

Before you start

Important information

There are a number of different types of applications or requests relating to development within a State development area (SDA).

The most common of these is an SDA application for a material change of use (MCU). An MCU is:

- the start of a new use of the premises
- the re-establishment on the premises of a use that has been abandoned
- a material change in the intensity or scale of the use of the premises.

A development scheme may also provide for some or all of the following applications and requests:

- request for pre-lodgement consideration
- SDA application for:
 - reconfiguring a lot
 - operational work
- request to change an SDA application
- change application for an SDA approval
- request to state a later currency period
- request to carry out prior affected development
- request for approval of a plan of subdivision.

It is important to note there are some variations in terminology used in the development schemes as a result of amendments to the *State Development and Public Works Organisation Act 1971*. For more information, read the Applications and requests advisory note.

Before making an application or request, refer to the relevant development scheme.

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Before making an application or request, refer to the relevant development scheme.

How to complete forms

All SDA application and request forms are to be submitted via the approved online forms.

The Coordinator-General can only accept SDA applications that are properly made. For an SDA application to be properly made, you must:

- complete all fields
- upload the necessary documentation
- pay the relevant fee.

For certain applications or requests, a planning report, environmental impact statement (EIS) or impact assessment report (IAR) (draft and/or final) and evaluation report on the EIS or IAR (if prepared) may also be required.

The information provided must be detailed enough to enable the Coordinator-General to adequately assess the application or request. Insufficient information may result in the Coordinator-General requesting additional information.

If for any reason you cannot submit the forms online you can contact the SDA Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au to have a hard copy form sent out to you.

Fee waiver request

Prior to making an application or request, a proponent may request that the Coordinator-General waive all or part of the relevant fee.

If you would like to request a fee waiver, a written request providing sufficient grounds for the waiver must be made as part of a pre-lodgement consideration.

For more information, read the Guideline to state development area fees.

☒ I have read and understood the requirements for requesting a fee waiver. *

Privacy and security

The Coordinator-General collects personal information from you, including information about your name, email address, address, and telephone number. We collect this information to process, assess and make decisions about your application.

Your personal information will be used and may be disclosed publicly on the Department's website, and/or provided to third parties and other government agencies in the course of processing, assessing and making a decision about your application, and as authorised or required by law.

Your personal information will be handled and protected in accordance with the *Information Privacy Act 2009* and the Department's Privacy and Security Statement.

☒ By completing the form/s you agree to our Privacy and Security Statement. *

Disclaimer

All information that is provided as part of this application or request, including any further information requests, may be publicly released on the Department's website, and/or provided to third parties and other government agencies to process, assess, and make a decision about your application.

All information will be stored on the Departmental files as required by the *Public Records Act 2002* and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

☒ By completing the form/s you have agreed to this disclaimer. *

Application type

State development area

Select state development area *

- ☐ Abbot Point State Development Area
- ☒ Bromelton State Development Area
- ☐ Bundaberg State Development Area
- ☐ Cairns South State Development Area
- ☐ Callide Infrastructure Corridor State Development Area
- ☐ Galilee Basin State Development Area
- ☐ Gladstone State Development Area
- ☐ Mackay State Development Area
- ☐ Stanwell-Gladstone Infrastructure Corridor State Development Area
- ☐ Surat Basin Infrastructure Corridor State Development Area
- ☐ Townsville State Development Area

Application or request

Select application or request type *

- ☐ Request for pre-lodgement consideration
- ☒ SDA application for a material change of use
- ☐ Request to change an SDA application
- ☐ Change application for an SDA approval
- ☐ Request to state a later currency period
- ☐ Change application for an SDA approval and request to state a later currency period
- ☐ Request to carry out prior affected development

Proponent details

ABN

Enter your Australian Business Number (ABN)

75 450 239 876

Proponent name

The proponent is the person responsible for making the application and need not be the owner of the land. A decision notice will be issued to the proponent.

Title	
Mrs	
First name *	Last name *
Leanne	Wood
Company name	
Seqwater	

Applicant

Applicants details *

☒ Same as above ☐ Alternate contact

Title	
Mrs	
First name	Last name
Leanne	Wood
Company name	
Seqwater	

Postal address

Address line 1 *

PO Box 328

Address line 2

Suburb *

Ipswich

State *

QLD

Postcode *

4305

Contact details

Phone number (Australia) *

0732297926

Mobile number *

0403783807

Email address *

planning@seqwater.com.au

Confirm email address *

planning@seqwater.com.au

Property details

Property description

Identify all lots, including any part of a lot over which the development is proposed.

Lot 1

Lot *

3

Plan *

RP197262

Address *

109 Brabazon Rd Gleneagle QLD

You may wish to check the **DA mapping system** to confirm your site details.

Lot 2

Lot *

2

Plan *

RP178429

Address *

109 Brabazon Rd Gleneagle QLD

You may wish to check the **DA mapping system** to confirm your site details.

Lot 3

Lot *

1

Plan *

RP178429

Address *

109 Brabazon Rd Gleneagle QLD109 Brabazon Rd Gleneagle QLD

You may wish to check the **DA mapping system** to confirm your site details.

Lot 4

Lot *

5

Plan *

RP204976

Address *

109 Brabazon Rd Gleneagle QLD

You may wish to check the **DA mapping system** to confirm your site details.

Lot 5

Lot *

23

Plan *

W31790

Address *

109 Brabazon Rd Gleneagle QLD

You may wish to check the **DA mapping system** to confirm your site details.

Easements

Are there any easements over the land the subject of the SDA application (e.g. for vehicular access, electricity, overland flow, water, etc.)? *

☐ Yes ☒ No

Current land use

Provide a brief description of what the land is currently being used for (e.g. grazing, vacant, etc.). *

Off-stream Water Storage

Land owner's consent

See 'Application stage' of the relevant development scheme for owner's consent requirements.

Is owner's consent required for this SDA application or request? *

☒ Yes ☐ No

A letter providing landowners' consent must be uploaded with your supporting information.

Land owner's name *

Queensland Bulk Water Supply Authority

Application details

Proposed use

Provide a brief description of the proposed use of the land.

Proposed use *

Permanent Plantation

Use definition (as per development scheme) *

Undefined

Estimated capital investment value (AUD) *

\$ 542,513.00

Estimated employee numbers:

Construction *

10

Operational *

5

Estimated production (e.g. up to nine million tonnes of LNG per annum)

Nil - no harvesting trees or trees will occur.

EIS or IAR

Identify if the proposed development is subject to an environmental impact statement (EIS) process or an impact assessment report (IAR). *

☐ Yes ☒ No ☐ Will be

Supporting information

Please upload all supporting information here and ensure that file names clearly reflect the type of document uploaded e.g. survey plan, traffic report, site drawing.

The information provided must be detailed enough to enable the Coordinator-General to adequately assess your application or request. Insufficient information may result in the Coordinator-General requesting additional information.

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File Name	Size
Seqwater Cover letter Bromelton Off Stream Storage Carbon Sequeention Project.pdf	127.46 kB
Planning Report - Bromelton Offstream Storage SDA Carbon Sequestration project.pdf	1.26 MB
Bromelton Offstream Storage SDA Permenent Plantation.PNG	1.26 MB
Owner's consent - SDA application.pdf	273.12 kB

Declaration

Applicant declaration

- ☒ This document is a true representation of the submission I have prepared. By transmitting it electronically to the Coordinator-General, and the Coordinator-General agreeing to accept it electronically, it has the same status as if I had signed it. I understand that it is an offence to give the Coordinator-General a document that contains information known to be false or misleading. *

Applicants name *

Date

Leanne Wood

30 Mar 2026

Payment details

Fee waiver

Have you received a fee waiver? *

☒ Yes ☐ No

Relevant fee

Is there a relevant fee payable? *

☒ Yes ☐ No

Please enter the fee amount stated in your letter.

Relevant fee amount *

\$ 5,000.00

Payment type

Please confirm your preferred method of payment. *

☐ Credit/Debit card

☒ Direct deposit

Account name: Department of State Development, Infrastructure, Local Government and Planning

BSB: 064-013

Account no: 10007096

Reference: SDA proponent's name e.g. SDASmithJonesPL

Our Ref: F24/1453/003/30
Doc Ref: D26/36127

Date: 30 March 2026

Office of the Coordinator-General
Department of State Development, Infrastructure and Planning
1 William Street
Brisbane QLD

Re: SDA Development Application – Bromelton Off-Stream Storage Carbon Sequestration Project

Location: 109 Brabazon Road, Gleneagle QLD

Property Description: Lot 3 RP197262 and Lot 2 RP178429, Lot 1 RP178429, Lot 5 RP204976, and Lot 23 W31790

Dear Sir/Madam,

On behalf of Seqwater, please find enclosed a State Development Area (SDA) Development Application seeking approval for a Material Change of Use for an Undefined Use (Permanent Plantation) at the Bromelton Off-Stream Storage site located at 109 Brabazon Road, Gleneagle.

The proposal involves the establishment of a permanent plantation using native, locally appropriate species for the purpose of carbon sequestration. The plantings are intended to generate carbon credits to offset a portion of Seqwater's Scope 1 emissions under the National Greenhouse and Energy Reporting Scheme, supporting Seqwater's commitment to achieving net zero emissions by 2050. The proposal does not alter the existing operation or function of the off-stream water storage, which will continue to operate as critical water supply infrastructure.

The application is made pursuant to the Bromelton State Development Area Development Scheme 2017 and includes a Planning Investigation Report that demonstrates the suitability of the proposal having regard to the Strategic Vision, Overall Objectives, precinct intent, and SDA-wide assessment criteria. The report confirms that the development is a low-impact rural use, will not constrain future industrial development or infrastructure delivery, and will not result in adverse impacts on flooding, water quality, amenity, or environmental values.

In support of the application, the following material is provided:

- Completed SDA Application Form
- Planning Investigation Report
- Site Plan
- Landowner's Consent
- Fee Waiver Approval correspondence dated 16 March 2026



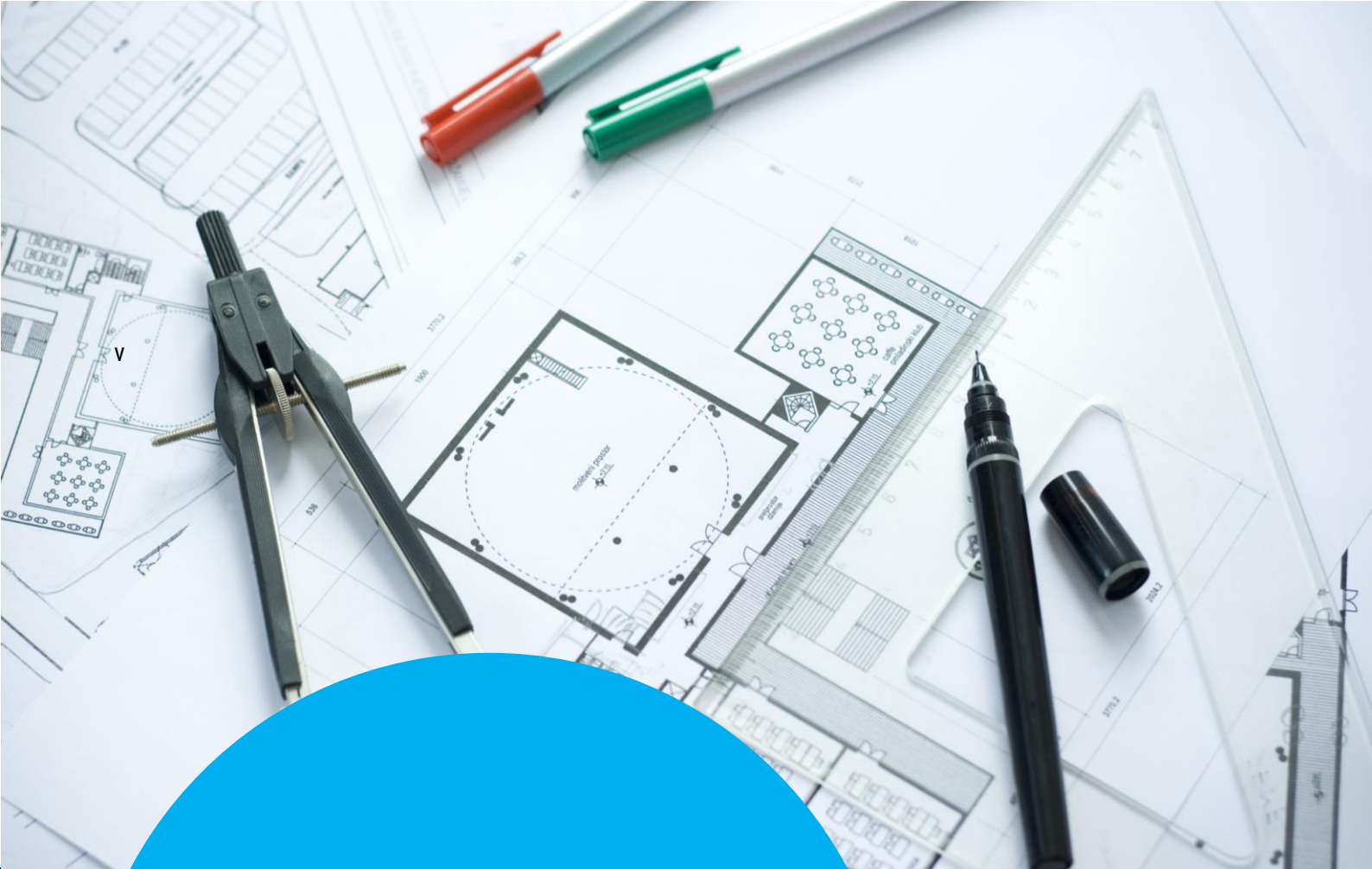
Given the minor and low-impact nature of the proposal, Seqwater respectfully requests that the Coordinator-General consider excluding the application from public notification in accordance with Schedule 2 of the Development Scheme.

Should you require any further information or clarification during the assessment process, please do not hesitate to contact me via email at leanne.wood@seqwater.com.au or by phone 61 403 783 807.

Yours sincerely

Leanne Wood

Senior Planning Officer – Approvals



Bromelton Off-stream
storage - Carbon
Sequestration project

Planning Report

Executive Summary

Seqwater proposes to establish a Permanent Plantation at the Bromelton Off-stream storage site (109 Brabazon Road, Gleneagle) for the purpose of carbon sequestration, using native, locally appropriate species. The plantation will generate carbon credits to offset Seqwater's Scope 1 emissions under the National Greenhouse and Energy Reporting Scheme (NGERS), supporting Seqwater's commitment to achieving Net Zero emissions by 2050.

The project involves planting, but not harvesting, trees across historically cleared areas of the site. No buildings, earthworks, operational changes, or service upgrades are required, and the existing off-stream water storage will continue functioning unchanged. Planting and maintenance activities will have minimal staffing levels (up to 10 during establishment; up to 5 for maintenance), resulting in negligible traffic or amenity impacts.

The site is located within the Transition and Rural Precincts of the Bromelton State Development Area (SDA). Although the use is not explicitly listed in the preferred development intent, it is considered a low-impact rural industry and is compatible with the SDA's strategic objectives—particularly the protection of industrial operations, rural separation areas, and water-supply infrastructure.

Assessment against the Bromelton SDA Development Scheme confirms the proposal:

- aligns with the Strategic Vision and Overall Objectives of the SDA;
- does not constrain future industrial development or planned infrastructure (e.g., the Bromelton North–South Arterial Road);
- avoids impacts on flood behaviour, water quality, ecological values, and state infrastructure;
- requires no referral under the Planning Regulation, as the site contains Category X vegetation and involves no clearing;
- supports catchment protection by enhancing vegetation, stabilising soils, and reducing erosion risks.

Overall, the Permanent Plantation is a low-impact and environmentally beneficial land use that complements the lawful use right of the site for the continuation of the existing off-stream storage facility. The planning report demonstrates that the proposal complies with in full with the relevant assessment benchmarks and is recommended for approval, subject to reasonable and relevant conditions.

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Application Overview

Site and Application Details	
Address and Real Property Description	109 Brabazon Road Gleneagle QLD 4285 Lot 3 RP197262 and Lot 2 RP178429, Lot 1 RP178429, Lot 5 RP204976, and Lot 23 W31790
Site Area	Total site area = 225.652ha
Planning Authority	Bromelton State Development Area (SDA) Scheme 2017 under the State Development and Public Works Organisation Act 1971 Administered by the Office of the Coordinator-General
Existing Uses	(Bromelton Off-stream storage)
Application Details	Material Change of Use Application to the Coordinator-General for SDA Approval for an Undefined Use (Permanent Plantation)
Permissibility of Use	Assessable Development requiring an SDA Development Application
Applicant Details	Seqwater (Queensland Bulk Water Supply Authority) PO Box 328 Ipswich QLD 4305 Contact name: Leanne Wood
Owner	Seqwater (Queensland Bulk Water Supply Authority)

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1 Introduction

1.1 Overview

Seqwater are seeking an SDA approval for a Material Change of Use for an Undefined Use (Permanent Plantation) at 109 Brabazon Road Gleneagle QLD 4285 described as Lot 3 RP197262, Lot 2 RP178429, Lot 1 RP178429, Lot 5 RP204976, and Lot 23 W31790 ("the subject site").

This planning report provides context on the proposed development by describing the subject site, surrounding locality, and the scheme design. Second, the report provides an assessment of the proposal against the relevant statutory planning instruments, which demonstrates the suitability of the proposal in light of the Bromelton SDA.

1.2 Summary of the Proposal

The development proposal seeks to establish a Permanent Plantation at its Bromelton off-stream water storage facility. The Bromelton site has been selected by Seqwater ("the applicant") through a robust internal consultation process, augmented with an options and feasibility assessment.

Consistent with the Queensland Government, Seqwater has opted into the National Greenhouse and Energy Reporting Scheme (NGERS) to offset its carbon emissions that it produces through the various activities affiliated with the operation and management of its bulk water supply networks across South East Queensland. The purpose of the carbon plantings and carbon credits are to offset a portion of Seqwater's Scope 1 National Greenhouse and Energy Reporting Scheme (NGERS) carbon emissions. This will assist Seqwater in moving towards their target of Net Zero emissions using a method recognised by the Clean Energy Regulator (environmental plantings).

The proposed development does not alter the site's existing function or operations, and the off-stream water storage will continue to operate in the same manner for the foreseeable future. The planting design accommodates the long-term infrastructure needs of the storage facility and supports its role as an important asset for ongoing water security.

The development is an appropriate addition to the site, which sits within the Transitional and Rural Precincts of the Bromelton State Development Area (SDA). It complements the existing land use, does not constrain future development opportunities on surrounding SDA allotments, and does not generate adverse impacts on nearby sensitive receptors.

As the proposal maintains existing operations and introduces only a new use for tree planting, it remains well within the reasonable expectations of the local community.

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Figure 1: Overall Site Plan



1.3 Legislative Framework

Development within the Bromelton State Development Area (SDA) is regulated under a State-led planning framework, separate from the local government planning scheme.

Under the Bromelton SDA Development Scheme 2017, development is assessed within a State-controlled statutory framework led by the Office of the Coordinator-General. The key legislative instruments include:

1. State Development and Public Works Organisation Act (SDPWO Act 1971) – establishment and governance of the SDA
2. Bromelton SDA Development Scheme 2017 – primary statutory planning and assessment document
3. Planning Act 2016 & Planning Regulation 2017 – referral triggers and land use definitions
4. State Planning Policy – State interest integration
5. Applicable State guidelines such as Seqwater’s catchment protection requirements

This framework ensures that development within the Bromelton SDA is consistent with State planning objectives, industrial land-use strategy, and protection of key environmental and infrastructure interests.

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1.4 Supporting Information

The proposed development seeks to establish a Permanent Plantation and does not alter or intensify the existing land use on the site. The requirement for a Material Change of Use application arises solely from the duration of the plantation's establishment, rather than from any substantive change to current operations.

Given the minor and technical nature of the proposal, specialist reports are not considered necessary to support this application.

This planning report should be read in conjunction and considered with the following supporting documentation:

- Land Owners Consent
- SDA Form
- Site Plan
- Fee Waiver Request Response Letter dated 16 March 2026– *Office of the Coordinator-General*

All relevant supporting information has been provided for the development application to be considered a properly made application.

1.5 Recommendation

This planning report demonstrates that the proposed development is an appropriate additional use for the site, accords with the relevant provisions of the Development Scheme and related policies; and will not prejudice the future orderly development of adjoining allotments. The key considerations are discussed in detail in the sections below. As such, the application is recommended for approval, subject to the imposition of reasonable and relevant conditions.

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2 Site & Surrounding Development

2.1 Property Description

The subject site is situated at 109 Brabazon Road GLENEAGLE QLD 4285 described as Lot 3 RP197262, Lot 2 RP178429, Lot 1 RP178429, Lot 5 RP204976, and Lot 23 W31790 ("the subject site"). The subject site is situated within the Bromelton SDA. The Development Scheme identifies the subject site within the Transition Precinct and the Rural Precinct.

Table 1: Site Details

Address	RP Description	Precinct	Area
Brabazon Road GLENEAGLE QLD 4285	Lot 3 RP197262 –	Transition Precinct	597100m ²
Brabazon Road GLENEAGLE QLD 4285	Lot 2 RP178429 –	Transition Precinct	563700m ²
Brabazon Road GLENEAGLE QLD 4285	Lot 1 RP178429 –	Rural Precinct	203400m ²
109 Brabazon Road GLENEAGLE QLD 4285	Lot 5 RP204976 –	Rural Precinct	200000m ²
Unnamed Road GLENEAGLE QLD 4285	Lot 23 W31790 –	Rural Precinct	718320m ²
Total	225.652ha		

2.2 The Site and Context

The site is located in the Transition and Rural Precincts and is within the northern periphery of the Bromelton SDA. Much of the site, known as Lake Brabazon, is an earth-fill embankment off-stream water storage, owned and operated by Seqwater. It was historically constructed to support the potable water supply for the Beaudesert area, operating in conjunction with other Logan River Water Supply Scheme assets.

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Consistent with the planning intent for the Rural and Transition Precincts of the Development Scheme, the site is predominantly surrounded by rural agricultural operations, including but not limited to turf production and poultry farming. A raw water pipeline traverses the site, extending from the northern portion of the water storage area to the Logan River, located approximately one (1) kilometre to the northeast of the site. Figure 2 below provides an aerial view of the site, including the raw water pipeline.



2.3 Servicing and Infrastructure

There are no changes proposed to the existing infrastructure connections to the site. The property is not connected to the electricity and telecommunications networks and is not serviced by reticulated sewer or water supply.

2.4 Easements

There are no easements or encumbrances burdening or benefitting the subject site.

2.5 Site and Approval History

There are no known approvals over the site, and the existing use is understood to pre-date the Queensland planning regulatory framework. As a result, the site benefits from established historic lawful land-use rights.

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2.6 On-Site Vegetation

The site contains scattered areas of vegetation including areas that have historically been cleared. Accordingly, the proposed ecological plantings will be within historically cleared locations, while any significant vegetation will be retained. The tree species to be planted will be endemic to the area and include riparian water-tolerant or flood tolerant species including plants adapted to periodic inundation.

The species to be planted will be informed by the Queensland Government's Regional Ecosystems technical descriptions, preliminary on ground site inspections (refer example images below), and further on ground site inspections to be undertaken during the detailed planting design phase.

Species will likely include:

- Eucalyptus tereticornis (Forest Red Gum);
- Corymbia tessellaris (Moreton bay Ash);
- Eucalyptus crebra (Narrow Leaved Red Ironbark);
- Eucalyptus moluccana (Gum-topped Box);
- Casuarina cunninghamiana (River She-oak),
- Lophostemon suaveolens (Swamp Box);
- Acacia leiocalyx (Black Wattle);
- Alphitonia excelsa (Soap Bush);
- Melaleuca bracteata (Black Tee Tree),
- Melaleuca quinquenervia (Broad-leaved Paperbark),
- Callistemon sieberi (River Bottle Brush), or Callistemon viminalis (weeping Bottlebrush).



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3 Proposed Development

3.1 Application Details

This application seeks an SDA Development Permit for a Material Change of Use for Undefined Use (Permeant Plantation) on land at 109 Brabazon Road Gleneagle QLD 4285 and described as Lot 3 RP197262, Lots 1 and 2 RP178429, Lot 5 RP204976, and Lot 23 W31790 (the subject site).

3.2 Pre-lodgement Meeting

An informal pre-lodgement meeting was held between officers of the Office of the Coordinator-General and Seqwater held on 6 February 2026 to discuss this development. Key matters discussed at the meeting included:

- General overview of proposed development;
- What are the carbon credits proposed for – offsetting other elements of Seqwater, sale for money, other reasons?;
- Is there any other purpose the proposed forested area could be used for?;
- Will the proposed planting constrain development surrounding the site (increasing habitat connections, creating sensitive uses, any other impacts); and
- Is there potential for linear infrastructure to be constrained by the proposed development (future power lines, water infrastructure, Bromelton North-South Arterial Road etc.?).

Contained in Appendix A and B of this planning report are notes transcribed from the meeting, including Seqwater's responses to the questions raised at the Pre-lodgement meeting.

3.3 Fee Waiver

Due to the nature of the proposal that would otherwise be accepted development if lodged under the *Scenic Rim Planning Scheme 2020*, a partial fee waiver was requested from the Office of the Coordinator-General.

On 16 March 2026, the Office of the Coordinator-General provided a formal response to Seqwater's request for a partial fee waiver stating that in accordance with the Guideline to State Development Area Fees July 2026, the Coordinator-General approved the request, with the applicable application fee relevant to the development application being **\$5,000 (GST Exempt)**.

The Office of the Coordinator-General's correspondence dated 16 March 2026 is provided at Appendix C.

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3.4 Proposal Overview

Seqwater propose to plant trees for growing, but not harvesting, specifically for carbon sequestration. The proposed Carbon Sequestration project is considered a Permanent Plantation, defined in the *Planning Regulation 2017* as:

"The use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resources management, or other similar purposes."

Although a Permanent Plantation, classified as a low-impact rural industry under the Planning Regulation, is not a defined use under the Development Scheme nor specifically identified in the preferred development intent for the Transition or Rural Precincts, the proposal is still consistent with the overarching intent of these precincts, which support rural industry.

The proposal does not involve any changes to the operational characteristics of the existing off-stream water storage, nor does it alter the current use of the site. The site is to remain as an off-stream water storage for the foreseeable future and is an important asset in terms of longer-term water security. Planting design has considered the long-term infrastructure requirements for the off-stream water storage and its operation.

During both establishment and long-term management, the development will continue to operate as a low-impact rural use with initial water maintenance required to allow for the establishment of the plantation, whereby water supply will be utilised from Lake Brabazon. The planting phase will involve no more than ten (10) people on site at any given time, reflecting the temporary and short-term nature of establishment activities. Once the plantings are established, ongoing maintenance will require no more than five (5) people on site at a time. These low staffing levels ensure that the activity does not introduce amenity impacts, operational constraints, or increased traffic generation, and remains consistent with the rural and transition character of the surrounding area.

It will not introduce or intensify amenity impacts on the surrounding area, and once the plantings are established, it will not generate additional traffic or affect the road network. The proposed plantings will be confined to within the Seqwater property boundary with appropriate fire breaks constructed along the boundary line. Whilst permanence obligations are associated with the carbon plantings proposed to be established on the Bromelton site (to ensure the carbon is sequestered), this will not constrain any activities outside of the Seqwater property boundary. In addition, there is no obligation with the Clean Energy Regulator to ensure environmental connectivity, nor will the site become a sensitive receiver because of habitat creation due to its small size.

The proposed development has been designed to support the future orderly development of surrounding allotments. The assessment confirms that the permanent planting will not limit or prejudice the ability of nearby sites to develop in accordance with the Bromelton SDA.

The proposal will not create detrimental impacts on existing rural-residential sensitive receptors, as required by the relevant assessment benchmarks, nor will it affect existing rural or agricultural uses on adjoining properties. As the site is largely occupied by Lake Brabazon and its associated maintenance access paths, it has limited capacity for redevelopment or for accommodating new land uses that meet the precinct objectives.

Overall, the proposed development represents an appropriate use of the site, given its location within the Transition and Rural Precincts of the Bromelton SDA. As a low-impact rural activity, it complements and supports both existing and future surrounding land uses. The development will generate negligible amenity impacts (including visual, traffic, odour, and acoustic impacts) and will not impede the future orderly development of adjoining allotments.

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3.5 Extent of Works

Table 2: Development Parameters

Development Considerations	Requirement	Provision
Site Cover	N/A	The site does not contain any existing buildings or structures. No buildings or built structures are proposed as part of the development; therefore, site cover provisions do not apply to this proposal.
Car Parking	Sufficient car parking is provided	The site does not contain any existing formal car parking arrangements at present. Given the relatively small number of workers required during both the planting phase and ongoing maintenance, sufficient space is available within the site to accommodate all necessary car parking. These activities can be supported through informal on-site parking areas without the need for dedicated car parking infrastructure, and without impacting access, operations, or the surrounding road network.
Access	Lawful road access provided	Access is proposed to be maintained from Brabazon Road. There is no proposed changes to the existing access arrangement.

3.6 Key Development Considerations

The proposed land use aligns with the intent of the SDA precincts and does not significantly alter the existing land use or on-site operations.

The site is partly affected by the Bushfire Hazard Overlay, the High Ecological Significance Wetlands and the Waterways and Wetlands Buffer Area Overlay, and the Flood Hazard Area Overlay under the Scenic Rim Planning Scheme. These matters are appropriately addressed through the Development Scheme assessment provided below.

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The proposed land use represents a low-impact activity. Given the minor nature of the development, the Permanent Plantation presents no substantive land use planning issues requiring detailed assessment, for the following reasons:

- No buildings or structures are proposed to be constructed to have a potential impact on the visual amenity of the area;
- There is no permanent staffing required to service the use;
- Limited traffic volumes will be generated by the maintenance of the plantation to warrant a traffic impact assessment;
- No acoustic or odour will be emitted by the proposed development to require specialist reports;
- Future orderly development of the surrounding allotments can occur in light of the proposed development;
- The site contains scattered vegetation that bushfire hazards are not considered relevant to require a Bushfire Assessment of the site given the applicant will provide a suitably maintained bushfire path along the boundaries of the site;
- A flood hazard assessment is not considered as no earthworks or structures are proposed as part of the plantation works to trigger the requirement for a Flood Impact Assessment. Notably, the plantation will allow for potential flood waters to flow through the plantation and will not cause deviation or diversion of flood water to adjoining allotments; and
- Wetlands will remain unchanged and will not be obstructed by the proposed development.

4 Legislative Framework

4.1 Introduction

The subject site is located within the Bromelton State Development Area (SDA). The *Bromelton State Development Area Development Scheme* (Development Scheme) is the relevant planning instrument for assessing development applications within the Bromelton SDA.

4.2 State Development and Public Works Organisation Act 1971 (SDPWO Act)

The Bromelton SDA was declared under the SDPWO Act, which provides the legislative basis for establishing State Development Areas and the powers of the Coordinator-General. The Act gives the Coordinator-General responsibility for:

- Preparing and administering the Bromelton SDA Development Scheme;
- Assessing and deciding SDA development applications; and
- Regulating land use, development, and infrastructure planning within the SDA.

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4.3 Bromelton SDA Development Scheme 2017

The Development Scheme is the statutory planning document that regulates development within the SDA and operates in place of the Scenic Rim Planning Scheme. It includes:

- Precincts and preferred development intent;
- Levels of assessment (permissible, prohibited, exempt);
- Assessment criteria for all SDA development applications;
- Environmental, infrastructure, natural hazard and design performance outcomes; and
- The requirement for applications to identify any State referral triggers.

The Bromelton SDA was declared in 2008 by Regulation under the State Development and Public Works Organisation Act 1971 (SDPWO Act). Development applications in an SDA area are assessed by the Office of the Coordinator-General under the Act and are not subject to assessment by local Governments under the Planning Act 2016. The Bromelton SDA incorporates land west of Beaudesert to Bromelton in the west and from Kagaru in the north to Laravale in the south.

The Development Scheme includes matters an SDA application for the development is to be assessed against, as well as a development assessment framework and processes for making, assessing and deciding SDA Applications and other associated applications.

Pursuant to Section 2.1 of the Development Scheme, the following comprise the components for assessment under the Development Scheme to the extent determined necessary by the Coordinator-General:

- a) The Strategic Vision for the Bromelton SDA
- b) The Overall Objectives for development in the Bromelton SDA
- c) The preferred development intent for each development precinct
- d) SDA Wide assessment criteria

These are addressed to the extent relevant in the following section of this report.

4.4 Planning Act 2016 & Planning Regulation 2017

While the Coordinator-General is the assessment manager for SDA applications, the *Planning Regulation 2017* governs:

- Referral triggers (Schedule 10);
- Definitions of land uses, including "Permanent Plantation"; and
- When State Assessment and Referral Agency (SARA) involvement may be required.

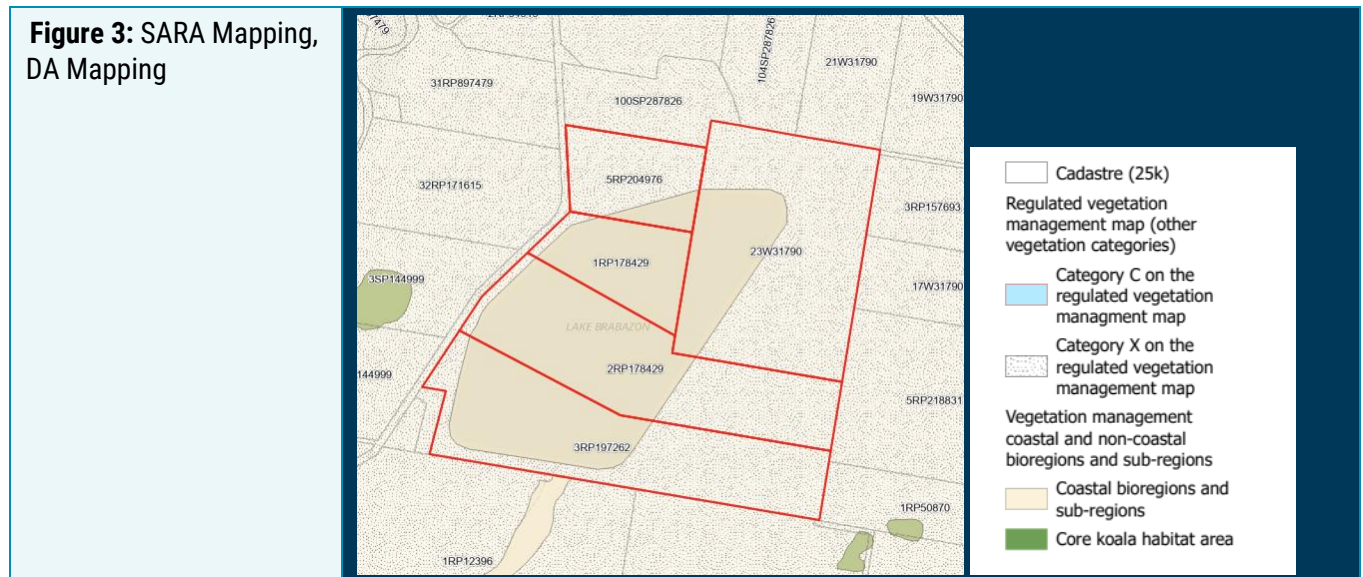
The Development Scheme requires proponents to identify and address any relevant State referral triggers under the *Planning Act 2016* and *Planning Regulation 2017*.

4.4.1 Referral Triggers

Under Schedule 2 of the Development Scheme, an SDA Development Application must identify any relevant State referral triggers under the *Planning Act 2016*. Certain types of development can trigger referral to external agencies under the *Planning Act 2016* and *Planning Regulation 2017*.

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A review of the Development Assessment Mapping System (DAMS) and SARA mapping found no applicable State interests. The site is shown as Category X on the Regulated Vegetation Management Map (Figure 3), meaning it contains no regulated vegetation under the *Planning Regulation 2017*. Schedule 10 of the *Planning Regulation 2017* confirms that no referral triggers apply, as the proposal does not involve native vegetation clearing or any other activity requiring referral. Refer to Figure 3 below for an extract of the SARA mapping.



4.4.2 Land Use Definition

The proposed use is undefined under Schedule 1 of the SDA Development Scheme. However, the *Planning Regulation* defines a Permanent Plantation as:

"The use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resources management, or other similar purposes".

4.5 State Planning Policy 2017

The Development Scheme is required to align with the SPP, and SDA development must demonstrate consideration of relevant State interests, including:

- Natural hazards (flooding, bushfire)
- Water quality and catchment protection
- Biodiversity and ecological values
- State transport infrastructure

The SPP is a key reference point in the SDA assessment process.

The proposal has been assessed against the State Planning Policy (SPP) in relation to the state interest *Safety and Resilience to Hazards*, which includes flooding as a natural hazard requiring consideration in land-use planning and

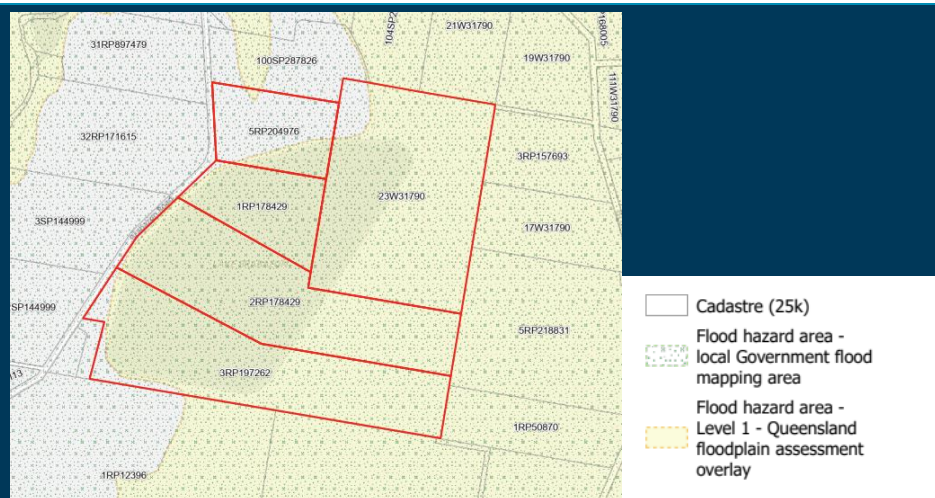
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development assessment. The SPP outlines the State's interests across several themes, including safety and resilience to hazards such as flood, bushfire and landslide.

The flood-specific assessment principles are further supported by the SPP State Interest Guidance Material of *Natural Hazards, Risks and Resilience: Flood*, which provides detailed guidance for interpreting and implementing flood-related policy requirements.

The flooding extent for the site is shown in SARA mapping (Figure 4). The potential flood hazard and associated risk have been addressed through the Bromelton SDA Scheme assessment under Natural Hazards – Flooding, provided above.

Figure 4: SARA SPP mapping



4.6 Other Applicable State Guidelines and Codes

Depending on the nature of the proposal, additional State requirements may apply, such as:

- Seqwater Development Guidelines (for land in drinking water catchments);
- Relevant environmental, vegetation, or waterway protection regulations; and
- Infrastructure design standards for State-controlled transport corridors.

Within the Bromelton SDA, these guidelines are applied *through* the Development Scheme's assessment framework.

4.6.1 Seqwater Development Guidelines for Water Quality Management in Drinking Water Catchments

The site is located within the water resource catchment and the water supply buffer area associated with the Logan River. Accordingly, the development must comply with the Seqwater Development Guidelines, which manage activities that may affect drinking water quality. The proposal meets these requirements, as no buildings, earthworks, vegetation clearing, or changes to landform are proposed. The land use involves only the planting of trees for carbon sequestration, which is a low-impact activity compatible with water catchment protection.

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Setback, siting and flood-related requirements under the Seqwater Guidelines are satisfied, as the planting areas are located outside critical water storage infrastructure, do not encroach into waterway protection buffers, and do not alter existing flood behaviour. The proposal also complies with the Guidelines by avoiding any bulk earthworks, maintaining natural drainage patterns and ensuring that no activities occur that could increase sediment, turbidity or contamination risks to the Logan River. As no vegetation clearing is required, the development does not reduce riparian or catchment vegetation values.

Overall, the tree-planting proposal accords with the Seqwater Guidelines and the State Planning Policy by protecting water quality, maintaining natural hydrological function and ensuring that the drinking water catchment remains safeguarded.

4.7 Bromelton SDA and the Development Scheme

Bromelton SDA was declared in 2008 by Regulation under the State Development and Public Works Organisation Act 1971 (SDPWO Act). Development applications in an SDA area are assessed by the Office of the Coordinator-General under the Act, and are not subject to assessment by local Governments under the Planning Act 2016. The Bromelton SDA incorporates land west of Beaudesert to Bromelton in the west and from Kagaru in the north to Laravale in the south.

The Development scheme includes matters an SDA application for the development is to be assessed against, as well as a development assessment framework and processes for making, assessing and deciding SDA Applications and other associated applications.

Pursuant to Section 2.1 of the Development Scheme, the following comprise the components for assessment under the Development Scheme to the extent determined necessary by the Coordinator-General:

- e) The Strategic Vision for the Bromelton SDA;
- f) The Overall Objectives for development in the Bromelton SDA;
- g) The preferred development intent for each development precinct; and
- h) SDA Wide assessment criteria.

These are addressed to the extent relevant in the following section of this report.

4.8 Level of Assessment

The current use of the site is a utility installation associated with water infrastructure for the off-stream water storage. Section 1.3.2 of the Bromelton SDA Development Scheme identifies Excluded Development, including:

- (c) Development carried out by or on behalf of the State or a public sector entity in accordance with Schedule 6 of the Planning Regulation, or development undertaken under a State law notice, order, or direction; and
- (d) Development for infrastructure undertaken by a public sector entity consistent with Schedule 5 of the Planning Regulation.

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Although Seqwater is a public sector entity, a Permanent Plantation is not included in Schedules 5 or 6, and therefore these exemptions do not apply. While Schedule 5 lists 'water cycle infrastructure', a Permanent Plantation cannot be categorised as water cycle infrastructure. Accordingly, establishing a Permanent Plantation constitutes a material change of use, as it represents a distinctly different land use from the site's current operation.

Table 5 of the SDA Development Scheme identifies all material changes of use as regulated development within the Transition Precinct, while Table 6 identifies all material changes of use as regulated development within the Rural Precinct. In accordance with Section 1.3.1 of the SDA Development Scheme, the proposed development therefore requires an SDA application to be lodged with the Coordinator-General, in the manner prescribed under Schedule 2 of the Scheme, in order to obtain SDA Approval.

4.9 Public Notification Stage

Under Schedule 2 (s2.3) of the Development Scheme, (1) states:

This stage applies unless the Coordinator-General gave notice to the proponent during the application stage that the public consultation stage does not apply to the application.

It is requested that the Public Consultation Stage should **not** apply to the assessment of this application. In Seqwater Planning's opinion, public notification is not considered necessary for this application for the following reasons:

1. The proposal is for a Permanent Plantation, which is defined as a *low-impact rural industry* under the *Planning Regulation*, meaning it is expressly anticipated and appropriate within the Bromelton SDA and does not introduce sensitive or incompatible land uses.
2. The land use aligns with and supports the strategic intent of the Bromelton SDA, including the protection of existing and future industrial and rural operations, and therefore does not create any impacts that would ordinarily trigger community concern or warrant public notification.
3. The plantation enhances the functional separation required to protect regionally significant industrial and extractive activities, rather than encroaching upon them, reducing the likelihood of adverse amenity, traffic, noise or land-use conflicts that public consultation processes typically address.
4. The proposal will not generate off-site impacts of a scale or nature that would materially affect surrounding properties, infrastructure, or community interests, given the low-intensity, rural character of a plantation land use.
5. The development supports key SDA objectives, including environmental protection, water security outcomes, and maintaining suitable buffers, meaning it is consistent with established planning expectations and does not introduce substantive changes that require public input.
6. The application is for works within a controlled water infrastructure environment, where public access and interaction are already limited, and where operational requirements (rather than community interface considerations) drive land use decisions.

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5 Planning Assessment - Bromelton Development Scheme 2017

The proposal is for an undefined use (Permanent Plantation) within the Transition and Rural Precincts and as such is assessed against the relevant provisions below. The Bromelton Development Scheme 2017 (Development Scheme) applies development requirements as follows:

- the strategic vision for the Bromelton SDA
- the overall objectives for development in the Bromelton SDA
- the preferred development intent for each development precinct; and
- SDA wide assessment criteria

5.1 Bromelton SDA Strategic Vision

As Per Section 2.2 of the Development Scheme, the vision for the Bromelton SDA is to:

- establish Bromelton as a major industrial area for industrial development of regional, State and national significance*
- encourage industrial development and support services to take advantage of the access to key rail and road networks*
- maximise opportunities for the clustering and co-location of synergistic developments, including supporting infrastructure*
- maximise the utilisation of the rail network by establishing multi modal freight and logistics operations, manufacturing and warehousing facilities, and industries that are reliant on rail access*
- encourage activities that require large lots, separation distances or other specialist needs*
- protect the continued operation and future development of existing industrial activities, appropriately located rural activities and the regionally significant extractive resources within the Bromelton SDA from incompatible development and encroachment; and*
- leverage the opportunities created by the proximity of the Bromelton SDA to the Beaudesert centre, by fostering synergies between industry and business activity clusters.*

The establishment of a Permanent Plantation within the Bromelton Off-stream Water Storage area supports (f) *protect the continued operation and future development of existing industrial activities, appropriately located rural activities, and the regionally significant extractive resources within the Bromelton SDA from incompatible development and encroachment.*

As a Permanent Plantation is classified as a *low-impact rural industry* under the *Planning Regulation*, it represents an appropriate and compatible land use that does not constrain existing or planned industrial operations within the State Development Area. The plantation maintains the rural character and functional separation needed to safeguard high-intensity industrial and extractive activities, while ensuring that no sensitive or conflicting uses encroach upon these regionally significant economic assets. In doing so, the plantation reinforces the strategic vision for the Bromelton SDA by contributing to a land use pattern that protects industrial productivity and long-term growth opportunities.

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5.2 Overall Objectives for development in the Bromelton SDA

The overall objectives for Development within of the Bromelton SDA include:

- (a) *be consistent with the strategic vision for the Bromelton SDA and the development precinct*
- (b) *ensure the integrity and long-term functionality of the Bromelton SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the Bromelton SDA for industrial development of regional, State and national significance*
- (c) *avoid new sensitive land uses and other incompatible land uses which could restrict the ability to establish and operate industrial development within the Bromelton SDA*
- (d) *maximise the efficient use of land, and existing and planned infrastructure*
- (e) *minimise adverse impacts on infrastructure and infrastructure corridors*
- (f) *support the safe and efficient function and operation of existing and planned transport infrastructure*
- (g) *include site specific stormwater and waste water controls to avoid potential adverse impacts on the water quality of receiving waters and water assets*
- (h) *protect, and where possible, enhance the values of water supply catchments and key water supply infrastructure to ensure a safe and secure water supply*
- (i) *manage the risks associated with natural hazards, to protect people and property*
- (j) *avoid adverse impacts on environmental, cultural heritage and community values, or minimise and mitigate impacts where they can't be reasonably avoided*
- (k) *be located, designed and constructed in accordance with best practice principles and*
- (l) *be located and designed to avoid impacts on the ongoing operation of quarries within key resource areas and their haulage routes*

Planting native vegetation adjacent to water storage areas, specifically as a Permanent Plantation within the Bromelton Off-stream water storage area, a critical component of Seqwater's water infrastructure, directly meets (h) *protect, and where possible, enhance the values of water supply catchments and key water supply infrastructure to ensure a safe and secure water supply.*

The addition of native riparian vegetation stabilise soils, reduces erosion, and limits sediment and nutrient runoff into the storage, while providing natural filtration, moderates surface water flows, suppresses invasive weeds, and improves long-term ecosystem resilience. These vegetated buffers also reinforce embankments, reduce dust, and limit unauthorised access, collectively supporting the protection and enhancement of catchment and infrastructure values to maintain a reliable, safe and secure water supply.

5.3 Transition Precinct – preferred development intent

The preferred development intent for the Transition Precinct is described below.

- (a) This precinct will provide appropriate separation between sensitive and industrial uses to protect the industrial function and operation of the Bromelton SDA.
- (b) The precinct will generally accommodate low impact development which:
 - I. is compatible with, and able to safely operate near, higher impact industrial development which is anticipated to occur elsewhere in the Bromelton SDA
 - II. does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA.
- (c) Development, including for sensitive land uses, that limits the ability to establish and operate industry in surrounding precincts is unlikely to be supported.

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- (d) Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road.
- (e) Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, aquaculture, cropping, extractive industry, intensive animal industry, intensive horticulture and rural industry
- (f) Development for high impact and special industry is unlikely to be supported.

Response:

The proposed Permanent Plantation is consistent with the preferred development intent of the Transition Precinct. The land use functions as a low-impact rural activity that provides an appropriate buffer between sensitive uses and the more intensive industrial development anticipated elsewhere in the Bromelton SDA.

As a Permanent Plantation is classified as a low-impact rural industry under the *Planning Regulation*, it directly aligns with item (e), which identifies rural industry as a suitable and supported use within the Transition Precinct. By aligning with item (e), the plantation clearly represents an appropriate rural-based activity that fits the intended development pattern and helps maintain the necessary separation that protects the industrial function of the Bromelton SDA.

The proposal safely coexists with nearby higher-impact industrial activities due to its low operational intensity, very limited workforce, and minimal traffic generation. It does not introduce adverse amenity impacts on sensitive land uses outside the SDA and does not include any sensitive land use components that could restrict or limit the establishment or operation of industry in surrounding precincts. The use does not involve built structures or works that could encroach upon, conflict with, or impede the future delivery of the Indicative Bromelton North-South Arterial Road, consistent with item (d).

In line with item (f), the development does not involve high-impact or special industry. Instead, it is a landscape-based rural activity that complements the intent of the Transition Precinct by supporting a compatible, low-impact land use framework that reinforces the long-term industrial vision for the Bromelton SDA.

5.4 Rural Precinct - preferred development intent

The preferred development intent for the Rural Precinct is described below.

- (a) This precinct will provide for low impact rural and agricultural activities which:
 - (i) are compatible with, and able to safely operate near, more intensive industrial development which is anticipated to occur elsewhere in the Bromelton SDA
 - (ii) does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA.
- (b) Development, including for sensitive land uses, that limits the ability to establish and operate industry elsewhere in the Bromelton SDA is unlikely to be supported.
- (c) Development does not compromise the future development of the Southern Freight Rail Corridor.
- (d) Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road.
- (e) Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, cropping, rural industry and wholesale nursery.

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- (f) Development for high impact and special industry is unlikely to be supported

Response:

The proposed Permanent Plantation is consistent with the preferred development intent of the Rural Precinct. The activity is a low-impact rural use, similar in scale and intensity to other rural activities anticipated in the precinct, such as cropping and rural industry. As a tree-planting activity for carbon sequestration, it operates quietly, generates minimal traffic, and does not involve industrial processes, noise, emissions, or other impacts that could adversely affect nearby sensitive uses or future industrial areas within the SDA.

The plantation is fully compatible with more intensive industrial development expected elsewhere in the Bromelton SDA because it does not generate constraints on surrounding land or require buffers that might limit the establishment or operation of industry. The proposal does not involve any sensitive land use components and therefore will not limit industrial development opportunities within the broader precinct.

The development does not compromise the future development of the Southern Freight Rail Corridor or the Indicative Bromelton North–South Arterial Road, as it does not involve structures, buildings, or works near these corridors, nor does it introduce development that could interfere with planned transport infrastructure. The use is flexible, reversible if required, and does not create land use conflicts that could hinder the delivery of major transport projects.

The proposal also aligns with the types of activities generally considered appropriate in the Rural Precinct, such as cropping, rural industry, and wholesale nursery. While classified as a “Permanent Plantation” under the *Planning Regulation*, the land use is analogous to rural cropping and plantation forestry, and therefore suitably fits within the precinct’s intended rural character and function.

Finally, the proposal does not involve high-impact or special industry and remains consistent with the low-impact rural intent that the precinct seeks to protect.

5.5 SDA Wide Assessment Criteria

The proposed development has been assessed against the relevant SDA-Wide Criteria and is found to generally comply. Detailed assessment against to the extent considered relevant is provided below:

5.5.1 Services

The Scheme seeks to ensure the following in regards to the provision of services:

- (1) Development maximises the use and minimises the costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.
- (2) Development plans for and addresses the impacts of the development on existing and future planned 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.
- (4) Development is to avoid or minimise adverse impacts on existing or proposed state or local government services.

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(5) Development is located, designed and constructed to avoid or mitigate potential flood damage, ensure no net worsening, avoid risks to public safety, and not adversely impact on transport and service infrastructure.

Response:

There are no servicing implications for the proposed development. The subject site is not connected to telecommunications, water, wastewater, recycled water and energy networks as relevant in accordance with s2.5.1 of the Development Scheme. As the proposal involves a Permanent Plantation servicing is not required.

5.5.2 Transport

In regards to transport infrastructure, the Scheme seeks to ensure the following:

- (1) Increased traffic arising from development is either able to be accommodated within existing road networks, or works are undertaken to minimise adverse impacts on existing and future infrastructure networks.
- (2) Development is established to take advantage of proximity to appropriate transport routes and does not adversely impact on the safe and efficient functioning of the Sydney-Brisbane Rail corridor as well as integrated rail and road transport routes.
- (3) Local road networks within the Bromelton SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.
- (4) The establishment and operation of existing and planned transport infrastructure is not compromised.
- (5) Sufficient car parking, vehicular manoeuvring and off-street loading/unloading facilities, which are adaptable to a variety of uses, are provided within the development site.
- (6) Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of external roads, rail, transport infrastructure or services.
- (7) Rail spurs and sidings are designed in accordance with appropriate design standards.

Response:

The proposed development is not expected to have any adverse impact on the safety or efficiency of the surrounding transport network. The Permanent Plantation is a low-intensity rural land use and will generate negligible traffic once established. Any short-term traffic associated with planting or maintenance can be readily accommodated within the existing road network, and no upgrades are required.

The development will not compromise existing or planned transport infrastructure. The Sydney-Brisbane Rail Corridor is located more than one (1) kilometre from the site, well outside the area of influence of the plantation activities. Given this significant separation distance and the absence of any works, structures, or activities that could interact with or affect rail operations, the proposal will not adversely impact the safe and efficient functioning of the rail corridor or any integrated transport routes.

Local road networks will continue to operate safely and efficiently as the development does not introduce heavy vehicle movements or increase traffic volumes beyond existing baseline conditions. The existing site access, constructed historically to local government requirements, remains adequate, and no modifications are proposed. Only a small number of people - up to ten (10) during planting and up to five (5) for ongoing maintenance - will attend the site at any one time. Sufficient space is available within the property boundary to accommodate all required car parking informally on-site, ensuring no impacts on the external road network or transport infrastructure.

The development does not require formal car parking, loading facilities, or internal manoeuvring areas, as it does not accommodate ongoing on-site staff or vehicle-intensive activities. The carbon planting will not restrict future development of adjoining land. Should future State or local infrastructure projects require land within Seqwater's property, clearing of some plantings may be necessary. In this circumstance, Seqwater would be required to

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negotiate with the Clean Energy Regulator due to potential implications for ACCUs and carbon credit obligations. Importantly, areas critical to the off-stream storage will not be made available for community infrastructure projects due to their essential function in supporting long-term water security.

Overall, the development complies with the transport-related criteria of the Scheme and does not compromise the establishment, operation or planning of existing or future transport infrastructure within or adjacent to the Bromelton SDA.

5.5.3 Character and Amenity

In regards to character and amenity, the Scheme seeks to ensure the following:

- (1) Visual impacts of development are minimised through building design, materials and landscaping when viewed from a significant publicly accessible viewpoint such as major roads.

Response:

The proposed development does not propose any new building to be constructed. The proposal does not involve the removal of landscaping or any vegetation on the site. As the proposed the use will be a Permanent Plantation additional screening planting is not considered necessary.

5.5.4 Emissions

In regards to emissions, the Scheme seeks to ensure the following:

- (1) Development is designed to avoid or minimise:
 - (a) adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals and
 - (b) conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses.
- (2) Development 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.
- (3) Development with high levels of emissions is to, in accordance with current best practice, avoid adverse impacts on the cumulative air quality of the Bromelton air shed.

Response:

There are minimal to no emissions proposed to be generated by the proposed development.

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5.5.5 Natural Hazards – Flooding

In regards to flood hazards, the Scheme seeks to ensure the following:

- (1) Development, in accordance with current best practice, is to:
 - (a) achieve an appropriate level of flood immunity and
 - (b) 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.
- (2) The risk of, and the adverse impacts from, flooding are avoided, minimised or mitigated to protect people and property, and enhance the community's resilience to flooding.
- (3) Development maintains the safety of noxious and hazardous materials and chemicals manufactured or stored in bulk during flood events.

Response:

The proposed Permanent Plantation will not alter flood behaviour or adversely impact flooding on or off the site. The flooding extent for the site is shown in both Council and SARA mapping (see figure 3 and 4).

Figure 3: Scenic Rim Planning Scheme 2020 Flood Overlay



The development site contains Lake Brabazon and is currently operated by Seqwater for off-stream water storage purposes. The proposed development involves establishing a Permanent Plantation of native endemic riparian tree species. This type of land use does not involve changes to ground levels, excavation, filling, built structures, or any modification to existing water storage or conveyance systems.

The plantation will be located within areas already subject to natural inundation associated with the lake and surrounding floodplain. Riparian vegetation of this type is naturally adapted to periodic flooding and does not alter site hydrology. The proposal maintains the existing topography and does not introduce any impermeable surfaces or physical obstructions that could impede overland flow, redirect floodwaters, or increase flood hazard either on-site or upstream or downstream.

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Accordingly, the development will not increase flood levels, velocities, or extents, and the site's existing flood function and Seqwater's operational water management arrangements remain unchanged.

5.5.6 Natural Hazards – Other

In regards to natural hazards, the Scheme seeks to ensure the following:

(1) Development, in accordance with current best practice:

- (a) identifies relevant natural hazards that may impact upon the development
- (b) appropriately manages risk associated with the identified hazards and
- (c) avoids increasing the severity of the natural hazard.

(2) Development within the sunny day failure extent of the Bromelton Off-stream storage is designed and sited to be compatible with the risk to public safety and property associated with a failure of the facility.

Response:

Seqwater is one of many local and state agencies that has a role in bushfire management, preparedness and response. Our organisation is responsible for managing bushfire risks on our lands in collaboration with our local fire management groups.

Bushfire risk associated with the proposed plantation will be appropriately managed through planned vegetation layout, maintaining access for emergency response, and implementing ongoing fuel-load and land-management practices. These measures reduce potential bushfire intensity, improve preparedness and support coordinated response activities.

The development will also avoid increasing the severity of the bushfire hazard by ensuring vegetation is designed and maintained to minimise continuous fuel pathways, retaining defensible space, and preventing unmanaged fuel build-up. As a result, the plantation does not increase bushfire risk to nearby land or infrastructure.

The proposal does not involve any changes to the operational characteristics of the existing off-stream water storage, nor does it alter the current use of the site. The site is to remain as an off-stream water storage for the foreseeable future and is an important asset in terms of longer-term water security. Planting design has considered the long-term infrastructure requirements for the off-stream storage and its operation.

5.5.7 Contaminated land

(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.

(2) Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.

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Response:

The proposed Permanent Plantation is not located on land known or likely to be contaminated, nor is the site listed on the Environmental Management Register or Contaminated Land Register. As a result, the development will not expose people or the environment to contaminants, nor involve any activities that could mobilise contamination.

Because no ground disturbance, excavation, filling or construction works are proposed, the development does not increase the potential for contamination or require any remediation or management strategies beyond standard land management practices. Should any unexpected contamination be identified during site activities, Seqwater would implement appropriate management measures to ensure human health and environmental values remain protected.

5.5.8 Water quality

(1) Development, consistent with the Environmental Protection (Water) Policy 2009, avoids potential adverse impacts on the environmental values and water quality objectives of receiving waters, arising from:

- (a) altered stormwater quality or flow
- (b) wastewater (other than contaminated stormwater and sewage) and
- (c) the creation or expansion of non-tidal artificial waterways.

(2) Development protects the ecological and hydraulic function of water assets within and adjacent to the Bromelton SDA.

(3) Development incorporates current best practice integrated water cycle management strategies and integrates water sensitive urban design principles.

Response:

The proposed Permanent Plantation avoids adverse impacts on the environmental values and water quality objectives of receiving waters in accordance with the Environmental Protection (Water) Policy 2009. The development does not alter stormwater flows, generate wastewater, or involve the creation or expansion of any artificial waterways. The plantation consists solely of vegetation plantings and does not require earthworks, excavation, filling, or construction activities that could impact water quality.

The ecological and hydraulic functions of nearby water assets, including the Logan River, Allan Creek and Sandy Creek, are protected by maintaining existing landform, avoiding disturbance to riparian areas, and implementing planting layouts that promote soil stability and reduce erosion potential. The project enhances landscape resilience and contributes positively to catchment health.

The development incorporates current best-practice integrated water cycle management by relying on natural rainfall for plantation growth and avoiding additional demand on reticulated water supply. Water-sensitive design principles are inherently supported through soil retention, improved vegetative cover and reduced runoff characteristics, ensuring the plantation complements the existing hydrological environment without introducing new water management risks.

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5.5.9 Energy and water efficiency

- (1) Where practicable, building, site design and layout maximises energy efficiency, having regard to:
- a) building orientation and passive solar design
 - b) natural lighting opportunities
 - c) maximising cross ventilation
 - d) provision of sun shading devices at north, west and east facing windows and doors and
 - e) landscaping treatments to the western side of the building.
- (2) The use of reticulated water supply is minimised through the use of alternative water supply sources, including:
- a) rain water harvesting and
 - b) recycled water sources.

Response:

As the proposed development involves a Permanent Plantation with no buildings or built structures, the provisions relating to building orientation, passive solar design, natural lighting, cross-ventilation and shading do not apply. The land use consists solely of vegetation plantings and therefore does not require energy-efficiency design measures typically associated with built form.

The proposal also does not rely on reticulated water supply. Plantation establishment and maintenance will utilise natural rainfall, with supplementary watering only where necessary and sourced from on-site water resources associated with the off-stream storage. No rainwater harvesting or recycled water systems are required due to the low-intensity nature of the use and the availability of alternative non-reticulated water sources.

Overall, the development meets the intent of the provisions by avoiding additional demand on energy systems or reticulated water supply and by maintaining a low-impact, landscape-based use.

5.5.10 Climate change

- (1) Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions

Response:

The purpose of the carbon plantings and associated carbon credits is to offset a portion of Seqwater's Scope 1 emissions reported under the National Greenhouse and Energy Reporting Scheme (NGERS). By using the Clean Energy Regulator-approved Environmental Plantings method, the project helps minimise Seqwater's greenhouse gas emissions and supports progress toward our Net Zero target. These plantings also demonstrate Seqwater's commitment to adapting to projected climate change conditions by increasing carbon sequestration, enhancing landscape resilience, and contributing to long-term environmental sustainability.

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5.5.11 Environment, cultural heritage and community

- (1) Environmental values, cultural heritage values and community values of the site on which the development is undertaken and immediate surrounds are identified and protected, consistent with current best practice.
Note: Duty of Care Guidelines under Section 28 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement of all development.
- (2) Development is designed to avoid the clearing of regulated vegetation. Where avoidance is not possible, minimise clearing to:
 - a. avoid land degradation
 - b. avoid the loss of biodiversity and
 - c. maintain ecological processes.
- (3) Development is designed and sited to:
 - a. minimise impacts on matters of local and state environmental significance
 - b. maintain ecological connectivity and avoid fragmentation of matters of local and State environmental significance
 - c. avoid or minimise impacts to the movement of fish (fish passage) along waterways.
- (4) Where the development requires a buffer to mitigate the environmental impacts of the development, that buffer must be accommodated within the development site.
Note: Examples of buffers for (4) above, may be a vegetated screen to mitigate the visual impacts of a large industrial facility from a public road; or retaining additional vegetation around a protected flora species; or buffer to the curtilage of a listed cultural heritage site.
- (5) Development avoids significant adverse environmental impacts on matters of national or State significance, or where significant impacts cannot be reasonably avoided they are minimised. Any residual significant adverse impacts are offset in accordance with the relevant commonwealth or Queensland environmental offset framework.
- (6) The ecological values associated with the Logan River, Allan Creek and Sandy Creek shall be protected and enhanced.

Response:

The project has been designed to ensure that the environmental values, cultural heritage values, and community values of the site and its immediate surroundings are identified, respected and protected. Environmental assessments, cultural heritage checks and ongoing engagement with relevant stakeholders are undertaken in accordance with current best practice.

These processes ensure that sensitive ecological areas, cultural heritage features and community interests are not adversely affected by the development. Management measures are incorporated into the project to avoid or minimise impacts, ensuring the plantation is implemented in a way that aligns with Seqwater's commitment to environmental stewardship, cultural responsibility and positive community outcomes.

Moreover, the ecological values associated with the Logan River, Allan Creek and Sandy Creek will be protected and enhanced through careful site management, appropriate vegetation design and ongoing restoration efforts. The project avoids impacts to waterways and contributes to improved habitat quality and landscape resilience in the surrounding catchment.

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5.5.12 Built form

- (1) The scale and character of built form is consistent with surrounding areas and the preferred land use intent of the precinct.
- (2) Development incorporates high quality urban design treatments to help integrate the building into the surrounding environment.
- (3) Development contributes to a high standard of amenity.
- (4) Development must be designed and built in accordance with current best practice.

Response:

The proposed development does not propose any new building to be constructed.

5.5.13 Other Government Matters

- (1) Development is to demonstrate consistency with 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.
- (2) Development is to avoid or minimise adverse impacts on existing or proposed state or local infrastructure.

Response:

The proposed Permanent Plantation is consistent with all relevant legislative and statutory planning requirements necessary for the development to proceed and operate. The project has been designed to align, to the extent practicable, with the regional plan, the State Planning Policy and the State Development Assessment Provisions, ensuring that any State interests potentially affected by the development, such as natural hazards, environmental values, water resources, and infrastructure, are appropriately considered and protected.

The development also avoids adverse impacts on existing or proposed State or local infrastructure by maintaining appropriate buffers, ensuring access is not impeded, and designing the plantation layout so that it does not interfere with the operation, safety or future planning of surrounding infrastructure networks.

Importantly, the plantation has been designed to coexist with the Bromelton Off-stream storage. The plantation complements the storage infrastructure by supporting catchment health, stabilising soils, improving landscape resilience and contributing to Seqwater's carbon offset objectives without affecting water operations. This coexistence is important because both components work together to enhance long-term water security while achieving environmental and climate-related benefits across the broader site.

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5.5.14 Landscaping

- (1) Development provides landscaping that:
- (a) minimises the visual impacts of the development
 - (b) incorporates at least 50% local species and
 - (c) is low maintenance

Response:

The proposed development does not propose any new building to be constructed. The proposal does not involve the removal of landscaping or any vegetation on the site. As the proposed the use will be a Permanent Plantation additional screening planting is not considered necessary.

5.5.15 Engineering standards

- (1) Development is to be designed and constructed in accordance with the relevant engineering standards Alternative, innovative solutions that demonstrate compliance with the relevant standards are encouraged.

Response:

The development will comply with the requirement for design and construction to meet relevant engineering standards. In accordance with Section 2.5.15 of the Development Scheme, site access is required to meet local government design and construction standards. The existing access was historically constructed in accordance with the relevant local government requirements of the time and remains suitable for the proposed land use. No changes to the existing access are proposed as part of this development.

There are no substantial civil works required to establish the Permanent Plantation. The proposal does not involve any alteration to ground levels, excavation, filling, construction of built structures, or modifications to existing water storage or conveyance systems. As a result, the development maintains compliance with applicable engineering standards without requiring additional upgrade works.

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APPENDIX A

Prelodgement Seqwater responses to questions

- What are the carbon credits proposed for – offsetting other elements of Seqwater, sale for money, other reasons?

Consistent with the Queensland Government, Seqwater has an aspirational target of net zero greenhouse gas (GHG) emissions by 2050. The purpose of the carbon plantings and carbon credits are to offset a portion of Seqwater's Scope 1 National Greenhouse and Energy Reporting Scheme (NGERS) carbon emissions. This will assist Seqwater in moving towards their target of Net Zero emissions using a method recognised by the Clean Energy Regulator (environmental plantings).

- Is there any other purpose the proposed forested area could be used for?

The Bromelton site has been selected through a robust internal consultation process, augmented with an options and feasibility assessment. The site is to remain as an off-stream water storage for the foreseeable future and is an important asset in terms of longer-term water security. Planting design has considered the long-term infrastructure requirements for the Off-stream storage and its operation.

- Will the proposed planting constrain development surrounding the site (increasing habitat connections, creating sensitive uses, any other impacts)

The proposed plantings will be confined to within the Seqwater property boundary with appropriate fire breaks constructed along the boundary line. Whilst permanence obligations are associated with the carbon plantings proposed to be established on the Bromelton site (to ensure the carbon is sequestered), this will not constrain any activities outside of the Seqwater property boundary. In addition, there is no obligation to ensure environmental connectivity, nor will the site become a sensitive receiver as a result of habitat creation due to the small size.

- Is there potential for linear infrastructure to be constrained by the proposed development (future power lines, water infrastructure, Bromelton North-South Arterial Road etc.?)

The carbon planting would not restrict proposed development adjacent to the site. However, should future infrastructure be compulsorily required and the construction of this within the Seqwater property boundary resulted in the clearing of a portion of the carbon plantings, negotiations would need to be entered into with the Clean Energy Regular and Seqwater, as there may be a financial penalty involved through the process of Seqwater relinquishing ACCUs. Due to the critical nature of the water infrastructure associated with the OSS, Seqwater would be avoiding the use of these areas of the site for community infrastructure projects.

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APPENDIX B

Email from Office of the Coordinator-General

Department of State Development, Infrastructure and Planning

dated 18/02/2026

OCG is not inherently opposed to the proposed planting within the Bromelton Off-stream storage. For the SDA application, Seqwater will need to provide sufficient analysis/assessment against the criteria in the development scheme, as well as addressing the following considerations:

- **Existing flooding extents**
 - o Does the proposal impact or change the existing flooding extents for the SDA as well as outside? e.g. it may reduce flooding but are there consequential impacts
- **DTMR Bromelton North South Arterial Road (BNSAR) project**
 - o Likely requires consultation with that team i.e. is there any interface between the proposed development (including impacts) and the proposed BNSAR
 - OCG can facilitate this meeting if requested
 - o Are there any proposed intersections, how was off-stream facility considered in corridor mapping and will the proposed development impact this
 - o Will there be any impact towards flooding – this could either be a negative or positive impact and influence future BNSAR planning
- **OCG infrastructure planning**
 - o Seqwater are stakeholder in the Bromelton business case process so you will likely be able to get a lot of required information internally.
- **Addition of environmental values**
 - o Need to confirm tree species are endemic to area and suitable for location (e.g. can handle flooding etc)

...

Marcus Peck

Senior Project Officer, Planning Services

Office of the Coordinator-General

Department of State Development, Infrastructure and Planning

p. (07) 3243 1613

1 William Street, Brisbane

www.statedevelopment.qld.gov.au

APPENDIX C



Office of the
Coordinator-General

Our ref: DGBN28/105

Your ref: F24/1453/003/30

16 March 2026

Ms Leanne Wood
Senior Planning Officer
Seqwater
leanne.wood@seqwater.com.au

Dear Ms Wood

**SDA application for a material change of use (MCU) for an undefined use
(permanent plantation) in the Bromelton State Development Area (SDA)**

Thank you for your letter of 26 February 2026 requesting a waiver of part of the relevant fee for an SDA application for an MCU for an undefined use (permanent plantation) in the Bromelton SDA.

In accordance with the Overview of fees dated January 2026 (the Guideline), the Coordinator-General has approved your request for a partial fee waiver of the relevant fee. The fee payable is \$5,000 (GST exempt) and is to be paid at the time of the lodgement of the SDA application.

This waiver is valid for six months from the date of this letter, despite any future variations to the fees as listed in the Guideline.

The Coordinator-General reserves the right to recover costs up to the maximum of the original relevant fee if additional costs are incurred by the Coordinator-General to assess the SDA application.

If you require any further information, please contact Mr Marcus Peck, Senior Project Officer, Office of the Coordinator-General, on (07) 3243 1613, or at marcus.peck@coordinatorgeneral.qld.gov.au, who will be pleased to assist.

Yours sincerely



Alyssa Cameron
Executive Director
Planning and Industry
(as delegate of the Coordinator-General)

1 William Street
Brisbane Queensland 4000
PO Box 15517
City East Queensland 4002
Telephone 13 QGOV (13 74 68)
Website www.coordinatorgeneral.qld.gov.au
ABN 29 230 178 530

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Owner's consent for making an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971*

I, Simone Dalley, Manager, Property Fleet and Facilities of

Queensland Bulk Water Supply Authority ABN 75 450 239 876

as the authorised delegate of the owner of the premises identified as follows:

Lot 1 on RP178429

Lot 2 on RP178429

Lot 3 on RP197262

Lot 5 on RP204976

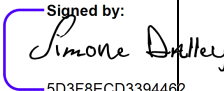
Lot 23 on WP31790

consent to the making of an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971* by:

Queensland Bulk Water Supply Authority ABN 75 450 239 876

on the premises described above for:

a material change of use application to the Coordinator-General for SDA approval for an undefined use, being a Permanent Plantation

	Signed by:  5D3F8ECD3394462... Simone Dalley Manager, Property Fleet and Facilities 26/3/2026 13:38 AEST Date
--	---

Attachments

1. Title search – Lot 3 on RP197262
2. Title search – Lot 2 on RP178429
3. Title search – Lot 1 on RP178429
4. Title search – Lot 5 on RP204976
5. Title search – Lot 23 on W31790

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16670133	Search Date:	18/03/2026 09:06
Date Title Created:	15/10/1984	Request No:	55448603
Previous Title:	16280203		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 197262
Local Government: SCENIC RIM

REGISTERED OWNER

Dealing No: 712573387 06/07/2009
QUEENSLAND BULK WATER SUPPLY AUTHORITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10273194 (POR 24)
(POR 25)
2. EASEMENT No 602532538 (A290403) 28/03/1936
BENEFITING THE LAND
OVER EASEMENT A ON RP52458

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16280202	Search Date:	18/03/2026 09:06
Date Title Created:	06/05/1982	Request No:	55448604
Previous Title:	14819017, 14819018		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 178429
Local Government: SCENIC RIM

REGISTERED OWNER

Dealing No: 712573387 06/07/2009
QUEENSLAND BULK WATER SUPPLY AUTHORITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10273194 (POR 24)
(POR 25)
(POR 26)
2. EASEMENT No 602532538 (A290403) 28/03/1936
BENEFITING THE LAND
OVER EASEMENT A ON RP52458

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34205324

Search Date: 24/06/2020 12:34

Title Reference: 16280201

Date Created: 06/05/1982

Previous Title: 14819018

REGISTERED OWNER

Dealing No: 712573387 06/07/2009

QUEENSLAND BULK WATER SUPPLY AUTHORITY

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 178429
Local Government: SCENIC RIM

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10273194 (POR 26)
2. EASEMENT No 602532538 (A290403) 28/03/1936
BENEFITING THE LAND
OVER EASEMENT A ON RP52458

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34143225

Search Date: 16/06/2020 13:50

Title Reference: 16829040

Date Created: 06/11/1985

Previous Title: 12338182

REGISTERED OWNER

Dealing No: 712573387 06/07/2009

QUEENSLAND BULK WATER SUPPLY AUTHORITY

ESTATE AND LAND

Estate in Fee Simple

LOT 5 REGISTERED PLAN 204976
Local Government: SCENIC RIM

EASEMENTS, ENCUMBRANCES AND INTERESTS

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Deed of Grant No. 10273194 (POR 27)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50706258	Search Date:	18/03/2026 09:06
Date Title Created:	15/02/2008	Request No:	55448605
Previous Title:	14493111		

ESTATE AND LAND

Estate in Fee Simple

LOT 23 CROWN PLAN W31790

Local Government: SCENIC RIM

REGISTERED OWNER

Dealing No: 712573387 06/07/2009

QUEENSLAND BULK WATER SUPPLY AUTHORITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10273194 (POR 23)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



Bromelton

Cultivation Design

- Hand Plant (18.66 ha)
- Rip (56.84 ha)
- Boundary

Spatial Reference: GDA 2020 MGA
Zone 56
Base map: Vantor, Sources: Esri,
TomTom, Garmin, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the
GIS User Community
Scale: 1:12,000
Date: 10/11/2025 5:26 PM