDA. The project is expected to deliver up to 100,000 ML of water per annum to end users along the corridor and the broader Bowen region.

The Bowen Pipeline proposal was submitted on 18 December 2024 as a request for a Ministerial Infrastructure Designation (MID) under Chapter 2, Part 5 of the *Planning Act 2016* (MID-1224-0897). Based on feedback received from the Office of the Coordinator-General, as land use planning within State Development Area's (SDAs) falls outside of the *Planning Act 2016*, approval is required under the Galilee Basin SDA Development Scheme.

In accordance with the *Abbot Point SDA Development Scheme*, Material Change of Use for a utility installation within the Infrastructure and Corridors Precinct, Restricted Development Precinct and Industry Precinct is 'SDA assessable development'. In accordance with Schedule 2 of the *Abbot Point SDA Development Scheme*, the Coordinator-General will confirm whether the application is properly made and the stages of the assessment process that will apply to the application (i.e. public consultation stage).

This report provides the following information with respect to assessment of the development proposal:

- Overview of the site and surrounding area
- Description of the proposal
- Overview of legislation relevant to the development application
- Assessment the proposal against relevant legislation
- Conclusions and recommendations

Based on the information presented in this report, it is requested that the Office of the Coordinator-General approve this SDA application, subject to reasonable and relevant conditions.

2 SUBJECT LAND AND LOCALITY

2.1 Location

Table 1 describes key details of the subject site. Proposal plans are contained in Appendix A.

Table 1: Site Particulars

Site Particulars	
Real Property Description	Lot 24 on RP805036 (Freehold) Lot 7 on SP315873 (Freehold) Lot 11 on SP315873 (Freehold) Lot 26 on SP332252 (Leasehold)
Landowner(s)	Rodney Barrett (Lot 24 on RP805036) Minister for Economic Development Queensland (Lots 7 & 11 on SP315873) Koonandah Pty Ltd (trustee) and Bowen Economic Developments Pty Ltd (Lot 26 on SP332252)
SDA Development Scheme	Abbot Point State Development Area Development Scheme, November 2014
SDA Precinct	Industry precinct Infrastructure and corridors precinct Restricted development precinct
SPP mapping	<u>Agriculture</u> • Agricultural land classification – class A and B • Important agricultural areas <u>Development and construction</u> • State Development Area – Abbot Point SDA <u>Mining and extractive resources</u> • Key resource area – separation area <u>Biodiversity</u> • MSES – Regulated vegetation (intersecting a watercourse) • MSES – Regulated vegetation (category B) • MSES – Regulated vegetation (essential habitat) • MSES – Regulated vegetation (category C) • MSES – Wildlife habitat (endangered or vulnerable) • MSES – Wildlife habitat (special least concern animal) • MSES – Regulated vegetation (category R) <u>Natural hazards risk and resilience</u> • Flood hazard area – local government flood mapping area • Flood hazard area – Level 1 – Queensland floodplain assessment overlay • Bushfire prone area – High potential bushfire intensity – Medium potential bushfire intensity – Potential impact buffer <u>Transport infrastructure</u> • State-controlled road • Priority ports – Abbot Point priority ports precinct
SARA mapping	<u>Fish habitat areas</u> • Queensland waterways for waterway barrier work – 20 x Level 1 (low risk) – 11 x Level 2 (moderate risk) – 6 x Level 3 (high risk) – 1 x Level 4 (major risk)

Site Particulars

	<u>Native vegetation clearing</u> • Category B on the regulated vegetation management map containing of concern and least concern regional ecosystems • Category C on the regulated vegetation management map • Category R on the regulated vegetation management map • Category X on the regulated vegetation management map • Coastal bioregions and sub-regions • Essential habitat <u>Priority ports</u> • Abbot point master planned area <u>State transport corridor</u> • State-controlled road • Area within 25m of a State-controlled road • Limited access roads <u>Non-SARA DA mapping</u> • Electricity infrastructure – Ergon easement
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The overall pipeline corridor is shown in Figure 1 and the extent within the Abbot Point SDA precincts is shown in Figure 2.



Figure 1: Site Context

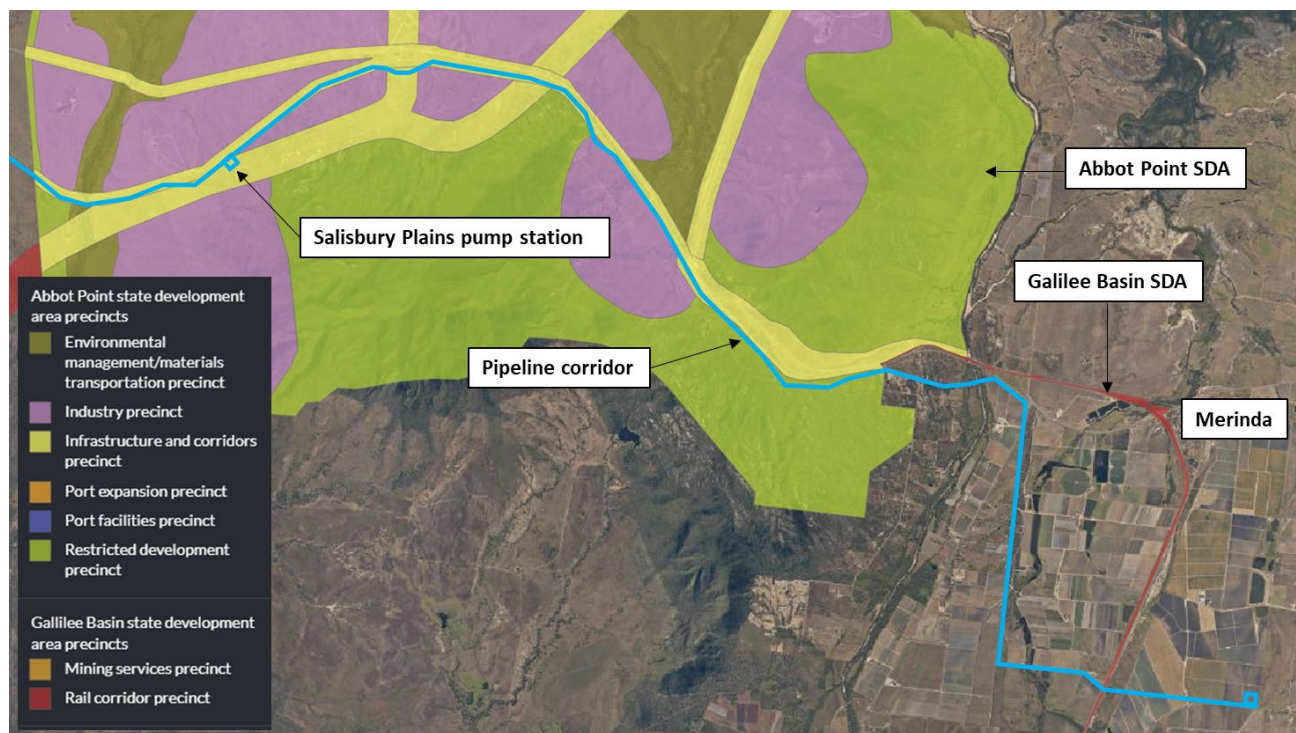


Figure 2: SDA Precincts

2.2 Land use

The pipeline alignment is located on rural land adjacent to the Bruce Highway road reserve. There is a low number of sensitive receptors within the SDA and none adjoining the proposed pipeline corridor.

2.3 Physical characteristics

2.3.1 Topography and soils

The pipeline alignment varies in elevation from 15m AHD in the west to 25m AHD in the east. The pump station site ranges in elevation from 25m AHD to 29m AHD.

The western end of the pipeline corridor extends through land mapped as being above 5m AHD and below 20m AHD for the purposes of acid sulfate soils.

2.3.2 Contamination

The site is not listed on the Environmental Management Register (EMR) / Contaminated Land Register (CLR) (refer to Appendix C).

2.3.3 Flooding and drainage

Based on review of Whitsunday Regional Council interactive mapping, the only area of flood hazard intersected by the proposed pipeline corridor is at Splitters Creek. In this location, the pipeline will be under-bored to avoid disturbance to the creek and riparian vegetation. As such there will be no changes to surface profiles or flood characteristics. The pump station site is not within a flood hazard area.

2.4 Environmental values

2.4.1 Ecology

As part of the Ministerial Infrastructure Designation process, a preliminary ecological assessment has been undertaken for the project, extending from the Burdekin River to Bowen to identify potential impacts and recommend appropriate mitigation measures, in line with the industry best practice or better. Ecological assessments were conducted across the project area from 2017-2024 to describe the ecological values present and inform the design process and regulatory requirements for the proposed project extent.

The extent of reporting undertaken to date includes:

- Ecological Assessment Report prepared by Saunders Havill (Appendix E)
- Facilitated Ecological Impact Report prepared by FRC Environmental (Appendix F)
- Facilitated Impact Report by Adaptive Strategies (Appendix G)

These investigations identified a number of potential sources of impact on MSES and MNES and has provided recommended mitigation measures to be implemented during the construction and operational phases of the project. Potential sources of impacts will continue to be identified and assessed during the approvals phase of the project. The following mitigation hierarchy will be adopted during the construction and operational phases of the project:

1. Avoidance – measures taken to avoid creating impacts from the outset. For example, locating pump stations away from sensitive receptors to avoid creating direct amenity impacts. Avoidance is recognised as the easiest, cheapest and most effective way of reducing potential negative impacts;
2. Minimisation – measures taken to reduce the intensity and/or extent of impacts that cannot be completely avoided. Examples include such measures as reducing noise and vibration activities, dust generation and visual aesthetic buffering;
3. Rehabilitate / restore – measures taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. For example, replanting endemic grass and vegetation species to stabilise bare soils along waterway embankment;
4. Offset – measures taken to compensate for any residual, adverse impacts after full implementation of the previous three steps of the mitigation hierarchy.

2.4.2 Waterways

The pipeline corridor within the SDA extends across multiple mapped waterways for the purposes of the *Fisheries Act 1994*:

- 20 x Level 1 (low risk)
- 11 x Level 2 (moderate risk)
- 6 x Level 3 (high risk)
- 1 x Level 4 (major risk)

The water pipeline and ancillary infrastructure will utilise construction methodologies which avoid triggering any operational work that is the raising or construction of waterway barrier works as follows:

- For lower order waterways (moderate and low), be undertaken during the dry season in accordance with accepted development requirements, with the water bed returned to its pre-construction condition prior to natural flows returning to the waterway; and
- For higher order waterways (high and major), the pipeline will be tunnel bored at a sufficient depth so as to avoid interfering with the natural processes of the waterway.

2.5 Cultural heritage

2.5.1 Indigenous

The Cultural heritage duty of care guidelines outline the reasonable and practicable measures for meeting the cultural heritage duty of care. The guidelines identify the following criteria as relevant when considering the degree of measures to be taken to meet the duty of care under the Act:

- The likelihood that the proposed activities would harm Aboriginal or Torres Strait Islander cultural heritage; and
- The nature and extent of past land uses in the area.

The proposed pipeline corridor traverses an area which includes relatively undisturbed lots and rural, brownfield lots as well as road corridors. The pipeline corridor also traverses drainage features which are identified within the guideline as hotspots for potential cultural heritage features and artefacts. The proposal involves earthworks and the clearing of parts of the subject site for the purposes of a pump stations. Consequently, it is considered that there is a potential to cause harm to Indigenous Cultural Heritage values. Accordingly, a cultural heritage duty of care is applicable. Agreement has been reached with the local indigenous group on a Cultural Heritage Management Plan to manage any artefacts found onsite prior to the construction start date and this will form part of the consultation activities during the MID assessment process. Findings from assessments will inform the layout but are not anticipated to significantly alter the outcome. Major rivers and creeks will be underbored to mitigate risks to cultural artifacts in those areas. Sites will nevertheless be inspected prior to the start of construction activities.

2.5.2 Non-indigenous

The pipeline corridor does not contain known non-indigenous cultural heritage sites. Should archaeological deposits be uncovered during construction, an immediate 'Stop Work' process will be carried out in accordance with the *Queensland Heritage Act 1992*.

3 DEVELOPMENT PROPOSAL

3.1 Proposed use

Project elements within the Abbot Point SDA comprise:

- 17km underground pipe (HDPE) with diameter ranging between 1.6m to 1.8m;
- Salisbury Plains pump station and balance tank;
- Electrical transmission infrastructure to connect the pump station into the grid;
- Break tanks; and
- Above ground valves.

3.2 Project value

The total project construction value for the Bowen Pipeline Project, extending from the Burdekin River to Bowen is approximately \$700 million.

3.3 Built form

The proposed pipeline will be underground and changes to built form will be limited to the proposed pump station site.

The pump station will comprise several structures including the control and pump house buildings (5m high), balance tanks (11m high), storage buildings, substation and electrical connections and security fencing. Buildings will be fully enclosed, ventilated and equipment will be acoustically attenuated, as required. Figure 3 illustrates the concept layout and components for the pump station. Balance tanks and pump installations may need to be separated subject to site characteristics and constraints. Concept mechanical pumping schematics for the pump station is shown in Figure 4.

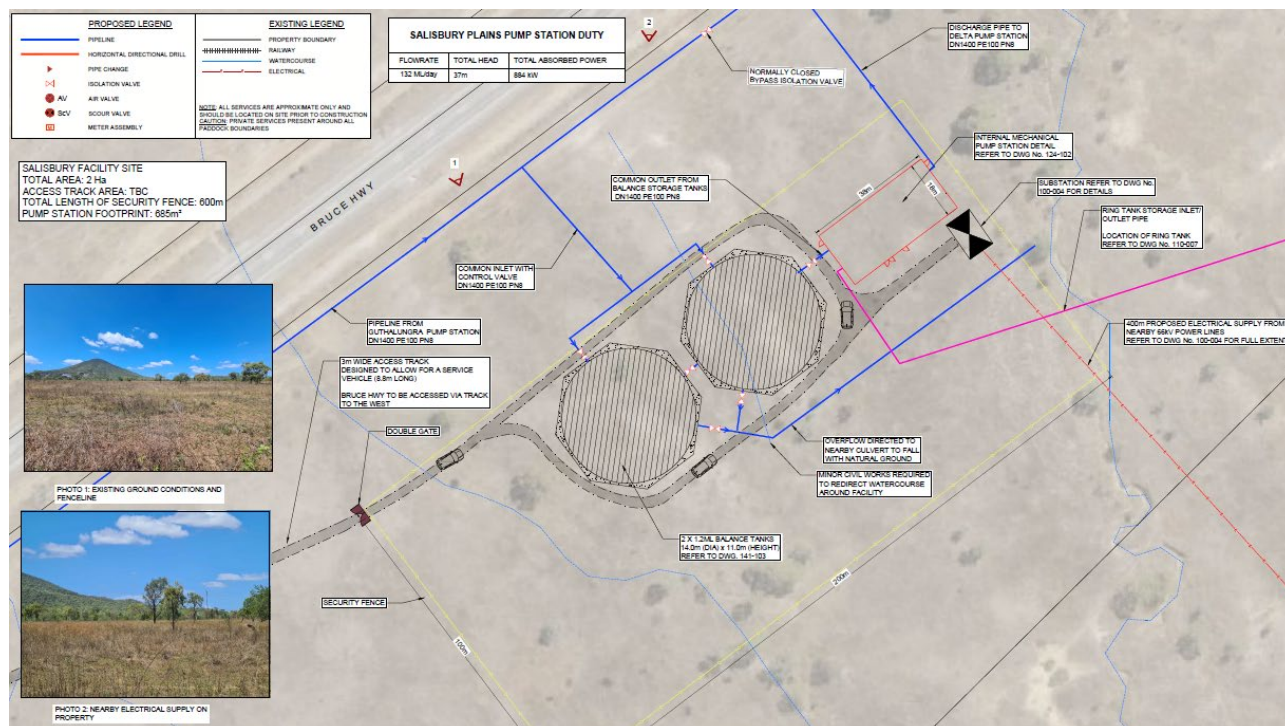


Figure 3: Concept pump station layout

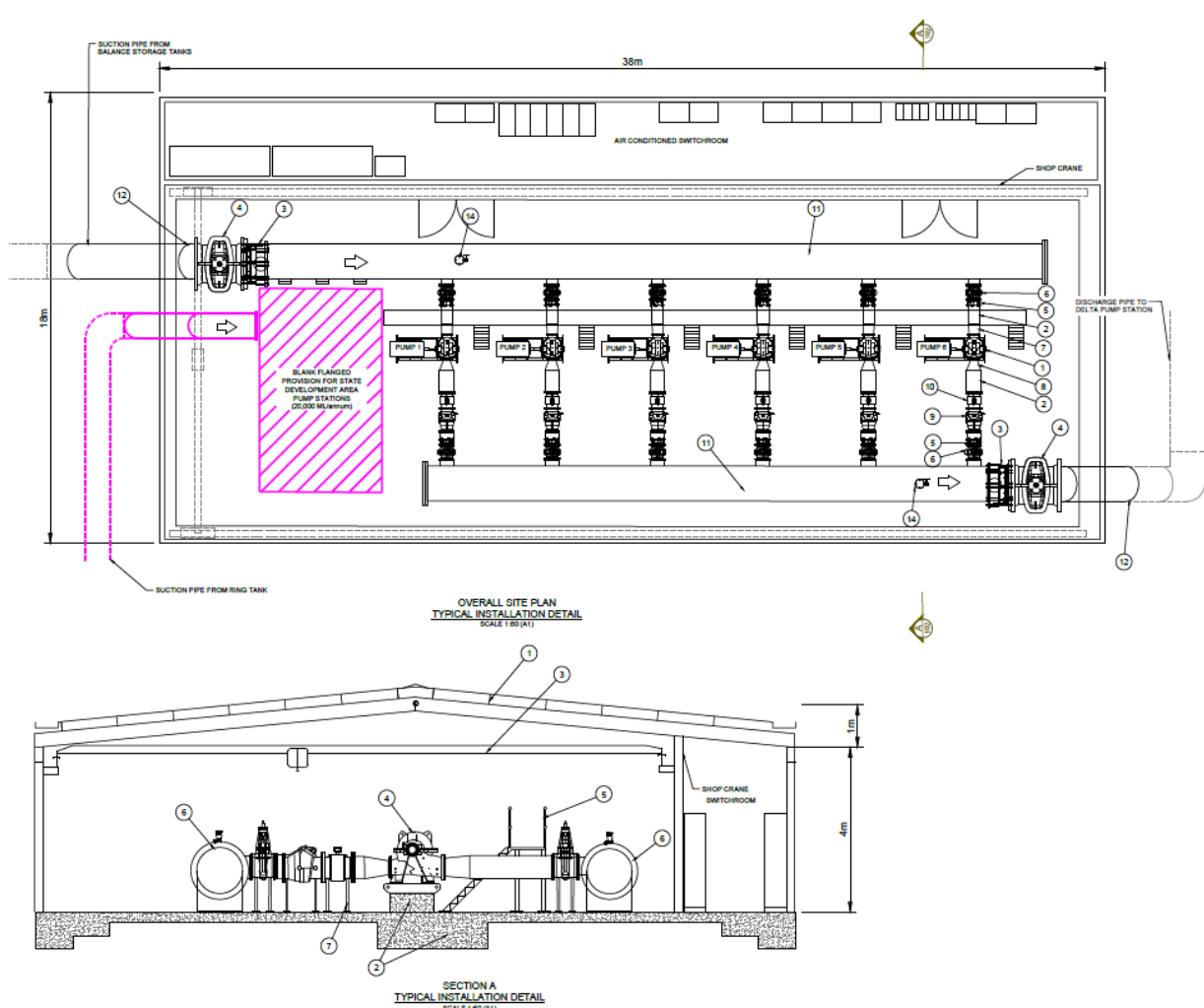


Figure 4: Indicative pump station building plan and elevation

3.4 Construction methodology

3.4.1 Pipeline

An average construction zone of 25m wide will be required for construction of the pipeline. The construction zone will be levelled to achieve the required gradient using graders, excavators and bulldozers. Topsoil will be stripped and stockpiled ready for reuse during rehabilitation and reinstatement. Topsoil will be removed by machinery to a depth of between 50mm to 300mm (average around 100mm). Either a tracked trencher or excavator will be used to create the trench in which the pipe will be laid. In rocky terrain, rock saws, rock breakers or jackhammers are likely to be used. Trench depths which exceed 1.5m deep will require benching/battering or shoring of the walls. The pipe will be positioned using side boom tractors and internal line-up clamps. Pipes will then be connected through either flanged or welding joints. The pipe will be lowered into the trench using side boom tractors or excavator with slings or a vacuum grab attachment. The trench will be backfilled with graded material in layers and compacted, with the trench filled with the remaining excavated material appropriately compacted to minimise potential for subsidence. The pipe will be buried under 900 mm of compacted sand and soil. Topsoil will then be reinstated over the backfilled trench.

Pipeline trenching construction and installation is expected to be undertaken largely using 50-140 tonne trenchers and excavator machines (20-50 tonnes) with standard buckets, rippers, and shaker buckets.

Two HDPE pipe production methods have been considered:

- Onsite extrusion using world class Australian technology; or
- Manufacture in a factory then truck to site in standard lengths of 8m and 12m.

The preferred method of supply is onsite extrusion of the HDPE pipe due to its significant comparative advantages by a reduction in cost through reductions in transportation costs and less sections of pipe to be welded.

It has been assumed for the majority of the trenching and pipeline installation, locally sourced sand and in-situ soil is to be used as the embedment zone material with some mechanical and moisture treatment to be incorporated. The pipeline will typically have a nominal minimum cover of 800 mm; however, deeper covers may be required within floodplains and agricultural fields or to avoid existing underground services. A cover of 1m+ is required within the road reserves. The precise cover will be determined during the subsequent approvals process with the relevant statutory landholders. The construction and operation of the pipeline will include incidental infrastructure necessary to service the BPP. The incidental infrastructure will include, but is not limited to, electrical conduits and cables and fibre-optic cables.

At this stage night-works are not anticipated, however the opportunity has not been eliminated. It is planned to consult with the local community regarding upcoming work activities, and to outline expected work timeframes and work hours.

Preliminary ecological surveys have been completed and waterway assessment details and classifications determined. Pipeline construction across waterways classified with a high rating will be tunnel bored to mitigate impacts on natural values. Construction of these crossings is planned during the drier period of the year.

The trunk water pipeline is required to cross existing infrastructure and areas of ecological significance (moderate-higher order waterways). It is proposed to utilise underground boring and horizontal directional drilling methods to lessen the impact of stream, road and railway crossing, particularly for all the major crossings.

The installation of the pipeline by Horizontal Directional Drilling (HDD) involves drilling a hole at a shallow angle beneath the surface through which the pipe is threaded. Drilling is conducted by a specially designed drill rig, operated by a specialist contractor. A variety of associated equipment and infrastructure is required.

The key elements and stages of a conventional HDD installation include:

- Establish a cleared and levelled drill entry site within the pipeline corridor (approximately 20m x 70m).
- Establish a cleared drill exit site of approximately within the pipeline corridor (approximately 15m x 30m).
- The drilling of a pilot hole following a pre-designated profile, generally remaining at least 10 m below ground until the exit.
- A series of reaming passes would be run to enlarge the hole to a final size of 125 per cent to 140 per cent of the pipe diameter.
- During the drilling and reaming process, a drilling mud is used to provide lubrication for drilling, to support the hole and to flush drill cuttings from the HDD.

The drilling mud, along with the cuttings, will be deposited into a contained unit at the HDD entry site where the mud is separated from the cuttings and reused in the drilling process. The cuttings are to be disposed of in accordance with an approved Environmental Management Plan (EMP).

3.4.2 Pump station and balance tanks

Concrete foundation slabs will be laid to house the pump station and ancillary facilities. A pump station building will be constructed to house the pumps and associated equipment including the pumps, electrical equipment, valves and instrumentation such as a Supervisory Control and Data Acquisition System (SCADA). The inlet and outlet pipe sections will be connected within the pump station building with the plant and equipment for the pump station likely to be pre-assembled (modular) for on-site installation. A permanent fence and controlled gate access will be erected around the perimeter of the pump station area. Balance tanks, where applicable, will either be transported to site and installed using cranes, or transported to site in sections for assembly on site, where tanks are too large to be transported whole.

3.5 Operational details

Once construction is complete, usual site remediation measures will be implemented to return the construction corridor to its natural state. Occasional maintenance or repair work may be required to the pipeline corridor and the usual land use restrictions will be in place over the corridor during the operational phase to facilitate access and maintenance or repair works.

Routine maintenance will be required for the pump station. The mechanical plant equipment associated with the pumping will require routine servicing to ensure the uninterrupted operation.

This application is limited to the trunk water pipeline and associated infrastructure. Future local connections will need to be established to connect the trunk water network to the end users within the broader locality. Future connections are expected to generally fall within local road reserves and appropriate future applications will be made to the relevant authorities during detailed design and prior to commissioning.

3.6 Infrastructure requirements

3.6.1 Water for construction

During the construction phase, water will be required for various construction activities and for use by the construction workers for dust suppression, pressure testing the pipeline and domestic use at field sites. Potable water supply will be separate from non-potable (construction) water supply.

Generally, construction water is to be drawn from the Burdekin River, existing standpipes located at Home Hill and Merinda, existing groundwater bores under permit or existing dams (with owner's agreement) along the alignment.

Water for dust suppression, haul roads and rehabilitation are proposed to be sourced from sediment ponds or existing bores. A number of dams and reservoirs are located within close proximity of the proposed pipeline corridor.

The intention is to utilise these dams to provide for the water requirements of the project during its construction. By distributing construction water draw from the dams and reservoirs across the entire length of the pipeline, this will minimize any adverse effects on the environment including groundwater and depletion of one source of supply. This will also help construction efficiency by reducing plant cycle times and minimising vehicle movements along the existing road corridors.

Application for permits to take water is to be made to the Department of Local Government, Water and Volunteers (DLGWV). The purpose for which water is to be used including the period and the intended water sources are to be nominated. Upon approval, water can be drawn for the specified location during the specified period.

3.6.2 Road and Rail

Construction materials such as HDPE pellets and other equipment and plant will need to be delivered to various locations along the pipeline route including at pump stations and balance tank facilities and designated laydown areas. Transportation of these materials is likely to be by a combination of road, rail and/or shipping, which will be dependent on product and materials supply availability.

The majority of traffic during the construction phase will be associated with the delivery of pump station equipment, balance/storage facility materials, pipes, bedding material and plant and equipment to site.

The final selection of the transport option will be dependent on the availability of materials, plant and equipment within the required timeframes. It is likely that construction materials will be purchased locally or shipped to Townsville and then transported by road to site.

3.6.3 Electricity

During the construction phase of the project, electricity will be sourced from the existing power grid where available and generators will be utilised to supplement power availability where no network connections are available.

During operation, power supply is required at the intake structure site and the pump station sites located along the route. BPC are currently investigating a combination of options to supply this power, including:

- Utilising the existing power grid through existing power services at nominated points of supply;
- Sourcing power from existing and potential future renewable energy projects in the project's vicinity; and
- Developing its own solar farm or farms.

The provision of power infrastructure to the necessary sites will be negotiated with relevant energy provider in the form of a Power Purchase Agreement (PPA) prior to commissioning. Initial investigations as part of the pre-feasibility assessment indicate that the operation of five individual pump stations will require a minimum of 4.35 MW of electricity supply per annum for each pump station.

3.7 Compatibility with existing and potential future surrounding land uses

The proposed pipeline corridor has been co-located adjacent to the Bruce Highway to minimise potential severance and disruption to existing land uses. The pipeline and pump station will directly support agricultural production in the surrounding region as well as support industrial development throughout the SDA and Port of Abbot Point by providing a reliable water supply.

3.8 Pre-lodgement activities

Engagement has been undertaken with the Office of the Coordinator-General (OCG) via both formal meetings and email correspondence. Table 2 provides a summary of key engagement activities, participants and outcomes.

Table 2: Pre-lodgement engagement - Office of the Coordinator-General

Date	Participants	Summary / outcomes
22 August 2025	Alyssa Cameron (Executive Director, Planning and Industry – OCG) Rachel Ritchie (Senior Planner, Planning and Services – OCG) Matthew Holznagel (OCG) Sean Brown (Director – BPC) Simon Pollock (Technical Director, Planning – RPS) Brian Gibbs (Senior Principal Planner – RPS)	Introductory meeting to discuss project background and approvals required under SDA development schemes. Key matters discussed included: • Minor changes to pipeline alignment are occurring in response to Council and DTMR feedback. • Water intake location is subject to change pending feedback from Lower Burdekin Water. • Status of MID application – response to public and agency submissions. • Use of on-site pipeline manufacturing. • Status of Commonwealth (EPBC) assessment. • Offtake contracts will prohibit flood irrigation. • Offtake to SDA users can be facilitated and pump station within SDA is designed for common users. • Water allocation is subject to engagement and agreement with Sunwater. • Approval required under SDA scheme as this operates outside of the Planning Act 2016 framework. • OCG agreed to receive fee waiver request and draft application for comment.
28 August – 1 September 2025	Rachel Ritchie (Senior Planner, Planning and Services – OCG) Brian Gibbs (Senior Principal Planner – RPS)	Email correspondence regarding request for fee waiver and confirmation of owner's consent requirements. Confirmation was received from the OCG that this SDA application only requires owner's consent for Lot 24 on RP805036 as the remaining properties are owned by the State.

4 STATUTORY CONSIDERATIONS

4.1 State Development and Public Works Organisation Act 1971

The *State Development and Public Works Organisation Act 1971* (SDPWO Act) regulates development within State Development Areas (SDA). Under Sections 79 of the SDPWO Act, all SDAs require a development scheme for the regulation of development. Each SDA development scheme prevails over local and state government instruments for development that is regulated by the SDA development scheme. The *Abbot Point SDA Development Scheme* (November 2014) is the relevant instrument for assessment of development within the Abbot Point SDA.

4.2 Assessment Manager, public notification and referrals

In accordance with the provisions of the *Abbot Point SDA Development Scheme*, the proposed development constitutes a Material Change of Use – Utility installation for which the Office of the Coordinator-General is assessment manager.

In accordance with Schedule 2, Section 2, Item 1 (7) of the *Abbot Point SDA Development Scheme* the Coordinator-General may determine that the referral and/or public consultation stages of the assessment process under this development scheme do not apply to the application because:

- a. *the development the subject of the application has already been subject to another referral and/or public consultation process and*
- b. *the Coordinator-General is satisfied with the referral and/or public consultation undertaken or*
- c. *the Coordinator-General is satisfied the development the subject of the application will not impact adversely on the interests of a third party.*

The entirety of the proposed pipeline, inclusive of the 17km section within the Abbot Point State Development Area, is currently being assessed via the Ministerial Infrastructure Designation (MID) process in accordance with Chapter 2, Part 5 of the *Planning Act 2016*.

Following lodgement of the MID proposal, the BPC has completed consultation activities in accordance with Chapter 7, Section 1.3 of the Minister's Guidelines and Rules. The consultation period commenced on 4 April 2025 and concluded on 8 May 2025 comprising the following key activities:

- Letters to landowners and relevant stakeholders on 4 April 2025;
- A public notice and publication of the notice in the Townsville Bulletin on 4 April 2025; and
- Public display of information and notice on the BPC website.

The Minister also undertook consultation on the proposal from 14 March 2025 to 22 April 2025.

BPC has subsequently received copies of all submissions received as well as comments from the following Councils and State Agencies:

- Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.
- Department of Local Government, Water and Volunteers.
- Department of Transport and Main Roads.
- Queensland Fire Department.
- Burdekin Shire Council.
- Whitsunday Regional Council.
- Powerlink Queensland.
- Ergon Energy.

BPC is currently in the process of providing responses to issues raised in submissions and comments from Councils and State Agencies.

It is submitted that the proposal is already subject to a comprehensive assessment process which addresses key matters which would ordinarily be considered as part of an SDA application. This separate assessment process significantly reduces the complexity and scope of assessment for future SDA applications.

4.3 Categories of assessment

The category of assessment for Material Change of Use for Utility Installation is as follows:

- SDA assessable development within the Industry Precinct – Table 1, Column 2 – all uses, including uses that are not defined by this development scheme.
- SDA assessable development within the Infrastructure and Corridors Precinct – Table 2, Column 2 – all uses, including uses that are not defined by this development scheme.
- SDA assessable development within the Restricted Development Precinct – Table 3, Column 2 – all uses, including uses that are not defined by this development scheme.

4.4 Owner's consent

Table 3 provides a summary of land owners / lessees within the pipeline corridor within the Abbot Point SDA.

Table 3: Land owners / lessees

Lot / Plan	Tenure type	Registered owner / lessee
Lot 24 on RP805036	Freehold	Rodney Barrett
Lot 7 on SP315873	Freehold	Minister for Economic Development Queensland
Lot 11 on SP315873	Freehold	Minister for Economic Development Queensland
Lot 26 on SP332252	Leasehold	Koonandah Pty Ltd (trustee) & Bowen Economic Developments Pty Ltd

In accordance with Schedule 2 of the *Abbot Point SDA Development Scheme*:

The consent of the owner of the land is not required if:

- the land, the subject of the application, is acquisition land and the application relates to the purpose for which the land is to be taken or acquired or*
- the State is the owner.*

Schedule 1 provides the following relevant definition:

owner means for land held as an estate in fee simple, the registered owner of the land; for other land – the State.

Owners consent is therefore only required for Lot 24 on RP805036 as the remaining properties are either freehold (owned by Economic Development Queensland) or leasehold (for which the owner is the State). Evidence of owners consent is contained in Appendix D.

4.5 Application fee

The Office of the Coordinator-General has provided written correspondence, dated 3 September 2025, confirming that a full fee waiver has been approved and there is no application fee required to be paid in order for this SDA application to be properly made.

Refer to Appendix B for a copy of the fee waiver correspondence.

4.6 Further permits, approvals and compliance requirements

It is noted that subject to receiving approval for material change of use for a utility installation, subsequent operational works are SDA self-assessable under the *Abbot Point SDA Development Scheme* as follows:

- SDA self-assessable development within the Industry Precinct – Table 1, Column 1 – where necessary for a material change of use or reconfiguring a lot that is authorised by an SDA approval.
- SDA self-assessable development within the Infrastructure and Corridors Precinct – Table 2, Column 1 – where necessary for a material change of use or reconfiguring a lot that is authorised by an SDA approval.
- SDA self-assessable development within the Restricted Development Precinct – Table 3, Column 1 – where necessary for a material change of use or reconfiguring a lot that is authorised by an SDA approval.

In accordance with Section 1.3.1(3), the proponent will seek to undertake engagement with the Office of the Coordinator-General prior to undertaking SDA self-assessable development.

5 ABBOT POINT STATE DEVELOPMENT AREA DEVELOPMENT SCHEME

5.1 Introduction

This section provides an assessment against the *Abbot Point SDA Development Scheme* (November 2014) provisions comprising the following:

- Strategic Vision and Overall Objectives
- Intent for the Infrastructure and Corridors Precinct, Restricted Development Precinct and Industry Precinct
- SDA Wide Assessment Criteria

5.2 Strategic vision

Table 4 provides commentary regarding the proposed development against the Strategic Vision outlined in Section 2.2 of the Abbot Point SDA Development Scheme.

Table 4: Strategic Vision

Strategic Vision	Commentary
1. The vision for the Abbot Point SDA (APSDA) is to:	-
a. provide land and plan for the establishment of industrial and port related development of regional, State or national significance, light industry requiring co-location with that industrial and port related development and associated facilities and local utilities.	Complies The proposed pipeline and pump station will directly support and enable development within the SDA by providing a consistent and reliable water supply option for future developments.
b. manage and plan for the establishment of industry and port related development at Abbot Point to complement the existing deep water port at Abbot Point.	
c. provide land and plan for the establishment of dedicated, efficient and safe infrastructure, including essential services and infrastructure corridors, to adequately service development.	Complies The pipeline corridor has been co-located predominantly adjacent to the Bruce Highway to minimise disruption to existing land uses and fragmentation of existing land holdings. The construction methodology of underboring for higher order waterways will also serve to minimise impacts to waterways, vegetation and areas likely to contain indigenous cultural heritage.
2. The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Abbot Point SDA.	Complies Refer to commentary provided in Sections 5.3 and 5.5.

5.3 Overall objectives

Table 5 provides commentary regarding the proposed development against the Overall Objectives outlined in Section 2.3 of the Abbot Point SDA Development Scheme.

Table 5: Overall Objectives

Overall Objectives	Commentary
1. Development within the Abbot Point SDA will:	-
a. ensure the integrity and functionality of the Abbot Point SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the Abbot Point SDA for industrial and port related development of regional, State or national significance.	Complies The proposed pipeline and pump station will directly support and enable development and operation of future industrial uses within the SDA and Port of Abbot Point by providing a consistent and reliable water supply option.
b. ensure the land resource is effectively utilised such that development does not consume land unnecessarily or compromise the future development of the Abbot Point SDA by appropriately siting development, services, facilities and utilities.	Complies The proposed pipeline corridor has been co-located largely adjacent to the Bruce Highway to avoid severance and fragmentation of existing land holdings.
c. manage and plan for the impacts on existing services, facilities and utilities.	Complies All existing utilities and underground infrastructure will be identified through detailed surveys and any potential impacts avoided by tunnel boring below existing and planned infrastructure.
d. encourage synergies between industries to minimise waste production and promote re-use and recycling of waste.	Complies The project offers a significantly more environmentally friendly water supply alternative to Desalination Plants which would otherwise be required to support the development of the APSDA in line with the State Government's policy direction for the area.
e. ensure the physical characteristics of land are considered in determining the suitability and location of development.	Complies The siting and location of the proposed water pipeline and pump station was determined by consideration of the physical characteristics of the land, including established uses, topographical conditions, access locations to the Bruce Highway.
f. recognise and manage impacts on environmental, cultural heritage and community values, consistent with current best practice, including values for matters of national environmental significance including the outstanding universal value of the Great Barrier Reef World Heritage Area.	Complies The project appropriately recognises and manages potential impacts on environmental, cultural heritage and community values including MNES, in line with current best practice.
g. ensure impacts on the environment, including cumulative impacts, are managed.	Complies The pipeline alignment avoids areas of environmental value.

5.4 Precinct intent

Table 6: Industry precinct intent

Precinct intent	Commentary
1. The precinct is intended to provide for the establishment of industrial development that is of regional, State or national significance. Large scale, large plant footprint industrial development, requiring large undeveloped sites is generally encouraged, including: a. mineral and resource refining and processing b. chemical and industrial material manufacturing c. metal product manufacturing and processing.	Complies The proposed development will ultimately support development of large scale industries within the SDA by providing a consistent and reliable water supply option.
2. The following development supports the preferred development intent: a. high impact industry b. special industry.	Not applicable The proposed development is for a utility installation.
3. Low impact industrial uses, industry related services, facilities and utilities and other uses may also be supported where these activities require co-location with and do not compromise future industrial development of regional, State or national significance.	Complies The proposed pipeline has been located adjacent to the Bruce Highway corridor to minimise severance to existing land. It will ultimately support development of large scale industries within the SDA by providing a consistent and reliable water supply option.
4. The establishment of uses that may be incompatible with, adversely affect, or constrain existing or future industry of regional, State or national significance is likely to be inconsistent with the development scheme.	Not applicable The proposed development is for a utility installation.

Table 7: Infrastructure and corridors precinct intent

Precinct intent	Commentary
1. This precinct is intended to provide for the establishment of necessary services, facilities and utilities to support development within the Abbot Point SDA or the Port of Abbot Point, including: a. railways, roads, bridges or other transport infrastructure b. electricity, oil or gas transmission or distribution c. water or waste water reticulation d. waste material conveyance.	Complies The project comprises water reticulation infrastructure which provides necessary water supply to support development within the APSDA.
2. Services, facilities and utilities which service the Abbot Point SDA or the Port of Abbot Point are given priority over alternate land uses within the precinct.	Complies The project comprises water reticulation infrastructure which provides necessary water supply to support development within the APSDA.
3. This precinct will provide for multiple users, with priority given to common use services, facilities and utilities. Services, facilities and utilities envisaged are for the purposes of transporting materials, products, wastes and services by pipe, conveyor, road or rail. Local services including water, gas, electricity, sewerage and telecommunications will be located in this precinct.	Complies The project comprises water reticulation infrastructure which provides necessary water supply to support development within the APSDA. The Salisbury Plains Pump Station will be designed to accommodate common user infrastructure to connect to future users within the APSDA.

Precinct intent	Commentary
4. The following development supports the preferred development intent: a. infrastructure corridor b. linear infrastructure facility c. rail infrastructure d. utility installation.	Complies The project comprises water reticulation infrastructure which provides necessary water supply to support development within the APSDA.
5. Port facilities support the preferred development intent, where the development: a. requires co-location with development in the Port Facilities Precinct or Port Expansion Precinct b. does not compromise the establishment of necessary services, facilities and utilities within the precinct.	Not applicable The project does not involve port facilities.

Table 8: Restricted development precinct intent

Precinct intent	Commentary
1. This precinct will provide for physical separation of significant industrial uses and associated facilities within the Abbot Point SDA from sensitive land uses outside of the Abbot Point SDA.	Complies The proposed pipeline has been located adjacent to the Bruce Highway corridor to minimise severance to existing land. As the pipeline will be underground, it will not affect the function of the Restricted development precinct to act as a physical separation between industrial uses within the SDA and sensitive land uses outside the SDA.
2. This precinct will provide for the utilisation of limited areas for uses which do not result in substantial impacts on premises located outside of the Abbot Point SDA and are compatible with being in close proximity to industry.	Complies The proposed pipeline has been located adjacent to the Bruce Highway corridor to minimise severance to existing land.
3. This precinct will provide areas where remnant vegetation, wetlands, waterways and areas of ecological significance can remain and where revegetation can occur.	Complies The pipeline corridor has been co-located predominantly adjacent to the Bruce Highway to minimise disruption to existing land uses and fragmentation of existing land holdings. The construction methodology of underboring for higher order waterways will also serve to minimise impacts to waterways, vegetation and areas likely to contain indigenous cultural heritage.
4. The following development may support the preferred development intent: a. animal husbandry b. cropping c. non-resident workforce accommodation.	Not applicable The proposed development is for a utility installation.

5.5 SDA wide assessment criteria

The following sections provide an assessment of the proposed development against SDA wide assessment criteria outlined in Section 2.5 of the Abbot Point SDA Development Scheme.

5.5.1 Services

Table 9: SDA wide assessment criteria – Services

Criteria	Commentary
1. Development is designed to maximise efficiency and minimise cost for telecommunications, transport, water, wastewater, recycled water and energy networks.	Complies The proposed pipeline will serve to provide a reliable water supply option for future development within the SDA. The pump station will have minimal day to day traffic movements associated with periodic inspection and maintenance activities. Initial investigations indicate that the pump station will require a minimum electricity supply of 4.35MW per annum. The provision of power infrastructure to the pump station site will be negotiated with relevant energy provider in the form of a Power Purchase Agreement (PPA) prior to commissioning. BPC are also considering the potential to establish solar arrays to replace reliance on carbon-based energy sources. Any proposed solar arrays would be subject to a separate SDA application.
2. Development plans for and manages the impacts of the development on existing and future known telecommunications, transport, water, wastewater, recycled water and energy networks.	
3. Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.	

5.5.2 Emissions

Table 10: SDA wide assessment criteria – Emissions

Criteria	Commentary
1. Development:	-
a. is designed to avoid or otherwise minimise emissions that will adversely affect the health and safety, wellbeing and amenity of communities and individuals	Complies It is anticipated that air quality impacts associated with the proposed pipeline will be limited to the construction phase of the development during which appropriate measures will be taken to reduce and mitigate air quality issues (e.g. dust suppression during). Once the pipeline is installed and operational it will have no noticeable impact on air quality other than minor incidences of ground disturbances during maintenance. Operation of the pipeline will require the constant operation of mechanical pumps at the pump station which will generate acoustic emissions. MWA Environmental undertook a contextual analysis to identify any potential sensitive receptors within 400 m of the proposed pump stations. It was determined that the site is surrounded by rural land with no sensitive receptors located within the buffer area. Noise from construction activities will be managed by restricting days and hours of work as part of a construction management plan.
b. supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	
2. Development is to minimise potential impacts arising from (but not limited to) spray drift, odour, noise, dust, smoke or ash emissions on sensitive uses, for example by providing for effective separation between land uses or management at the source.	Complies Given the nature of the proposed use and distance from the nearest sensitive receptors, it is expected that the development can achieve relevant acoustic and air quality objectives.

5.5.3 Flooding

Table 11: SDA wide assessment criteria – Flooding

Criteria	Commentary
1. Development, in accordance with best practice, is to: - achieve an appropriate level of flood immunity - not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream, or adjacent properties. This includes potential impacts from changes to stormwater flows and local flooding.	Complies The proposed underground water pipeline will not change surface profiles and works within the flood hazard area surrounding Splitters Creek will be under-bored. The pump station will be located outside of the flood hazard area and detailed design will ensure it will achieve immunity to a 1% AEP event without loss of floodplain or adverse impacts on adjoining properties or infrastructure.

5.5.4 Contaminated land

Table 12: SDA wide assessment criteria – Contaminated land

Criteria	Commentary
1. Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	Complies The site is not listed on the Environmental Management Register or Contaminated Land Register.

5.5.5 Acid sulfate soils

Table 13: SDA wide assessment criteria – Acid sulfate soils

Criteria	Commentary
1. Development, in accordance with current best practice, is to: - avoid the disturbance of acid sulfate soils (ASS) or - ensure that the disturbance of ASS avoids or minimises the mobilisation release of acid and metal contaminants.	Complies Acid sulfate soil investigations and management plans will be prepared prior to the construction phase of the project as part of the suite of environmental management measures prepared during detailed design.

5.5.6 Road works

Table 14: SDA wide assessment criteria – Road works

Criteria	Commentary
1. Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts caused or contributed to by the development on existing and future uses and road networks.	Complies Construction of the pipeline is anticipated to generate in the order of 99 vehicle trips per day associated with staff movements and 20 Heavy Vehicle trips per day associated with deliveries and haulage. Once operational, traffic movements associated with the project will be minimal, limited to occasional maintenance and inspection crews. Potential traffic impacts associated with the project are limited to the construction phase. BPC commissioned Burchills Engineering Solutions (Burchills) to prepare a Construction Traffic Impact Assessment (TIA), assessing the traffic impacts likely to be generated during the construction stages of the development on local
2. Local road networks within the Abbot Point SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.	
3. Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of the use of external road, rail or transport infrastructure.	

Criteria	Commentary
4. Adequate car parking for the number and nature of vehicles expected is provided.	and state-controlled road networks and to identify any upgrade works required to mitigate the identified impacts. Access to the pipeline corridor and pump station will be via existing roads. Adequate parking will be provided within the pump station site for maintenance vehicles.

5.5.7 Non-resident workforce accommodation

Table 15: SDA wide assessment criteria – Non-resident workforce accommodation

Criteria	Commentary
1. Non-resident workforce accommodation: a. does not permanently sterilise land within the Abbot Point SDA for future industrial and infrastructure projects b. demonstrates an overriding need to be located within the Abbot Point SDA and removed from existing urban settlements c. is located, designed and constructed to ensure the safety of occupants from current or future industrial and infrastructure activities within the Abbot Point SDA d. is designed and constructed in accordance with Queensland Development Code Mandatory Part 3.3 – Temporary Accommodation Buildings and Structures (QDC MP 3.3) e. is designed to provide a high level of residential amenity and high quality facilities and services to support the physical, social and environmental wellbeing of residents.	Not applicable The proposal does not include non-resident workforce accommodation.

Note: Further guidance on non-resident workforce accommodation is provided in the Economic Development Queensland PDA guideline no.3 – Non-resident worker accommodation.

5.5.8 Water quality

Table 16: SDA wide assessment criteria – Water quality

Criteria	Commentary
1. Development, consistent with the Environmental Protection (Water) Policy 2009, avoids or otherwise minimises adverse impacts on the environmental values and water quality objectives of receiving waters, arising from: a. altered stormwater quality or flow and b. wastewater (other than contaminated stormwater and sewage) and c. the creation or expansion of non-tidal artificial waterways.	Complies As the pipeline will be underground with reinstatement and backfill of existing topsoil, additional impervious area will be limited to the proposed pump station. The quantity of impervious areas created for the pump station is insignificant in the context of the total development footprint and is not expected to require any permeant stormwater management treatments. The post-construction stormwater management design objectives are not applicable to the proposed project as the development is expected to create new impervious areas that are less than 25% of the net developable area. Post-construction stormwater treatment devices are not expected to be warranted. Best practice stormwater management strategies will be adopted for the corridor along with both temporary and permanent infrastructure to ensure that any stormwater generated is appropriately managed. The stormwater management plans for the project will be endorsed by a Registered Professional Engineer of Queensland (RPEQ).

5.5.9 Environment, cultural heritage and community

Table 17: SDA wide assessment criteria – Environment, cultural heritage and community

Criteria	Commentary
1. Environmental values, cultural heritage values and community values of the premises on which the development is undertaken and immediate surrounds are identified and managed, consistent with current best practice.	Complies BPC has undertaken preliminary ecological assessment to identify potential impacts and recommend appropriate mitigation measures, in line with the industry best practice or better. Ecological assessments were conducted across the project area from 2017-2024 to describe the ecological values present and inform the design process and regulatory requirements for the proposed project extent. Agreement has been reached on a Cultural Heritage Management Plan under the <i>Aboriginal Cultural Heritage Act 2003</i> to manage any artefacts found onsite prior throughout construction. BPC is committed to ensuring that the benefits for the project are distributed in an equitable fashion amongst the local community, including the local Aboriginal peoples. The Proponent has reached agreement with the local indigenous parties to maximise the social value of the project on Aboriginal peoples. The
2. Any environmental or other offsets required as a result of development impacts must be offset in accordance with current best practice.	
3. Where the development triggers the need for a buffer to mitigate the impacts of the development, that buffer must be accommodated within the development site.	

5.5.10 Engineering standards

Table 18: SDA wide assessment criteria – Engineering standards

Criteria	Commentary
1. Development is to be designed and constructed in accordance with the relevant engineering standards (and any subsequent revisions to the relevant standards) stated in Table 19, unless it can be demonstrated that an alternative solution that at least produces the same outcome is appropriate.	Complies Detailed design and construction of the pipeline and pump station will be undertaken in accordance with all relevant engineering standards.

Table 19: Relevant engineering standards

Item	Detail
Soil erosion	International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control.
Filling	AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.
Stormwater quality	- Water sensitive urban design: Design objectives for urban stormwater management - Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands - Concept Design Guidelines for Water Sensitive Urban Design - Standard Drawings for Water Sensitive Urban Design - Queensland Urban Drainage Manual (QUDM) - Australian Rainfall and Runoff (ARR) - where referenced by QUDM.
Roads (major)	- DTMR's Road Planning and Design Manual - A guide to Queensland Practice - DTMR Pavement Design Manual - DTMR Bridge Design Manual - Queensland Urban Drainage Manual (QUDM) - Chapter 7 - DTMR Drainage Design Manual - Manual of Uniform Traffic Control Devices - DTMR Guide to Pavement Markings - Australian Standard AS1158 (Street Lighting) - Complete Streets Manual 2010 (Section 17: Industrial Streets).
Roads (minor)	Relevant local government construction standards.

Item	Detail
Site access	Relevant local government construction standards.
Footpaths and cycle paths	- Relevant local government standards - Austrroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths.

5.5.11 Other government matters

Table 20: SDA wide assessment criteria – Other government matters

Criteria	Commentary
1. Development is to demonstrate consistency with any other relevant legislative requirements that may be required for the development to proceed and operate and to the extent practicable, be consistent with regional plans, the State Planning Policy and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.	Complies Refer to commentary provided in Section 6
2. Development is to avoid or minimise adverse impacts on existing or proposed State or local government infrastructure.	Complies The pipeline corridor, whilst adjacent to the Bruce Highway, does not extend within the road corridor or within any proposed transport corridors.

5.5.12 Energy and water efficiency

Table 21: SDA wide assessment criteria – Energy and water efficiency

Criteria	Commentary
1. Building, site design and layout maximises energy efficiency having regard to: a. building orientation and passive solar design b. maximising opportunities for cross ventilation c. appropriate shade treatments d. landscaping treatments to the western side of the building.	Not applicable The proposed development is for a water pipeline and pump station.
2. Water efficiency is optimised through the use of alternative water supply sources, including: a. rainwater harvesting systems b. recycled water source.	Not applicable The proposed development is for a water pipeline and pump station. Whilst the use itself will not be a water user, it will in fact serve to provide a consistent and reliable water supply option for future development within the SDA.

5.5.13 Visual impacts

Table 22: SDA wide assessment criteria – Visual impacts

Criteria	Commentary
1. Visual impacts of buildings and any retaining structures are minimised through building design and landscaping when viewed from a publicly accessible view point such as major roads.	Complies Changes to visual amenity and appearance will be limited to the pump station and balance tanks as the proposed pipeline will be underground. The balance tanks and pump station will be set back from the road frontage by approximately 60m and 70m respectively.
2. Development incorporates high quality urban design and landscape treatments particularly for those areas that are highly visible from public roads.	

5.5.14 Built form

Table 23: SDA wide assessment criteria – Built form

Criteria	Commentary
1. The scale, character and built form of development contributes to a high standard of amenity.	Complies Built form changes will be limited to the proposed pump station and balance tanks.
2. Development must incorporate crime prevention through environmental design (CPTED) principles.	Not applicable The proposed pump station and balance tanks will be located within a fenced enclosure. It is noted that the site will only be accessed by staff periodically for maintenance and inspection purposes.

5.5.15 Landscaping

Table 24: SDA wide assessment criteria – Landscaping

Criteria	Commentary
1. Development provides landscaping that: - minimises the visual impacts of the development - incorporates at least 50% local species - is low maintenance.	Not applicable Given the operational, safety, and maintenance requirements associated with the pump station and underground water pipeline, as well as the need to protect the integrity of the infrastructure, the provision of landscaping within the pump station site and along the pipeline route is not feasible or appropriate.
2. Maintains and enhances significant vegetation and provides appropriate landscaping.	

5.5.16 Reconfiguring a lot

Table 25: SDA wide assessment criteria – Reconfiguring a lot

Criteria	Commentary
1. Each lot has lawful, safe and practical access to the existing road network via direct road frontage or an access easement suitable for the lot.	Not applicable No reconfiguration of a lot is proposed.
2. Each lot supports the strategic vision and overall objectives of the Abbot Point SDA Development Scheme and the preferred development intent of the relevant precinct(s).	

5.5.17 Natural hazards

Table 26: SDA wide assessment criteria – Natural hazards

Criteria	Commentary
1. Development, in accordance with current best practice: - identifies relevant natural hazards that may impact upon the project - appropriately manages risk associated with identified hazards - avoids increasing the severity of the natural hazard and - for coastal hazards, avoid erosion prone areas where ever possible.	- Complies A Flood Immunity Assessment (Appendix H) and Bushfire Management Plan (Appendix I) has been prepared for above ground infrastructure identified as being susceptible to Flooding and Bushfire Hazard. The reports demonstrate the project is capable of being located and constructed to not be adversely impacted by flooding and bushfire. Not applicable The pipeline and pump station site are not affected by coastal hazards.

6 OTHER GOVERNMENT MATTERS

Part of the SDA Wide assessment criteria (Section 2.5.11) require that development is to the extent practicable, be consistent with regional plans, the State Planning Policy and the State Development Assessment Provisions, where State interests articulated by these instruments are likely to be affected by the development.

The following sections provide a commentary and assessment regarding the consistency of the development with respect to other plans, policies and requirements.

6.1 State development assessment provisions

The State Development Assessment Provisions (SDAP) comprises State Codes which are the assessment benchmarks for assessable development and referral triggers under Schedule 10 of the *Planning Regulation 2017*. As outlined in Section 4.2, the project is subject to a MID proposal which includes assessment against the following State codes:

- State code 1: Development in a state-controlled road environment
- State code 2: Development in a railway environment
- State code 6: Protection of state transport networks
- State code 9: Great Barrier Reef wetland protection areas
- State code 10: Taking or interfering with water
- State code 16: Native vegetation clearing
- State code 18: Constructing or raising waterway barrier works in fish habitats

6.2 State Planning Policy

The State Planning Policy (SPP) expresses the State's interests in land use planning and development across the following themes which are applicable to plan making and development assessment:

- Planning for liveable communities and housing
- Planning for economic growth
- Planning for the environment and heritage
- Planning for safety and resilience to hazards
- Planning for infrastructure

Table 27 provides commentary regarding applicability of State interests articulated under each overarching theme.

Table 27: State Planning Policy - State interest applicability

State interest	Intent	Commentary
Liveable communities and housing		
Housing supply and diversity	Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing.	Not applicable The proposal relates to non-residential development.
Liveable communities	Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.	
Economic growth		
Agriculture	The resources that agriculture depends on are protected to support the long-	Complies The pipeline corridor traverses land identified as Agricultural Land Classification (ALC) Class A

State interest	Intent	Commentary
	term viability and growth of the agricultural sector.	and B land, as well as stock routes. The proposed alignment has been determined following thorough corridor selection process. The proposed alignment was selected as a balance between constructability constraints and impacts to social and environmental values, including agricultural interests. Furthermore, the project will deliver water security and facilitate growth to the agricultural productivity of approximately 48,000ha of already cleared and underutilised agricultural land within the region. The proposal therefore delivers a net benefit to agricultural production and long-term sustainability in the region and aligns with this state interest.
Development and construction	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	Complies The project is expected to facilitate substantial employment and economic growth within the state and nationally significant agricultural and industrial sectors of the Burdekin-Bowen region by providing much-needed bulk water supply infrastructure for a broad range of end users across the region. The proposal is key to unlocking the latent capacity of important agricultural land and industrial land within the APSDA and facilitating regional growth across the subject locality as an extension.
Mining and extractive resources	Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.	Complies One key resource areas (KRA) is impacted by the proposed pipeline: Key resource area – transport route and associated separation area (KRA Number 37 – West Euri Creek) KRA 37 comprises a Rock Quarry and associated haul route located approximately 15km southwest of Bowen. The rock is transported via West Euri Road, which leads northwards to the Bruce Highway to Bowen and other markets to the north, south and southwest. The proposed pipeline corridor travels within the road reserve (southern shoulder) of East Euri Road adjoining Lot 2 RP724490 and Lot 2 RP725413 (refer Appendix A, Sheet 20). The pipeline also crosses the road carriageway of West Euri Road at the East Euri Road and West Euri Road intersection. The potential land use conflict between the identified haul route and the proposed infrastructure will be avoided by tunnel boring the pipeline beneath the road reserve carriageway. The pipeline will be tunnelled to a sufficient depth to ensure that no conflict is created between the proposed and existing infrastructure, as a result of the traffic volumes and characteristics associated with the use of the haul route.
Tourism	Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.	Not applicable The proposal is for bulk water-supply infrastructure and will not impact tourism within the broader region.

State interest	Intent	Commentary
Environment and heritage		
Biodiversity	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	Complies The following mapped features are mapped within the proposed corridor: • MSES – Regulated vegetation (intersecting a watercourse) • MSES - Regulated vegetation (category B) • MSES - Regulated vegetation (essential habitat) • MSES - Regulated vegetation (category C) • MSES - Wildlife habitat (endangered or vulnerable) • MSES - Wildlife habitat (special least concern animal) • MSES - Regulated vegetation (category R) The proposed pipeline alignment was determined via a thorough corridor selection process which included a detailed contextual analysis of the potential impacts of the project on matters of environmental significance. The preferred alignment was chosen as a balance between impacts to human and natural environmental values and constructability constraints. An ecological impact assessment was undertaken by Saunders Havill Group, which included a desktop assessment of the infrastructure corridor as well as detailed site surveys at key locations identified as having the potential of containing ecological values. The ecological report concluded that the proposed pipeline generally traverses highly disturbed landscape and that the construction and operation of the proposed infrastructure is highly unlikely to result in any residual adverse impacts on matters of environmental significance if the appropriate environmental management techniques and construction methodology is employed.
Coastal environment	The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependant development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.	Complies It is noted that the proposed pipeline corridor and associated infrastructure is located outside of the identified coastal management district. The pipeline runs adjoining the boundary of the coastal management district for much of the alignment but is buffered by the Bruce Highway and the North Coast Rail Line. Accordingly, the proposal will not have any direct impacts on this state interest.
Cultural heritage	The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.	Complies The project has the potential to impact upon Aboriginal and Torres Strait Islander cultural heritage during the construction phase of the project. The alignment also affects land that is the subject of a Native Title determination (the Burdekin River pump station only, subject to a claim by the Binda, Gudgeda). Extensive consultant has been undertaken with Aboriginal representative groups in respect to the project, the outcome of which includes agreements for CHMA and ILUA so as to ensure any potential

State interest	Intent	Commentary
		impact to cultural heritage values are mitigated. Part of the CHMA and ILUA agreements include the use of the land subject of the Native Title determination (Lot 49 on SB325). The project has the potential to facilitate development that has the potential to impact the GBRWHA. As part of the MID application, an assessment of facilitate impacts has been undertaken which considers potential impacts and mitigation measures to ensure the long-term sustainability of the GBRWHA.
Water quality	The environmental values and quality of Queensland waters are protected and enhanced.	Complies Stormwater management plans for the construction phase of the project will be prepared and in-place as part of the suite of environmental management measures that will be prepared for the project during detailed design. The post-construction stormwater management design objectives are not applicable to the proposed project as the development creates new impervious areas that are less than 25% of the net developable area. Post-construction stormwater treatment devices are not expected to be warranted. If during detailed design, it is determined that stormwater management measures may be required, site based stormwater management plans will be prepared and assessed via subsequent operational works applications. Accordingly, the project will be undertaken in compliance with the relevant water quality design objectives for Queensland prescribed by this State interest.
Safety and resilience to hazards		
Emissions and hazardous activities	Community health and safety, and the natural and built environment, are protected from potential adverse impacts on emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.	Complies The proposed pump station will include mechanical plant machinery which requires prolonged operation and will result in acoustic emissions. A Noise Impact Assessment was prepared by MWA Environmental Consultants which included a contextual analysis of the proposed pump station locations to identify any potential conflicts between the proposed infrastructure and any sensitive receptors. Appropriate mitigation measures will be implemented where relevant to ensure no adverse impacts are created. Acid sulfate soil investigations and management plans will be prepared prior to the construction phase of the project as part of the suite of environmental management measures prepared during detailed design.
Natural hazards, risk and resilience	The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.	Not applicable The proposed underground water pipeline infrastructure will be constructed to be resilient to natural hazards. The proposed above ground infrastructure, comprising the pump stations and break tank is not located within mapped flood or bushfire hazard areas.
Infrastructure		

State interest	Intent	Commentary
Energy and water supply	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	Complies The proposed bulk water supply infrastructure corridor was identified via a corridor selection process which considered constructability, future operation and avoiding/minimising the potential impacts on surrounding social and natural environments. The project will facilitate the development of substantial renewable energy hubs in the form of Green Hydrogen Production, identified within the APSDA. BPC is a special purpose entity established by the local community with the express purpose of delivering on the Bowen Pipeline Project. BPC is fully committed to operating the pipeline in a sustainable, safe, affordable and reliable manner. The existing regulatory framework for bulk water distribution is robust and sufficient to ensure that the ongoing operation of the infrastructure is undertaken in accordance with the intent of this state interest.
Infrastructure integration	The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.	Complies The design and siting of the proposed water supply infrastructure was informed by extensive and on-going engagement with a wide range of stakeholders including the local community, prospective end users and various local and state government entities. The proposed infrastructure has been sized with consideration of existing and future infrastructure needed to support planned development. The design of the infrastructure is flexible and able to be sized up or down during detailed design to meet the service requirements for water supply as the demand for water is refined. The proposed infrastructure is also aligned with initiatives across all levels of government with regard to environmental sustainability, water security and usage, long term productive capacity of the agricultural sector and facilitation of renewable and economic development in key locations within the locality. The project is well positioned and integrated with existing and planned development to maximise the economic, social and environmental benefits of the infrastructure investment. It is considered that the proposed infrastructure is appropriately integrated with land use planning for the intended service area and is aligned with this state interest. The project makes use of the existing water Burdekin Falls dam and related infrastructure and seeks to access unutilised water allocations available already. It is not reliant raising the Burdekin Falls Dam.
Transport infrastructure	The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.	Complies The project has been integrated with and designed to mitigate potential impacts upon transport infrastructure networks. BPC have worked closely with local authorities, DTMR and rail transport operators to ensure that the proposed infrastructure corridor does not conflict with any planned upgrades. Design solutions are available and able to be implemented to ensure that locations of potential conflict are managed, by tunnel boring

State interest	Intent	Commentary
		the proposed infrastructure and implementing appropriate traffic and environmental management plans to mitigate impacts associated with the construction phase of the project.
Strategic airports and aviation facilities	The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.	Complies The proposal is not located within proximity of any strategic airports or aviation facilities and does not comprise any aspects that would interfere with air-traffic.
Strategic ports	The operation of strategic ports and priority ports is protected and their growth and development is supported.	Applicable Refer to Section 6.3 for commentary regarding development within the priority port area for the Port of Gladstone under the <i>Sustainable Ports Development Act 2015</i> .

6.3 Sustainable Ports Development Act 2015

The Port of Abbot Point is identified as a Priority Port under Part 2 of the *Sustainable Ports Development Act 2015* (Ports Act). The Master Plan for the Priority Port of Abbot Point was prepared and approved in accordance with the requirements of the Ports Act. The pipeline is located predominantly within the Port, industry and commerce precinct. Development within this precinct should provide for large-scale port and industrial development, including terminal operations, commodity handling, emerging industries (including hydrogen manufacture), buffer zones, supporting infrastructure including power, pipelines and water storage and associated supply chain infrastructure and corridors.

The proposed pipeline is consistent with the intent of the Port, industry and commerce precinct as the corridor is collocated with the existing infrastructure corridor associated with the Bruce Highway and the North Coast Rail Line. The proposed pipeline will also be capable of supplying water to end users within the priority port master plan area including state and national level industries, such as green energy, ammonia, methanol, fertiliser and sustainable bio-fuel production.

A small portion of the pipeline also extends through the Environmental management precinct where crossing Splitters Creek. The precinct comprises areas of environmental or cultural significance to be protected from potential adverse impacts. To mitigate potential risks to environmental and cultural heritage values, the crossing of Splitters Creek will be underbored.

7 ENVIRONMENTAL MANAGEMENT

BPC intends on being accredited to the ISO9000 Quality Control System and an AS4801-compliant Health and Safety Management System, as well as developing an ISO 14000-based Environmental Management System.

All contractors who will be engaged on the project will be reviewed in terms of their record for previous environmental performance, and advantage will be given to proven performers with an enhanced environmental management record.

During construction, the project will have a complete set of environmental management plans, including:

- Acoustic attenuation management plan;
- Cultural heritage (Indigenous and non-indigenous) management plans;
- Community engagement plan;
- Construction management plan;
- Erosion and sediment control plan;
- Flora and fauna management plan;
- Incident and emergency management plan;
- Land access management plan;
- Traffic management plan; and
- Waste Management Plan.

Once operational, an Operational Environmental Management Plan will be in place covering the following aspects:

- Complaints reporting system;
- Contact details of infrastructure manager and emergency contacts;
- Copies of relevant legislation, approvals, permits, licenses, and regulations;
- Emergency response procedures;
- Environmental policies;
- Incident reporting and management procedures;
- Induction and training;
- Infrastructure monitoring plan;
- Risk management; and
- Workplace health and safety management plans.

8 SUMMARY

The development of the Bowen Pipeline is the key to unlocking the economic potential of the Bowen, Gumlu and Guthalungra regions (the Bowen Region). The pipeline will supply large volumes of secure, high quality and cost effective water to support the expansion of the horticulture, aquaculture and agriculture industries in a region that has existing infrastructure capable of accommodating increased production (e.g. Townsville port and international airport).

The project will allow the creation of a reliable, secure water supply to Australia's largest winter vegetable and fruit growing area, growing 1/5th of Australia's vegetables – currently growing more than 250 million kilograms of fruit and vegetables each year, with a gate value of over \$650 million.

This planning report demonstrates that the development application for a utility installation (water pipeline and pump station) within the Abbot Point State Development Area warrants approval on the following basis:

- The proposed development will directly support development within the SDA by providing a consistent and reliable water supply option.
- The development is consistent with the *Abbot Point SDA Development Scheme* strategic vision, overall objects, precinct intents and SDA wide assessment criteria.
- The proposed development has been designed to avoid areas of high environmental value and reduce the overall disturbance footprint as far as practicable.
- Environmental impacts of the proposal can be adequately addressed via adoption of a range of management plans.

On the basis of the assessment contained within this report, it is requested that the Office of the Coordinator General approve the development subject to reasonable and relevant conditions.