

GALILEE BASIN SDA PLANNING REPORT

Bowen Pipeline Project

REPORT

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1 BACKGROUND

This planning report has been prepared on behalf of the Bowen Pipeline Company (BPC) in support of a development application seeking a Development Permit for Material Change of Use – utility installation (water pipeline) on land described as Lot 17 on SP234073, within the Galilee Basin State Development Area (SDA).

The Bowen Pipeline Project (BPP) comprises a 182 km water pipeline (116 km main line and 66 km branches) commencing 16 km upstream from Home Hill (Burdekin River) moving south to Bowen. The underground pipeline will generally run adjacent to the Bruce Highway, mainly on private land and unformed road reserves. A small 50m long portion of the pipeline extends through the Galilee Basin SDA. The project is expected to deliver up to 100,000 ML of water per annum to end users along the corridor and the broader Bowen region.

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

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

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

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

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

2 SUBJECT LAND AND LOCALITY

2.1 Location

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

Table 1: Site Particulars

Site Particulars	
Real Property Description	Lot 17 on SP234073
Landowner(s)	QR Network Pty Ltd
SDA Development Scheme	<i>Galilee Basin State Development Area Development Scheme, October 2015</i>
SDA Precinct	Rail corridor precinct
SPP mapping	<u>Agriculture</u> • Agricultural land classification – class A and B • Important agricultural areas <u>Development and construction</u> • State Development Area – Galilee Basin SDA <u>Mining and extractive resources</u> • Key resource area – separation area <u>Natural hazards risk and resilience</u> • Flood hazard area – local government flood mapping area <u>Transport infrastructure</u> • Railway corridor
SARA mapping	<u>Native vegetation clearing</u> • Category X on the regulated vegetation management map • Coastal bioregions and sub-regions <u>State transport corridor</u> • Railway corridor • Area within 25m of a railway corridor

The overall pipeline corridor is shown in Figure 1 and the extent within the Galilee Basin SDA is shown in Figure 2.



Figure 1: Site Context

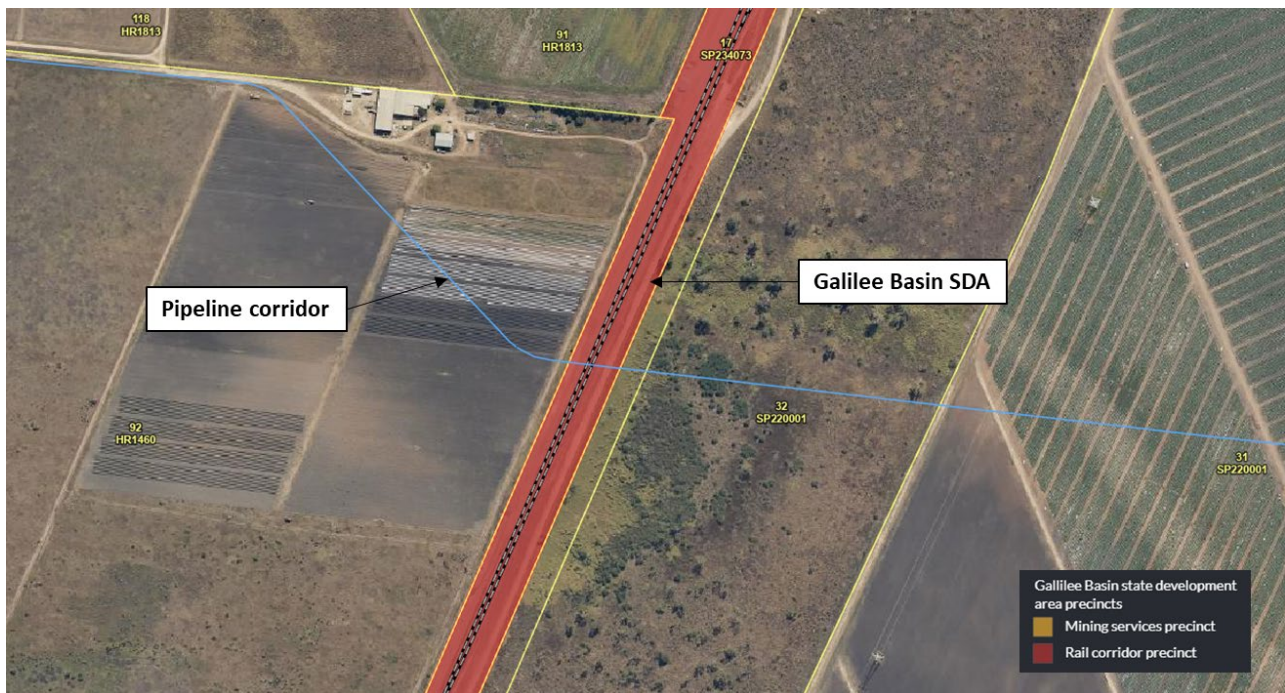


Figure 2: SDA Precincts

2.2 Land use

The pipeline alignment extends across a rail corridor which is surrounded by rural and agricultural land containing a sparse distribution of residential dwellings. The town of Merinda is located approximately 4km to the north.

2.3 Physical characteristics

2.3.1 Topography and soils

Within and immediately adjoining the SDA, existing elevations are between 19-20m AHD.

2.3.2 Contamination

The site is included on the Environmental Management Register (EMR) which indicates possible high arsenic levels along rail corridor. Refer to Appendix C for a copy of the EMR listing.

2.3.3 Flooding and drainage

Based on review of Whitsunday Regional Council interactive mapping, the pipeline alignment within the SDA is not within a flood hazard area.

2.4 Environmental values

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

It is noted that the area of the proposed pipeline corridor within the Galilee Basin SDA does not contain mapped vegetation for the purposes of the *Vegetation Management Act 1999* or waterways (*Fisheries Act 1994*) and watercourses (*Water Act 2000*).

2.5 Cultural heritage

2.5.1 Indigenous

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

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

The proposed pipeline corridor within the SDA traverses an area which has been subject to previous disturbance associated with railway development. That aside, a cultural heritage duty of care remains applicable to any works for construction of the pipeline. Agreement has been reached on a Cultural Heritage Management Plan to manage any artefacts found onsite prior to construction start date and this will form part of the consultation activities during the MID.

2.5.2 Non-indigenous

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

3 DEVELOPMENT PROPOSAL

3.1 Proposed use

The proposed development comprises a 50m long underground section of water pipeline. To avoid disruption to the existing rail corridor, the pipeline will be tunnel bored.

3.2 Project value

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

3.3 Built form

The proposed pipeline will be underground and there will be no changes to built form within the SDA.

3.4 Construction methodology

The pipeline crossing through the SDA will utilise tunnel boring / horizontal directional drilling (HDD) to avoid disturbance to the rail corridor. The installation of the pipeline by HDD involves drilling a hole at a shallow angle beneath the surface through which the pipe is threaded. Drilling is conducted by a specially designed drill rig, operated by a specialist contractor. A variety of associated equipment and infrastructure is required.

Given the limited width of the existing rail corridor / SDA corridor, the entry and exit sites for the pipeline will likely be established outside of the SDA boundaries.

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

- Establish a cleared and levelled drill entry site within the pipeline corridor (approximately 20m x 70m).
- Establish a cleared drill exit site of approximately within the pipeline corridor (approximately 15m x 30m).
- The drilling of a pilot hole following a pre-designated profile, generally remaining at least 10 m below ground until the exit.
- A series of reaming passes would be run to enlarge the hole to a final size of 125 per cent to 140 per cent of the pipe diameter.
- During the drilling and reaming process, a drilling mud is used to provide lubrication for drilling, to support the hole and to flush drill cuttings from the HDD.
- The drilling mud, along with the cuttings, will be deposited into a contained unit at the HDD entry site where the mud is separated from the cuttings and reused in the drilling process. The cuttings are to be disposed of in accordance with an approved Environmental Management Plan (EMP).

3.5 Operational details

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

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

3.6 Infrastructure requirements

3.6.1 Water for construction

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

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

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

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

Application for permits to take water is to be made to the DLGWV. The purpose for which water is to be used including the period and the intended water sources are to be nominated. Upon approval, water can be drawn for the specified location during the specified period.

3.6.2 Road and Rail

The majority of traffic during the construction phase will be associated with the delivery of pipes, bedding material and plant and equipment to site.

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

3.6.3 Electricity

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

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

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

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

3.7 Compatibility with existing and potential future surrounding land uses

The proposed pipeline within the SDA will be under-bored to avoid disruption to the existing rail corridor. The pipeline will directly support agricultural production in the surrounding region as well as support industrial development throughout the region and Port of Abbot Point by providing a reliable water supply.

3.8 Pre-lodgement activities

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

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

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

4 STATUTORY CONSIDERATIONS

4.1 State Development and Public Works Organisation Act 1971

The *State Development and Public Works Organisation Act 1971* (SDPWO Act) regulates development within State Development Areas (SDA). Under Sections 79 of the SDPWO Act, all SDAs require a development scheme for the regulation of development. Each SDA development scheme prevails over local and state government instruments for development that is regulated by the SDA development scheme. The *Galilee Basin SDA Development Scheme* (October 2015) is the relevant instrument for assessment of development within the Galilee Basin SDA.

4.2 Assessment Manager, public notification and referrals

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

In accordance with Schedule 2, Section 2, Item 2.1 (7) of the Galilee Basin SDA Development Scheme *the Coordinator-General may determine that the referral and/or public consultation stages of the assessment process under this development scheme do not apply to the application because:*

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

The entirety of the proposed pipeline, pump stations and ancillary infrastructure, inclusive of the 50m section within the Galilee Basin State Development Area, is currently being assessed via the Ministerial Infrastructure Designation (MID) process in accordance with Chapter 2, Part 5 of the *Planning Act 2016*.

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

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

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

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

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

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

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

4.3 Categories of assessment

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

- SDA assessable development within the Rail Corridor Precinct – Table 1, Column 2 – all uses, including uses that are not defined by this development scheme.

4.4 Owner's consent

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

Table 3: Land owners / lessees

Lot / Plan	Tenure type	Registered owner / lessee
Lot 17 on SP234073	Leasehold	The State of Queensland (Represented by Department of Transport and Main Roads)

In accordance with Schedule 2 of the Galilee Basin SDA Development Scheme:

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

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

Schedule 1 provides the following relevant definition:

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

Owners consent is therefore not required as Lot 17 on SP234073 is leasehold and owned by the State.

4.5 Application fee

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

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

4.6 Further permits, approvals and compliance requirements

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

- SDA self-assessable development within the Rail Corridor Precinct – Table 1, Column 1 – where necessary for a material change of use that is authorised by an SDA approval.

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

5 GALILEE BASIN STATE DEVELOPMENT AREA DEVELOPMENT SCHEME

5.1 Introduction

This section provides an assessment against the Galilee Basin SDA Development Scheme (October 2015) provisions comprising the following:

- Strategic Vision and Overall Objectives
- Intent for the Rail Corridor Precinct
- SDA Wide Assessment Criteria

5.2 Strategic vision

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

Table 4: Strategic Vision

Strategic Vision	Commentary
1. The vision for the Galilee Basin SDA is to:	-
a. facilitate increased opportunities for Queensland through supporting the development of the Galilee Basin	Complies The proposed pipeline will directly support and enable development within the surrounding region by providing a consistent and reliable water supply option for future developments.
b. ensure development in the Galilee Basin SDA occurs in a logical sequence and is focussed on both the short and long term economic benefits to the region and State	Complies The proposed underboring of the rail corridor within the SDA will ensure land can continue to be used and developed in a logical sequence.
c. ensure a coordinated approach to the establishment of multi-user infrastructure corridors between the Galilee Basin and the Port of Abbot Point	
d. provide for and facilitate the development, construction and operation of rail infrastructure within the multi-user infrastructure corridors	
e. provide for the establishment of supporting industry and infrastructure to facilitate the mining and export of coal from the Galilee Basin within the Mining Services Precinct	Complies The proposed pipeline will directly support and enable development within the surrounding region by providing a consistent and reliable water supply option for future developments.
f. ensure the rail corridor precincts and mining services precincts are protected from incompatible land uses and	Complies The proposed underboring of the rail corridor within the SDA will ensure land can continue to be used and developed in a logical sequence.
g. provide greater certainty to industry and stakeholders.	Complies The proposed pipeline will directly support and enable development within the surrounding region by providing a consistent and reliable water supply option for future developments.
2. The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Galilee Basin SDA.	Complies Refer to commentary provided in Sections 5.3 and 5.5.

5.3 Overall objectives

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

Table 5: Overall Objectives

Overall Objectives	Commentary
1. Development within the Galilee Basin SDA will:	-
a. be consistent with the State's intentions for the development of the Galilee Basin	Complies The proposed pipeline will directly support and enable development within the surrounding region by providing a consistent and reliable water supply option for future developments.
b. allow for the establishment of infrastructure corridors and industry and infrastructure that facilitate and support the export of coal from the Galilee Basin	Complies The proposed construction approach of underboring will maintain the functionality of the existing infrastructure corridor.
c. ensure the integrity and functionality of the Galilee Basin SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect the ability to achieve the strategic vision of the Galilee Basin SDA	
d. where appropriate, facilitate the development of end to end infrastructure solutions in multi-user infrastructure corridors	
e. ensure the physical characteristics of land are considered in determining the suitability and location of development	Complies The proposed underground pipeline will not result in permanent changes to existing landform.
f. ensure development recognises and manages impacts on environmental, cultural heritage and community values	Complies The project appropriately recognises and manages potential impacts on environmental, cultural heritage and community values including MNES, in line with current best practice.
g. be adequately serviced by infrastructure	Complies The proposed pipeline will directly support and enable development within the surrounding region by providing a consistent and reliable water supply option for future developments.
h. achieve appropriate levels of flood immunity and appropriately manage flood impacts on adjoining land and	Complies The proposed underground pipeline does not require flood immunity and construction will not result in changes to flood characteristics.
i. use water and energy efficiently and minimise potential impacts on water quality.	Complies Stormwater management plans for the construction phase of the project will be prepared and in-place as part of the suite of environmental management measures that will be prepared for the project during detailed design. In terms to supply of water from the pipeline, BPC intends to enter into water supply contracts with end water users to ensure current best practice is adopted in all facilitated agriculture and horticulture activities to ensure an improvement in the efficient use of water.

5.4 Precinct intent

Table 6: Rail corridor precinct intent

Precinct intent	Commentary
1. This precinct is to accommodate rail infrastructure and associated activities to support resource activities and related development in the Galilee Basin. The following uses within the Rail Corridor Precinct are consistent with the development scheme: a. rail infrastructure b. uses associated with the construction, operation or maintenance of rail infrastructure.	Not applicable
2. The following uses in the Rail Corridor Precinct may be consistent with the development scheme provided the use does not compromise or otherwise does not adversely affect the establishment of rail infrastructure and associated activities to support resource activities and related development in the Galilee Basin: a. animal husbandry b. bulk materials transport facility c. cropping d. extractive industry e. major electricity infrastructure f. non-resident workforce accommodation g. substation h. telecommunications facility i. utility installation.	Complies The proposed development for an underground water pipeline is defined as a utility installation. The proposed construction approach of underboring will maintain the functionality of the existing infrastructure corridor.
3. Development which is not compatible with or will adversely affect or constrain the establishment of rail infrastructure is inconsistent with the development scheme.	
4. Development is to use land efficiently and minimise impacts on existing infrastructure including road, rail, electrical, water and telecommunications.	

5.5 SDA wide assessment criteria

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

5.5.1 Services

Table 7: SDA wide assessment criteria – Services

Criteria	Commentary
1. Development is designed to maximise efficiency and minimise cost for telecommunications, transport, water, wastewater, recycled water, and energy networks.	Complies The proposed pipeline will serve to provide a reliable water supply option for future development throughout the region.
2. Development plans for and manages the impacts of the development on existing and future known telecommunications, transport, water, wastewater, recycled water, and energy networks.	
3. Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water, and energy networks as relevant.	

5.5.2 Emissions

Table 8: SDA wide assessment criteria – Emissions

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

5.5.3 Flooding

Table 9: SDA wide assessment criteria – Flooding

Criteria	Commentary
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.	Complies The proposed underground water pipeline will not change surface profiles and the area within the SDA is not mapped as a flood hazard area.

5.5.4 Contaminated land

Table 10: SDA wide assessment criteria – Contaminated land

Criteria	Commentary
1. Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	Complies The site is listed on the Environmental Management Register (EMR) due to possible high arsenic levels along the rail corridor. The appointed contractor will prepare and implement an Environmental Management Plan, including provisions relating to the sampling, testing and management of contaminated soil. A suitably qualified and experience contaminated land consultant will engaged to undertake further assessment.
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.	

5.5.5 Acid sulfate soils

Table 11: SDA wide assessment criteria – Acid sulfate soils

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

5.5.6 Road works

Table 12: SDA wide assessment criteria – Road works

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

5.5.7 Non-resident workforce accommodation

Table 13: SDA wide assessment criteria – Non-resident workforce accommodation

Criteria	Commentary
1. Non-resident workforce accommodation: a. designed to provide a high level of residential amenity and high quality facilities and services to support the physical, social and environmental wellbeing of residents b. located to be easily accessible to projects for which the accommodation is required c. where temporary, for the construction and decommissioning of projects only and d. compatible with any existing and potential surrounding development and does not compromise or limit other development from operating.	Not applicable The proposal does not include non-resident workforce accommodation.

5.5.8 Water

Table 14: SDA wide assessment criteria – Water

Criteria	Commentary
1. Development has adequate, secure and reliable access to water during construction and operation. This may include identifying localised water solutions such as off-site storage schemes.	Complies The proposed pipeline will serve to provide a reliable water supply option for future development throughout the region.

5.5.9 Water quality

Table 15: SDA wide assessment criteria – Water quality

Criteria	Commentary
1. Development, consistent with the Environmental Protection (Water) Policy 2009, avoids or otherwise minimises adverse impacts on the environmental values and water quality objectives of receiving waters, arising from: a. altered stormwater quality or flow and b. wastewater (other than contaminated stormwater and sewage) and c. the creation or expansion of non-tidal artificial waterways.	Complies As the pipeline will be underground with reinstatement and backfill of existing topsoil, additional impervious area will be limited to proposed pump stations which are not located within the SDA. The quantity of impervious areas created for the pump stations is insignificant in the context of the total development footprint and is not expected to require any permeant stormwater management treatments. The post-construction stormwater management design objectives are not applicable to the proposed project as the development is expected to create new impervious areas that are less than 25% of the net developable area. Post-construction stormwater treatment devices are not expected to be warranted. Best practice stormwater management strategies will be adopted for the corridor along with both temporary and permanent infrastructure to ensure that any stormwater generated is appropriately managed. The stormwater management plans for the project will be endorsed by a Registered Professional Engineer of Queensland (RPEQ).
2. Development protects the ecological and hydraulic function of waterway corridors in and adjacent to the Galilee Basin SDA.	Not applicable There are no waterways in vicinity of the proposed works within the SDA.
3. Development incorporates current best practice integrated water cycle management strategies and integrates water sensitive urban design principles.	Not applicable The proposed development is for an underground water pipeline.

5.5.10 Resource management use

Table 16: SDA wide assessment criteria – Resource management use

Criteria	Commentary
1. Development efficiently manages and uses regional resources such as quarry materials and water so as not to adversely impact long term availability.	Complies Sand will be required in the construction phase of the project to be used in the lining for the bed for the pipeline. BPC intends to apply to the Department of Regional Development, Manufacturing and Water (DLGWV) for an allocation to take sand from the Burdekin River to supplement any shortfall in existing local supply - however that possible pathway to obtaining sand for construction is not part of this MID application. In the first instance, BPC will utilise an existing quarry company within the region with experience in extracting sand and quarry material from the Burdekin River or other approved sites closer to the pipeline alignment (e.g. near Bowen etc.). During the construction phase, water will be required for various construction activities and for use by the construction workers for dust suppression, pressure testing the pipeline and domestic use at field sites. Potable water supply will be separate from non-potable (construction) water supply. Generally, construction water is to be drawn from the Burdekin River, existing standpipes located at Home Hill and Merinda, existing groundwater bores under permit or existing dams (with owner's agreement) along the alignment.

5.5.11 Environment, cultural heritage and community

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

Criteria	Commentary
1. Environmental values, cultural heritage values and community values of the premises on which the development is undertaken and immediate surrounds are identified and managed, consistent with current best practice.	Complies BPC has undertaken preliminary ecological assessment to identify potential impacts and recommend appropriate mitigation measures, in line with the industry best practice or better. Ecological assessments were conducted across the project area from 2017-2024 to describe the ecological values present and inform the design process and regulatory requirements for the proposed project extent. It is noted that the area of works within the SDA is mapped as a Category X area for the purposes of the Vegetation Management Act 1999. Furthermore, there are no mapped waterways or watercourses within or surrounding the area of proposed works within the SDA. Agreement has been reached on a Cultural Heritage Management Plan under the <i>Aboriginal Cultural Heritage Act 2003</i> to manage any artefacts found onsite prior throughout construction. BPC is committed to ensuring that the benefits for the project are distributed in an equitable fashion amongst the local community, including the local Aboriginal peoples. The Proponent has reached agreement with the local indigenous parties to maximise the social value of the project on Aboriginal peoples.
2. Any environmental or other offsets required as a result of development impacts must be offset in accordance with current best practice.	
3. Where the development triggers the need for a buffer to mitigate the impacts of the development, that buffer must be accommodated within the development site.	

5.5.12 Natural hazards

Table 18: SDA wide assessment criteria – Natural hazards

Criteria	Commentary
1. Development, in accordance with current best practice:	-
a. identifies relevant natural hazards that may impact upon the project	Not applicable The section of pipeline within the and immediately adjoining the SDA is not affected by mapped flooding or bushfire hazard.
b. appropriately manages risk associated with identified hazards	
c. avoids increasing the severity of the natural hazard and	
d. for coastal hazards, avoid erosion prone areas where ever possible.	Not applicable The pipeline is not affected by coastal hazards.

5.5.13 Engineering standards

Table 19: SDA wide assessment criteria – Engineering standards

Criteria	Commentary
1. Development is to be designed and constructed in accordance with the relevant engineering standards (and any subsequent revisions to the relevant standards) stated in Table 7 below, unless it can be demonstrated that an alternative solution that at least produces the same outcome is appropriate.	Complies Detailed design and construction of the pipeline will be undertaken in accordance with all relevant engineering standards.

Table 20: Relevant engineering standards

Item	Detail
Soil erosion	International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control.
Filling	AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.
Stormwater quality	- Water sensitive urban design: Design objectives for urban stormwater management - Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands - Concept Design Guidelines for Water Sensitive Urban Design - Standard Drawings for Water Sensitive Urban Design - Queensland Urban Drainage Manual (QUDM) - Australian Rainfall and Runoff (ARR) - where referenced by QUDM.
Roads (major)	- DTMR's Road Planning and Design Manual - A guide to Queensland Practice - DTMR Pavement Design Manual - DTMR Bridge Design Manual - Queensland Urban Drainage Manual (QUDM) - Chapter 7 - DTMR Drainage Design Manual - Manual of Uniform Traffic Control Devices - DTMR Guide to Pavement Markings - Australian Standard AS1158 (Street Lighting) - Complete Streets Manual 2010 (Section 17: Industrial Streets).
Roads (minor)	Relevant local government construction standards.
Site access	Relevant local government construction standards.
Footpaths and cycle paths	- Relevant local government standards - Austrroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths.

5.5.14 Other government matters

Table 21: SDA wide assessment criteria – Other government matters

Criteria	Commentary
1. Development is to demonstrate consistency with any other relevant legislative requirements that may be required for the development to proceed and operate and to the extent practicable, be consistent with regional plans, the State Planning Policy, and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.	Complies Refer to commentary provided in Section 6
2. Development is to avoid or minimise adverse impacts on existing or proposed State or local government infrastructure.	Complies The proposed construction approach of underboring will maintain the functionality of the existing rail corridor.

5.5.15 Built form

Table 22: SDA wide assessment criteria – Built form

Criteria	Commentary
1. Development must incorporate crime prevention through environmental design (CPTED) principles.	Not applicable The proposal is for an underground water pipeline.

6 OTHER GOVERNMENT MATTERS

Part of the SDA Wide assessment criteria (Section 2.5.14) require that development is to the extent practicable, be consistent with regional plans, the State Planning Policy and the State Development Assessment Provisions, where State interests articulated by these instruments are likely to be affected by the development.

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

6.1 State development assessment provisions

The State Development Assessment Provisions (SDAP) comprises State Codes which are the assessment benchmarks for assessable development and referral triggers under Schedule 10 of the *Planning Regulation 2017*.

The area of works within the SDA are within the following areas on the SARA DA Mapping System:

Native vegetation clearing

- Category X on the regulated vegetation management map
- Coastal bioregions and sub-regions

State transport corridor

- Railway corridor
- Area within 25m of a railway corridor

The proposed development would not trigger native vegetation clearing as the area of works is mapped as a Category X area and works involve under-boring with no surface disturbance within the railway corridor. Undertaking works within a railway corridor would however trigger referral under the Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4.

As outlined in Section 4.2, the project is subject to a MID proposal which includes assessment against the following State code which is applicable to the above referral trigger:

- State code 2: Development in a railway environment

Whilst not triggering assessment where within the SDA, the MID proposal also includes an assessment against the following State codes for the overall project:

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

6.2 State Planning Policy

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

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

Table 23 provides commentary regarding applicability of State interests articulated under each overarching theme.

Table 23: State Planning Policy - State interest applicability

State interest	Intent	Commentary
Liveable communities and housing		
Housing supply and diversity	Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing.	Not applicable The proposal relates to non-residential development.
Liveable communities	Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.	
Economic growth		
Agriculture	The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.	Complies The pipeline corridor, both within and outside of the SDA, traverses land identified as Agricultural Land Classification (ALC) Class A and B land. The proposed alignment has been determined following thorough corridor selection process. The proposed alignment was selected as a balance between constructability constraints and impacts to social and environmental values, including agricultural interests. Furthermore, the project will deliver water security and facilitate growth to the agricultural productivity of approximately 48,000ha of already cleared and underutilised agricultural land within the region. The proposal therefore delivers a net benefit to agricultural production and long-term sustainability in the region and aligns with this state interest.
Development and construction	Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.	Complies The project is expected to facilitate substantial employment and economic growth within the state and nationally significant agricultural and industrial sectors of the Burdekin-Bowen region by providing much-needed bulk water supply infrastructure for a broad range of end users across the region. The proposal is key to unlocking the latent capacity of important agricultural land and industrial land within the nearby Abbot Point SDA and facilitating regional growth across the subject locality as an extension.
Mining and extractive resources	Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.	Not applicable There are no key resource areas or extractive resources affected by the pipeline alignment within the SDA.
Tourism	Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.	Not applicable The proposal is for bulk water-supply infrastructure and will not impact tourism within the broader region.

State interest	Intent	Commentary
Environment and heritage		
Biodiversity	Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.	Not applicable There are no mapped MSES or significant environmental values affected by the pipeline alignment within the SDA.
Coastal environment	The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependant development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.	Not applicable The proposed pipeline corridor and associated infrastructure is located outside of the coastal management district.
Cultural heritage	The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.	Complies The proposed pipeline corridor within the SDA traverses an area which has been subject to previous disturbance associated with railway development. That aside, a cultural heritage duty of care under the <i>Aboriginal Cultural Heritage Act 2003</i> remains applicable to any works for construction of the pipeline. Agreement has been reached on a Cultural Heritage Management Plan to manage any artefacts found onsite prior to construction start date and this will form part of the consultation activities during the MID. The pipeline corridor does not contain known non-indigenous cultural heritage sites. Should archaeological deposits be uncovered during construction, an immediate 'Stop Works' process will be carried out in accordance with the <i>Queensland Heritage Act 1992</i> .
Water quality	The environmental values and quality of Queensland waters are protected and enhanced.	Complies Stormwater management plans for the construction phase of the project will be prepared and in-place as part of the suite of environmental management measures that will be prepared for the project during detailed design. The post-construction stormwater management design objectives are not applicable to the proposed project as the development creates new impervious areas that are less than 25% of the net developable area. Post-construction stormwater treatment devices are not expected to be warranted. If during detailed design, it is determined that stormwater management measures may be required, site based stormwater management plans will be prepared and assessed via subsequent operational works applications. Accordingly, the project will be undertaken in compliance with the relevant water quality design objectives for Queensland prescribed by this State interest.
Safety and resilience to hazards		
Emissions and hazardous activities	Community health and safety, and the natural and built environment, are protected from potential adverse impacts on emissions and hazardous activities. The operation of appropriately established industrial development,	Not applicable The underground water pipeline within the SDA will not generate noise or air emissions.

State interest	Intent	Commentary
	major infrastructure, and sport and recreation activities is ensured.	
Natural hazards, risk and resilience	The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.	Not applicable The proposed underground water pipeline infrastructure will be constructed to be resilient to natural hazards.
Infrastructure		
Energy and water supply	The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.	Complies The proposed water pipeline will provide a consistent and reliable water supply option to existing and future agricultural and industrial uses throughout the region.
Infrastructure integration	The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.	Complies The design and siting of the proposed water supply infrastructure was informed by extensive and on-going engagement with a wide range of stakeholders including the local community, prospective end users and various local and state government entities. The proposed infrastructure has been sized with consideration of existing and future infrastructure needed to support planned development. The design of the infrastructure is flexible and able to be sized up or down during detailed design to meet the service requirements for water supply as the demand for water is refined. The proposed infrastructure is also aligned with initiatives across all levels of government with regard to environmental sustainability, water security and usage, long term productive capacity of the agricultural sector and facilitation of renewable and economic development in key locations within the locality. The project is well positioned and integrated with existing and planned development to maximise the economic, social and environmental benefits of the infrastructure investment. It is considered that the proposed infrastructure is appropriately integrated with land use planning for the intended service area and is aligned with this state interest. The project makes use of the existing water Burdekin Falls dam and related infrastructure and seeks to access unutilised water allocations available already. It is not reliant raising the Burdekin Falls Dam.
Transport infrastructure	The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.	Complies The project has been integrated with and designed to mitigate potential impacts upon transport infrastructure networks. BPC have worked closely with local authorities, DTMR and rail transport operators to ensure that the proposed infrastructure corridor does not conflict with any planned upgrades. Design solutions are available and able to be implemented to ensure that locations of potential conflict are managed, by tunnel boring the proposed infrastructure and implementing appropriate traffic and environmental management plans to mitigate impacts

REPORT

State interest	Intent	Commentary
		associated with the construction phase of the project.
Strategic airports and aviation facilities	The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.	Complies The proposal is not located within proximity of any strategic airports or aviation facilities and does not comprise any aspects that would interfere with air-traffic.
Strategic ports	The operation of strategic ports and priority ports is protected and their growth and development is supported.	Applicable The pipeline alignment with the SDA is not within a strategic port or priority port.

7 ENVIRONMENTAL MANAGEMENT

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

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

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

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

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

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

8 SUMMARY

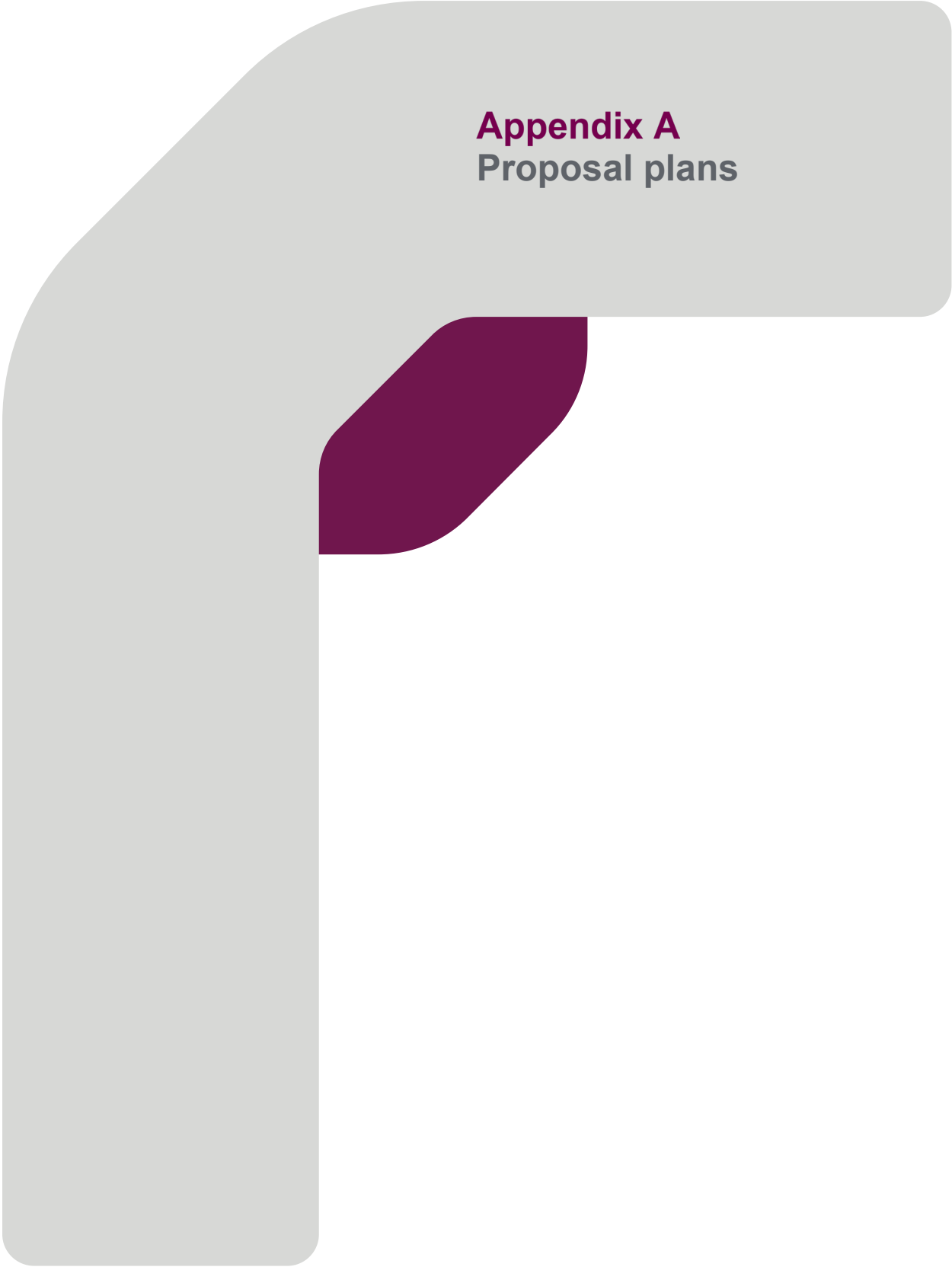
The development of the Bowen Pipeline is the key to unlocking the economic potential of the Bowen, Gumlu and Guthalungra regions (the Bowen Region). The pipeline will supply large volumes of secure, high quality and cost effective water to support the expansion of the horticulture, aquaculture and agriculture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

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

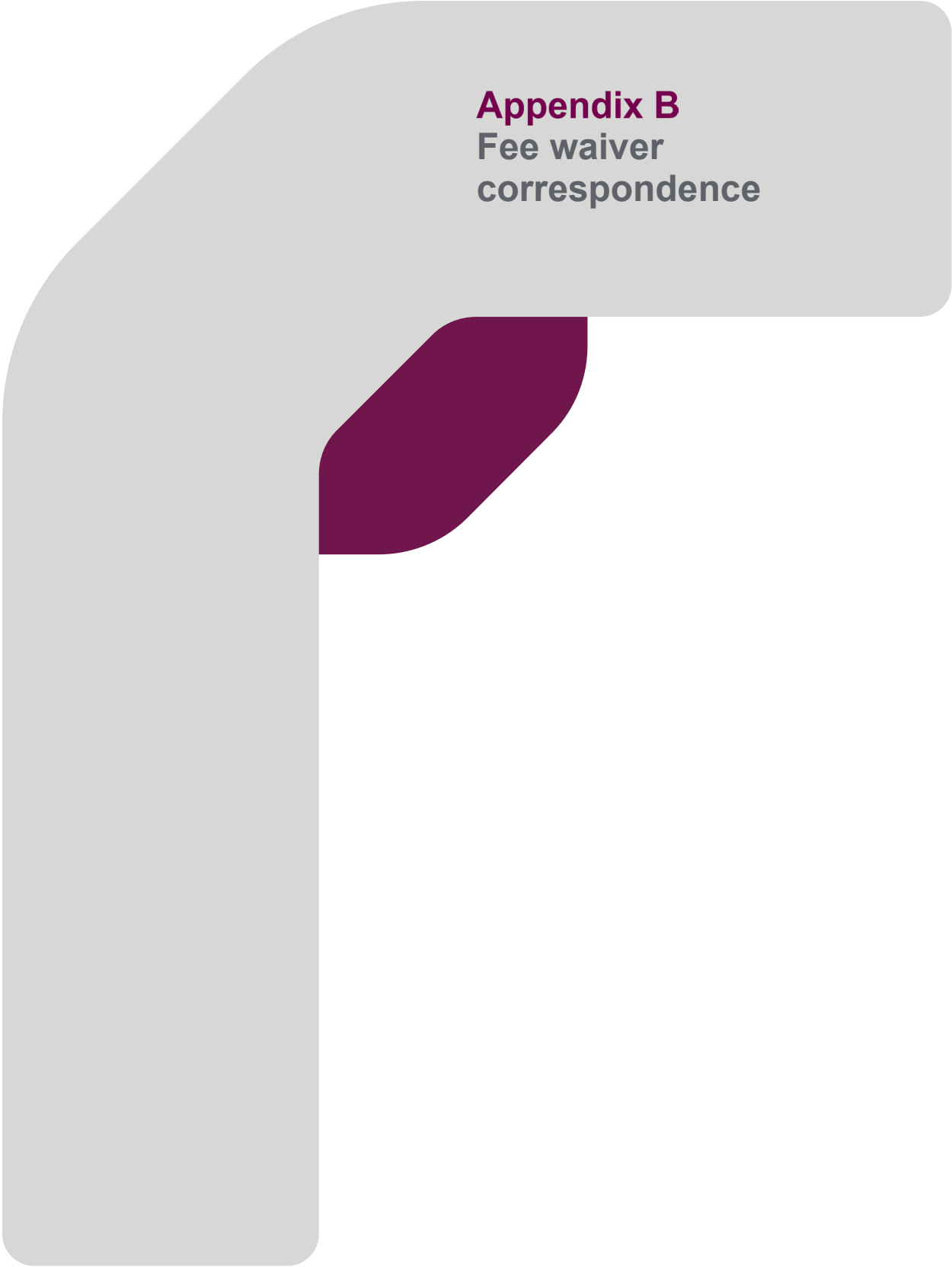
This planning report demonstrates that the development application for a utility installation (water pipeline) within the Galilee Basin State Development Area warrants approval on the following basis:

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

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

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Appendix A Proposal plans



Appendix B

Fee waiver correspondence



Appendix C Searches