

Abbot Point State Development Area – SDA approval – AP2025/009
Conditions: SDA approval for a material change of use for utility installation (water pipeline and pump station)

State development areas development assessment: Conditions - material change of use

Condition 1 - Carry out the approved development		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval. <i>Note: For the avoidance of doubt, the 'approved plans and documents' only apply to that part of the wider Bowen Pipeline project that is located within the Abbot Point State Development Area.</i>	To be maintained at all times

Table 1 Approved plans and documents

Drawing or document	Prepared by	Document number	Date
Bowen Pipeline – Abbot Point SDA	RPS	Job ref 5676, Sheets 1 to 15, Revision B	3 September 2025
Typical Installation Details – Pipe Trench Backfill	Pinion Advisory	130-001, Revision 02	15 February 2024
Typical Installation Details – Horizontal Directional Drill	Pinion Advisory	130-004, Revision 02	15 February 2024
Bowen Pipeline Proposed Electrical Connection Overview	Pinion Advisory	100-004, Revision 02	14 February 2024
Salisbury Plains Pump Station - General Arrangement	Pinion Advisory	124-101, Revision 02	14 February 2024
Salisbury Plains Pump Station – Cross Sections & Details	Pinion Advisory	124-102, Revision 02	15 February 2024
Bowen Pipeline Ecological Assessment Report	Saunders Havill Group	Job 8704, Issue F (Final)	28 February 2024
Bushfire Management Plan	Land and Environment Consultants	Report 23116, Final	28 March 2024
Bowen to Kirknie Flood Study & Immunity Assessment	Topo Group	R3280, Version B	15 March 2024

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works for the: (a) pump station	Within 30 days of commencement of site works for the:

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Condition 2 - commencement of the development		Timing
	(b) water pipeline. <i>Note: 'Site works' applies to any site preparation works.</i>	(a) pump station (b) water pipeline
2.2	Notify the Coordinator-General in writing of the date of commencement of the use of the: pump station water pipeline. <i>Note: 'Use' applies to the operation of the Salisbury Plains pump station or the part water pipeline. It does not apply to the 'commissioning' of the pump station or water pipeline.</i>	Within 30 days of commencement of the use of the: (a) pump station (b) water pipeline

Condition 3 - auditing		Timing
3.1	Prepare and submit audit reports to the Coordinator-General within 30 business days after: (a) commencement of site works for the pump station (b) commencement of site works for the water pipeline (c) every six months during construction (d) once all conditions of this approval have been complied with. The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with. An audit report will contain detail consistent with the information provided in Enclosure 1 . <i>Note: This condition only relates to the Salisbury Plains pump station and the portion of the water pipeline located within the Abbot Point SDA.</i>	As indicated

Condition 4 - inspection		Timing
4.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development. <i>Note: Where practicable, at least twenty-four (24) hours notice will be provided.</i>	At all times

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Condition 5 – Complaints		Timing
5.1	Record all complaints received relating to the development in a register that includes, as a minimum: (a) date and time when complaint was received (b) complainant's details including name and contact information; (c) reasons for the complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.	At all times
5.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	As indicated
5.3	Provide an up to date copy of the register if requested by the Coordinator-General.	As indicated

Condition 6 – Repair of damage		Timing
6.1	Repair any property or infrastructure damage (e.g. property fencing, roads, service infrastructure) and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved use.	From commencement of construction and ongoing
6.2	In the event of any property or infrastructure damage and repair as a result of approved works, the proponent must consult with the landowner and affected party to agree on repair works. Upon completion of agreed repair works, obtain written notice from the landowner and affected party expressing satisfaction with the repair and provide a copy of the written notice to the Coordinator-General.	Within 5 business days of receipt of a written notice from the affected party

Condition 7 – Temporary works		Timing
7.1	All temporary works for the construction of the pump station, as listed below, are not to remain longer than 12 months from the commencement of use of the pump station: (a) laydown areas (b) temporary construction access tracks (c) other temporary infrastructure not required for operation.	As indicated
7.2	All temporary works for the construction of the water pipeline, as listed below, are not to remain longer than 12 months from the commencement of use of the water pipeline: (a) laydown areas (b) temporary construction access tracks (c) other temporary infrastructure not required for operation.	As indicated

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Condition 8 – ‘As constructed’ plans		Timing
8.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person, within 30 days of commencement of the use of the: (a) pump station (b) water pipeline The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of condition 1. Plans must be submitted in electronic pdf and shape files.	As indicated

Condition 9 – Construction management plan		Timing
9.1	Prepare and submit to the Coordinator-General, a construction management plan, prepared by a suitably qualified person. The plan must include the following information: (a) detailed design drawings showing the extent of the construction footprint for the project (b) an environmental management plan prepared by a suitably qualified person, based on the findings of the ecological assessment report titled ‘Bowen Pipeline Ecological Assessment Report’ prepared by Saunders Havill Group, dated 28 February 2024 in Table 1 of condition 1 (c) an erosion and sediment control plan prepared by a suitably qualified person (d) a bushfire management plan, in accordance with the bushfire management plan prepared by Land and Environment Consultants, dated 28 March 2024 (e) a traffic management plan prepared by a suitably qualified person (f) a cultural heritage management plan prepared by a suitably qualified person in accordance with the <i>Aboriginal Cultural Heritage Act 2003</i> (g) an acid sulfate management plan prepared by a suitably qualified person (h) details regarding the estimated duration and timing of construction (including start and finish dates and times) (i) management of noise and dust generated from the site during and outside construction work hours (j) identification of access and egress locations (k) a schedule of when material or goods will be removed or delivered to the site in quantities that may disrupt traffic or the operation of state-controlled infrastructure through traffic volumes or oversized vehicles (l) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties (m) identification of how groundwater, surface and subsurface ground movement and structural movement will be monitored and managed	Prior to site works for each stage of the development

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Condition 9 – Construction management plan		Timing
	(n) management of contaminated soils (if required) including removal, treatment and replacement (o) site remediation plans (p) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (q) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	
9.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	At all times during site works and construction

Condition 10 – Site-based operational management plan		Timing
10.1	Prepare and submit to the Coordinator-General, a site-based operational management plan prepared by a suitably qualified person in accordance with current best practice. The plan must include the following information (a) detailed design drawings showing the extent of the operational footprint of the pump station and water pipeline (b) management of noise and dust (c) management of vehicle access and on-site parking (d) management and control of all declared weeds and feral animals (e) management of any potential natural and man-made hazards and emergency events (i.e. bushfire, cyclone) (f) response procedures to incidents/events (g) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (h) a timetable and process for review of the site-based operational management plan to assess its effectiveness and to implement amendments as required.	Prior to commencement of use of the pump station or water pipeline and ongoing
10.2	Undertake all works generally in accordance with the site-based operational management plan which must be current and available on site at all times during operation of the pump station and pipeline.	At all times

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SDA self-assessable development authorised by this SDA approval

The following operational work is authorised by this SDA approval as SDA self-assessable development. SDA self-assessable development must comply with the conditions stipulated below and with Schedule 3 of the Development Scheme for the Abbot Point SDA.

For operational work not authorised by this SDA approval, the proponent must obtain the relevant approvals or authorisations as per the relevant authorising process.

Operational work condition 11 – excavation or filling that materially affects premises or their use		Timing
11.1	Submit to the Coordinator-General detailed earthworks plans prepared by an RPEQ and certified by a suitably qualified independent third party, generally in accordance with <i>AS3798 – 1996 Guidelines on Earthworks for Commercial and Residential Developments</i>. The plans shall: a) include a geotechnical soils assessment of the site b) include an assessment that confirms that all cut/fill batters, retaining structures and embankments associated with the development achieve a minimum long-term factor of safety (FoS) of 1.5 and a short term (during construction) FoS of 1.3, unless otherwise certified by an RPEQ c) include details of any associated retaining structures which are to be designed in accordance with <i>AS4678 – 2002 Earth Retaining Structures</i> d) be consistent with the erosion and sediment control plan required by condition 9.1 e) where appropriate, provide full details of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation f) provide full details of any areas where surplus soils are to be stockpiled g) include an appropriate monitoring program for the period the site works are being undertaken, identify actions for correcting any failings in management and who is responsible for undertaking those actions.	Prior to site works for each stage of the development
11.2	Carry out the earthworks generally in accordance with the certified plans required under condition 11.1.	Prior to the commencement of use of the pump station or pipeline
11.3	Submit to the Coordinator-General certification by an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under condition 11.1 and any unsuitable material encountered has been treated or replaced with suitable material.	Prior to the commencement of use of the pump station or pipeline

Operational work condition 12 – undertaking work, in, on, over or under premises that materially affects premises or their use		Timing
12.1	Limit works to the area(s) shown on the plans specified in Table 1 to condition 1 of this approval.	<i>At all times</i>

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Operational work condition 13 – clearing vegetation, including vegetation to which the <i>Vegetation Management Act 1999</i> applies		Timing
13.1	Prepare a vegetation clearing plan (by a suitably qualified person) identifying the location, scale and other relevant details pertaining to the clearing of vegetation necessary to support this SDA approval.	Prior to commencement of site works for the pump station or pipeline
13.2	Prepare and implement a vegetation management plan (by a suitably qualified person) that: - aligns with the Vegetation Clearing Plan; - identifies all potential environmental impacts of vegetation clearing; - details best-practice mitigation and protection measures; and - includes a monitoring and corrective action program.	Prior to commencement of site works for the pump station or pipeline
13.3	Ensure a copy of this SDA approval and any approved vegetation management plan is held on-site and understood by all personnel involved in vegetation clearing.	At all times

Advice

Currency period

The currency period for this SDA approval is stated in the decision notice. This SDA approval lapses at the end of its currency period unless:

- for development that is a material change of use of premises—the first change of use happens before the currency period ends.

The currency period is determined by the Coordinator-General pursuant to section 84H(2) of the *State Development and Public Works Organisation Act 1971*.

Other approvals

This approval relates solely to the material change of use for a utility installation (pump station and water pipeline) within the Abbot Point State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

The proponent is requested to notify the Coordinator-General when the full set of approvals has been received that would allow the Bowen Pipeline project to proceed.

Aboriginal and Torres Strait Islander Cultural Heritage – Duty of care

All persons conducting activities and projects in State Development Areas have a cultural heritage duty of care under the Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003. The gazetted Duty of Care guidelines require persons to take all reasonable and practicable measures to prevent harm to Aboriginal and Torres Strait Islander Cultural Heritage. Details on how to comply with the duty of care and a copy of the Duty of Care guidelines can be found on the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism's website here: <https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care>. Discovery of any human remains must follow the Guidelines for the discovery, handling, and management of human remains available here: <https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/human-remains>.

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Department of Transport and Main Roads (TMR)

The proponent is required to obtain a Road Corridor Permit from TMR under the Transport Infrastructure Act 1994 for any necessary ancillary works within the Bruce Highway corridor. A future Wayleave agreement for works in the rail corridor may also be required.

Whitsunday Regional Council (WRC)

Where any works are required within WRC road reserves, the Proponent is required to obtain a permit for works in a Road Reserve in accordance with Whitsunday Regional Council Subordinate Local Law No. 1 (Administration) 2014 – Schedule 31.

Economic Development Queensland (EDQ)

Economic Development Queensland requires Bowen Pipeline Company to become a water authority authorised under the *Water Act 2000* and the *Water Supply (Safety and Reliability) Act 2008* to enable the provision of infrastructure for supplying water services that in turn supports the registration of easements in gross in accordance with the Land Title Practice Manual (Queensland). This will enable future commercial agreements that will provide the tenure to construct and operate the project in Minister of Economic Development Queensland owned land.

Coordinator-General contacts

Where conditions require notification of the Coordinator General the following details are to be provided:

- SDA approval number
- address of development application
- contact via sdainfo@coordinatorgeneral.qld.gov.au.

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Enclosure 1 – Audit report

The following information must be included in any audit report required by the conditions of this approval, in addition to any specific requirements of the conditions.

SDA approval details

- State the SDA approval number, date of approval, and a summary of the audit reporting requirements.
- Include a schedule outlining when audit reports are due to the Coordinator-General.

Auditor details

- Name, position, company, and contact details of suitably qualified auditor(s).
- A summary of their qualifications and relevant experience.
- Evidence confirming the auditor is an independent third party with no affiliation to the proponent.

Use of additional experts

- List any external qualified persons who contributed to parts of the report beyond the auditor's expertise.

Audit evaluation matrix

- Include a table or matrix that provides:
 - each condition of the SDA approval and its status at the end of the audit period (e.g. to be activated, activated, complete)
 - compliance status for each condition (compliant, non-compliant, or not applicable)
 - a description of the actions taken to comply with each condition and how compliance was assessed
 - the relevant standards, guidelines, or benchmarks used to assess compliance
 - supporting evidence such as reports, site photos, or certification documents
 - reference details (title, date, holder, location) for any documents mentioned in the audit but not submitted – so they can be requested if needed
 - any non-compliances identified, with the proposed or completed actions to achieve compliance and the timeframe for resolution
 - a summary of previous audit reports (if applicable), including updates on non-compliance, corrective actions taken, and their current status.

Supporting evidence

- Dates and locations of any site inspections conducted during the audit period.
- Names and roles of any proponent staff interviewed for the audit.

Auditor's declaration

- The auditor must:
 - certify that, based on their review, the SDA approval conditions have been complied with (noting any exceptions)
 - declare that all information in the report is true, correct, and complete to the best of their knowledge

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- acknowledge that under section 157O of the *State Development and Public Works Organisation Act 1971*, it is an offence to provide false or misleading information to the Coordinator-General.

Attachments

- Include any additional material the auditor considers relevant to support the findings of the report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Office of the Coordinator-General website at www.coordinatorgeneral.qld.gov.au/news-and-resources/resources or by contacting the Office of the Coordinator-General on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.