

# FEASIBILITY STUDIES – Queensland

## PROJECT AGREEMENT FOR THE NATIONAL WATER INFRASTRUCTURE DEVELOPMENT FUND – FEASIBILITY COMPONENT (2019-2025)

1. This Schedule has been developed in accordance with clause 12 of the Project Agreement for the National Water Infrastructure Development Fund – Feasibility Component (2019-2025) (the Agreement). It will commence as soon as it is agreed between the Commonwealth and Queensland, and expire on 30 June 2025 or on completion of feasibility studies, including final performance reporting and processing of final payments against milestones.
2. Agreed feasibility studies are as follows:
  - (a) North and South Burnett Regions Feasibility Study – assessing the feasibility and economic viability of new water supply and storage options to support improved supply security and expansion of irrigated agriculture in the North and South Burnett Regions, as well as completing the detailed assessment of water supply options for the Coalstoun Lakes irrigation area.
  - (b) Emu Swamp Dam Environmental Impact Statement (EIS) project – completing the EIS Change Report and developing a Cultural Heritage Management Plan and Environmental Offset Strategy consistent with amendments required to the Emu Swamp Dam EIS.
  - (c) Hells Gates Dam and Big Rocks Weir project – completing the detailed business case, engineering design and environmental assessments for the Hells Gates Dam Project including Big Rocks Weir.
  - (d) Urannah Dam Business Case and Approvals project – completing the detailed business case including detailed design, engineering and geotechnical work, and cost estimates, as well as progressing approvals, including submission of environmental approvals documents (EIS) and consideration of cultural heritage and native title.
  - (e) Lakeland Irrigation Area Business Case and Approvals Project – completing the detailed business case and approvals including reference design and environmental assessment report.
  - (f) Hughenden Irrigation Scheme Detailed Business Case – completing the detailed business case for the Hughenden Irrigation Scheme project.
3. In accordance with clause 12 of the Agreement, milestones for feasibility studies, their relationship to outputs, expected completion dates, relevant reporting dates and expected payments are set out in Table 1.
  - (a) Hells Gates Dam and Big Rocks Weir project – unless otherwise specified, all milestone elements include both Hells Gates Dam and Big Rocks Weir.
4. In accordance with clause 13 of the Agreement, Queensland will ensure that prior agreement is reached with the Commonwealth in relation to events, announcements, promotional material or publicity relating to the projects, and that the role of the Commonwealth is acknowledged and recognised appropriately.

**Table 1: Milestones, reporting and payment summary**

Outputs	Milestones	Report due	Payment (\$ million)
North and South Burnett Regions Feasibility Study (including Coalstoun Lakes Irrigation Area Study)	Completion of the project plan, including selection of water management and supply options to be investigated to increase water security and supply in the North and South Burnett regions and preliminary work for the development of the feasibility study.	31 July 2019	0.450
	Completion of the strategic assessment of options to meet current and future regional water demand/s.	28 February 2020	0.950
	Completion of the feasibility study of options for increasing water security and supply in the North and South Burnett Regions.	1 July 2020	0.600
	Coalstoun Lakes Irrigation Area Study (building on outcomes of the final North and South Burnett Regions Study above)		
	Completion of project plan detailing the approach and timing for delivery of a Detailed Business Case including the Paradise Dam to Coalstoun Lakes Pipeline (in line with Building Queensland requirements) and preliminary activities to initiate the study underway.	31 October 2020	0.300
	Commencement of demand-side assessments consistent with Queensland Department of Natural Resources, Mines and Energy demand assessment guidelines: <ul style="list-style-type: none"> <li>• soils and agronomy</li> <li>• water demand</li> <li>• markets for produce</li> <li>• financial and economic</li> <li>• social impacts</li> </ul> Identification of preferred water supply options for detailed assessment.	31 December 2020	0.350

	<p>Commencement of supply-side assessments:</p> <ul style="list-style-type: none"> <li>• geotechnical</li> <li>• hydrology</li> <li>• engineering and design</li> <li>• cultural heritage</li> <li>• environmental impacts</li> <li>• water resource assessment and consistency with Burnett Basin Water Plan</li> <li>• financial and economic</li> <li>• delivery and ownership model/s</li> </ul>	30 April 2021	0.400
	<p>Completion of draft detailed business case including results of:</p> <ul style="list-style-type: none"> <li>• demand assessment</li> <li>• financial and economic assessments</li> <li>• water supply options assessment</li> <li>• confirmation of reference project</li> <li>• Identification of further work requirements, timeframes and costs to reach investment decision stage</li> </ul>	30 September 2021	0.200
	Completion of final detailed business case.	31 December 2021	0.250
Emu Swamp Dam Environmental Impact Statement (EIS) project	Completion of project plan and confirmation of activities to be undertaken to complete the EIS Change Report and develop a Cultural Heritage Management Plan and Environmental Offset Strategy consistent with the Emu Swamp Dam EIS.	30 August 2019	0.200
	Completion of the EIS Change Report, and development of a Cultural Heritage Management Plan and Environmental Offset Strategy consistent with the Emu Swamp Dam EIS.	30 April 2020	0.250
Hells Gates Dam and Big Rocks Weir project	<p>Execute Contract and commence communication activities</p> <p>1. This agreement has been executed by all parties, with the following documents provided:</p> <ul style="list-style-type: none"> <li>• Project Management Plan and Stakeholder Management Plan</li> <li>• Evidence that Principal Contractors have been engaged,</li> <li>• Initial scope of geotechnical investigations documented;</li> <li>• Project Manager engaged;</li> <li>• Project information briefings provided for key stakeholder groups and individuals</li> </ul>	30 July 2019	2.400

	<p>Big Rocks Weir (BRW) sub-project P90 cost estimate</p> <p>2. Key cost estimate at P90 level report, for input into the BRW business case.</p>	<p>1 July 2020</p>	<p>0.600</p>
	<p>Big Rocks Weir sub-project report</p> <p>3. Big Rocks Weir (BRW) sub-project report provided to the Commonwealth and:</p> <ul style="list-style-type: none"> <li>• Basis of BRW design, costs and construction report completed</li> <li>• Cultural heritage impact assessment and water resources assessment reports completed</li> <li>• Planning and approvals process mapped</li> <li>• Economic impact assessment report completed</li> <li>• Big Rocks Weir sub-project business case completed</li> <li>• Formation of BRW delivery consortium</li> </ul>	<p>19 September 2020</p>	<p>0.400</p>
	<p>Field work and related activities underway</p> <p>4. Evidence that the following have been achieved:</p> <ul style="list-style-type: none"> <li>• Environmental Impact Statement field work underway and likely significant environmental issues report drafted;</li> <li>• Stakeholder and cultural heritage status report completed;</li> <li>• Pumped hydro options analysis completed</li> </ul>	<p>19 August 2020</p>	<p>3.050</p>
	<p>Field work and related activities underway</p> <p>5. Evidence that the following have been achieved:</p> <ul style="list-style-type: none"> <li>• Geotechnical investigations underway;</li> <li>• Cultural heritage inspections commenced</li> </ul>	<p>19 October 2020</p>	<p>0.450</p>
	<p>Field work completed and initial reports drafted</p> <p>6. Evidence that the following have been achieved:</p> <ul style="list-style-type: none"> <li>• Geotechnical investigations completed;</li> <li>• Initial Advice Statement issued;</li> <li>• Environmental Impact Statement Part 2 drafted;</li> <li>• Pumped Hydro Energy Storage study complete;</li> <li>• Commencement of infrastructure design work</li> </ul>	<p>19 March 2021</p>	<p>4.000</p>

	<p>Developed design exposure draft completed</p> <p>7. Evidence that the following have been achieved:</p> <ul style="list-style-type: none"> <li>• Infrastructure design and costing work exposure draft complete;</li> <li>• Progression of Environmental and Social Impact Assessment (ESIA) Part 2;</li> <li>• Cultural heritage report provided to Aboriginal Party Corporation for comment.</li> </ul>	30 November 2021	4.000
	<p>Developed design 100% completed</p> <p>8. Evidence that the following have been achieved:</p> <ul style="list-style-type: none"> <li>• Infrastructure design work completed;</li> <li>• All project costings and economic analysis completed;</li> <li>• Cultural heritage report completed (release subject to Aboriginal Party Corporation approval)                             <ul style="list-style-type: none"> <li>○ Completion statement provided if report is restricted.</li> </ul> </li> <li>• Final draft project investment prospectus provided for comment</li> </ul>	19 March 2022	4.000
	<p>Final Draft report and stakeholder briefings</p> <p>9. Provision of:</p> <ul style="list-style-type: none"> <li>• Final draft Business Case for comment;</li> <li>• Project outcomes briefing provided for key stakeholders ;</li> <li>• Environmental and Social Impact Assessment Report completed</li> </ul>	19 March 2022	2.000
	<p>Final report issued</p> <p>10. Provision of:</p> <ul style="list-style-type: none"> <li>• Final Business Case</li> </ul>	19 June 2022	3.100
Urannah Dam Business Case and Approvals project	<p>Delivery of a Project Plan (Project Implementation Plan)</p> <ul style="list-style-type: none"> <li>• Communicate project delivery governance model</li> <li>• Establish the program management office</li> <li>• Development and submission of an IAS</li> <li>• Seek State Significant Project status</li> <li>• Commence development of appropriate environmental approval documentation</li> </ul>	31 March 2020	3.000

	<p>Delivery of design scope and related activities</p> <ul style="list-style-type: none"> <li>• Develop preliminary dam concept designs</li> <li>• Develop basis of Design &amp; Construction Costs</li> <li>• Complete market sounding</li> <li>• Geotechnical scope documented</li> <li>• Project Stakeholders information sessions provided</li> <li>• Complete funding plan for business case development and EIS work</li> </ul>	<p>30 April 2020</p>	<p>1.000</p>
	<p>Completion of detailed review of preliminary business case</p> <ul style="list-style-type: none"> <li>• Detailed review of the methodology / outcomes determined in the Preliminary Business Case</li> <li>• Complete Long List Options Review</li> <li>• Confirm Reference Project(s) for Detailed Business Case</li> <li>• Commencement of P90 preliminary design for the dam and associated infrastructure</li> <li>• Progression of technical studies including soil surveys, ecology, water</li> <li>• Commencement of the identification of Vegetation Offsets identified and mapped</li> <li>• Engagement of Legal, Financial and Economic subconsultants</li> <li>• Progression of Indigenous Land Use Agreement (ILUA) negotiations.</li> </ul>	<p>31 July 2020</p>	<p>1.000</p>
	<p>Submission of Draft Detailed Business Case</p> <ul style="list-style-type: none"> <li>• Project Delivery Plan (Implementation)</li> <li>• Detailed Business Case &amp; Technical Studies</li> <li>• Delivery Model Assessment</li> <li>• Procurement Methodology &amp; Plan.</li> </ul>	<p>28 February 2021</p>	<p>1.000</p>
	<p>Delivery of Draft Environmental Approval Documentation</p> <ul style="list-style-type: none"> <li>• Development and submission of the draft environmental approval documentation to the Coordinator General</li> <li>• Project native title strategy developed</li> <li>• ILUA negotiation framework finalised</li> <li>• ILUA development negotiations commenced</li> <li>• Draft ILUA provided.</li> </ul>	<p>28 February 2021</p>	<p>1.700</p>

	<p>Submission of Detailed Business Case</p> <ul style="list-style-type: none"> <li>• Incorporation of Government/Independent review comments into DBC</li> <li>• Review comments register and close out report</li> <li>• Summary of 3rd party peer review report and register of responses</li> <li>• Water Resource Assessment &amp; Water Plan Compliance Plan</li> <li>• Completion of technical studies for the business case.</li> </ul>	<p>30 April 2021</p>	<p>0.300</p>
	<p>Progression of Environmental Assessments</p> <ul style="list-style-type: none"> <li>• Draft cumulative impacts on hydrology document.</li> <li>• Integrated Quantity Quality Modelling and associated parameters document.</li> <li>• Response to comments on draft environment approvals submitted as part of Milestone 5 documented</li> <li>• Gap Analysis of Milestone 5 deliverable against the final Terms of Reference documented</li> <li>• Detailed Scope of Works and schedule that specifies the program and timeframes to final EIS submission documented</li> <li>• Program risk register detailing, where identified, appropriate mitigation strategies</li> </ul> <p>Delivery of a Staged Project Plan</p> <ul style="list-style-type: none"> <li>• Establishment and administration of the Program Management Office</li> <li>• Development of the Stage 2 Financial Investment Decision Project Management Plan as approved by BRU Board</li> <li>• Geotechnical draft scoping completed</li> </ul>	<p>30 November 2021</p>	<p>6.000</p>
	<ul style="list-style-type: none"> <li>• Completion of Stakeholder and Community Engagement Management Plan (including Draft Social Impact Management Plan)</li> <li>• Completion of Land Use Development Report (best practices farm and land use framework and plan to manage environmental impacts)</li> </ul>	<p>31 December 2021</p>	<p>0.500</p>

	<p>Detailed geotechnical and associated technical studies:</p> <ul style="list-style-type: none"> <li>• Geotechnical scoping statement finalised</li> <li>• Geotechnical investigations commenced</li> <li>• Physical model development, if necessary, commenced.</li> </ul> <p>Design and Construction cost market validation:</p> <ul style="list-style-type: none"> <li>• Draft tender documents prepared</li> <li>• Prepared non-binding market engagement</li> <li>• Undertaken non-binding market soundings on design and capital cost estimates</li> </ul> <p>Water Resource Assessment and Water Plan Compliance Plan review report.</p> <p>Submission of preliminary draft EIS</p> <ul style="list-style-type: none"> <li>• Preliminary draft EIS submitted to the Office of the Co-ordinator General (OCG) for early engagement on Adequacy Assessment.</li> </ul>	<p>28 February 2022</p>	<p>6.000</p>
	<p>Gateway Review of Detailed Business Case :</p> <ul style="list-style-type: none"> <li>• Submission of detailed business case change report (addendum to DBC).</li> </ul> <p>Submission of draft EIS Approval Documentation:</p> <ul style="list-style-type: none"> <li>• draft EIS to OCG for public consultation (Includes feedback on preliminary draft EIS).</li> </ul>	<p>31 May 2022</p>	<p>1.500</p>
	<p>Acceptance by the Commonwealth of a Project Completion Report, including:</p> <ul style="list-style-type: none"> <li>• Details of all activities completed as part of the Project, including a financial statement.</li> <li>• A statement explaining why the originally agreed Project scope could not be completed.</li> </ul>	<p>31 May 2025</p>	<p>0.282071</p>
<p>Lakeland Irrigation Area Business Case and Approvals Project</p>	<p>Early preparation activities</p> <ul style="list-style-type: none"> <li>• Completion of Project Management and Stakeholder Management Plans</li> <li>• Engagement of project partner and project manager</li> </ul>	<p>30 April 2020</p>	<p>0.500</p>



	<p>Review of Strategic Business Case – Submission of report outlining:</p> <ul style="list-style-type: none"> <li>• Review of methodology/outcomes determined</li> <li>• Confirmation of needs/opportunities</li> <li>• Re-scan of options</li> <li>• Confirm reference project</li> <li>• Planning and approvals process mapped</li> </ul>	1 July 2020	0.500
	<p>Field work and related activities</p> <p>Evidence that the following have been achieved:</p> <ul style="list-style-type: none"> <li>• Execution of Cultural Heritage Management Agreement</li> <li>• Relevant local access agreements</li> <li>• Temporary access works completed</li> </ul> <p>Evidence that the following have been commenced:</p> <ul style="list-style-type: none"> <li>• Geotechnical, environmental, cultural and social assessment activities</li> <li>• Stakeholder engagement, including community, indigenous, and irrigators</li> </ul>	31 October 2020	1.000
	<p>Field work activities completed</p> <p>Evidence that the following have been completed:</p> <ul style="list-style-type: none"> <li>• Cultural Heritage survey</li> <li>• Geotechnical drilling programme</li> <li>• Topographical survey</li> <li>• Agronomy</li> <li>• Water resource modelling and assessment</li> </ul>	30 April 2021	2.000
	<p>Design scope and related activities</p> <ul style="list-style-type: none"> <li>• Geotechnical report completed</li> <li>• Survey model completed</li> <li>• Reference design 50% completed</li> </ul>	30 September 2021	2.000
	<p>Draft reference design completed and submission of reports outlining:</p> <ul style="list-style-type: none"> <li>• Draft reference design</li> <li>• Environmental base line studies completed</li> <li>• Staging options and financial arrangements investigated and documented</li> <li>• Key assumptions for financial and economic assessment</li> </ul>	30 November 2021	1.000

	<p>Reference Design completed and submission of reports outlining:</p> <ul style="list-style-type: none"> <li>• Reference design completed</li> <li>• Cost estimation completed</li> <li>• Stakeholder engagement documented</li> <li>• Irrigator commitments achieved</li> </ul>	31 March 2022	1.000
	<p>Submission of:</p> <ul style="list-style-type: none"> <li>• Draft Detailed Business Case</li> <li>• Draft environmental assessment report</li> <li>• Draft project investment prospectus</li> </ul>	31 May 2022	1.000
	<p>Submission of:</p> <ul style="list-style-type: none"> <li>• Final Detailed Business Case</li> <li>• Final environmental assessment report</li> </ul>	30 September 2022	1.000
Hughenden Irrigation Scheme Detailed Business Case	<p>Project Activation</p> <p>Evidence of:</p> <ul style="list-style-type: none"> <li>• Executed contract/Funding Deed</li> <li>• Draft Project Management Plan</li> <li>• Draft Stakeholder Management Plan</li> <li>• Draft Risk Management Plan</li> <li>• Assessment of Building Queensland Detailed Business Case requirements commenced.</li> </ul>	1 October 2020	0.500
	<p>Commence main activities.</p> <p>Evidence of:</p> <ul style="list-style-type: none"> <li>• Final Project Management Plan</li> <li>• Final Stakeholder Management Plan</li> <li>• Final Risk Management Plan</li> <li>• Project Manager Engaged</li> <li>• Main Contractor Engaged</li> <li>• Economic, Commercial and Financial analysis including water and market demand assessment commenced</li> <li>• Water licence/allocation discussions commenced between proponent and Queensland Government</li> </ul>	1 December 2020	1.500

	<p>On-Site Field Work activities.</p> <p>Evidence of:</p> <ul style="list-style-type: none"> <li>• Cultural Heritage, Native Title and Land Tenure works assessment commenced</li> <li>• Formal Stakeholder Engagement commenced</li> <li>• Geotechnical and soil suitability investigations commenced</li> <li>• Agronomy assessment commenced</li> <li>• Reference project definition and design underway to enable Pgo costs estimates (ACE Class 2 or equivalent)</li> </ul>	<p>1 February 2021</p>	<p>2.000</p>
	<p>Project activities</p> <p>Evidence of:</p> <ul style="list-style-type: none"> <li>• Project Risk assessment commenced</li> <li>• Base Case assessment commenced</li> <li>• Reference Projects assessment commenced</li> <li>• Legal and Regulatory considerations commenced</li> <li>• Public interest assessment commenced</li> <li>• Sustainability assessment commenced</li> <li>• Social impact evaluation commenced</li> <li>• Environmental assessment commenced including consideration of vegetation offsets to be identified and mapped</li> <li>• Water resource assessment commenced</li> <li>• Proponent information on project's water entitlement requirements completed/submitted.</li> <li>• Economic, Commercial and Financial analysis including water and market demand assessment - initial findings.</li> </ul>	<p>22 March 2021</p>	<p>1.500</p>

	<p>Project Decision</p> <p>Evidence of written agreement from North Queensland Water Infrastructure Authority to progress further development of the Detailed Business Case.</p> <p>Project Activities</p> <p>Evidence of:</p> <ul style="list-style-type: none"> <li>• Cultural Heritage, Native Title and Land Tenure works assessment complete</li> <li>• Topographical, LIDAR survey and DEM complete</li> <li>• Agronomy assessment complete</li> <li>• Infrastructure design – early draft</li> <li>• Preferred ownership and operation structure identified.</li> </ul>	<p>1 September 2021</p>	<p>1,500</p>
	<p>Project Activities</p> <p>Evidence of:</p> <ul style="list-style-type: none"> <li>• Risk assessment analysis complete</li> <li>• Reference Projects definition and design and Pgo costings (AACE Class 2 or equivalent) assessment complete</li> <li>• Legal and Regulatory considerations complete</li> <li>• Public interest assessment complete</li> <li>• Sustainability assessment complete</li> <li>• Social impact evaluation complete</li> <li>• Economic, Commercial and Financial analysis complete</li> <li>• Agronomy assessment complete.</li> <li>• Water resource assessment complete</li> <li>• Draft environmental assessment and documents complete to support application processes.</li> </ul>	<p>1 October 2021</p>	<p>1,500</p>

	<p>Draft Detailed Business Case</p> <ul style="list-style-type: none"> <li>• Draft (consistent with Building Queensland Guidelines) Detailed Business Case provided to Queensland and Commonwealth including: <ul style="list-style-type: none"> <li>○ Executive Summary</li> <li>○ Proposal Context</li> <li>○ Considerations and Analysis</li> <li>○ Delivery</li> <li>○ Conclusion</li> <li>○ Recommendations</li> </ul> </li> <li>• Final environmental assessment and documents complete to support approval processes</li> </ul>	1 December 2021	0.500
	Delivery of Final Detailed Business Case (consistent with Building Queensland guidelines).	1 February 2022	1.000

5. The Commonwealth and non-Commonwealth contributions will provide an estimated total financial contribution to projects in Queensland of \$70.232 million\* in respect to this Agreement as shown in Table 2. All payments are GST exclusive.

**Table 2: Estimated financial contributions**

(\$ million)	2019-20	2020-21	2021-22	2022-23	2024-25	Total
<b>Estimated total budget</b>	<b>8.750</b>	<b>23.150</b>	<b>37.050</b>	<b>1.000</b>	<b>0.282*</b>	<b>70.232*</b>
Less estimated National Partnership payments						
North and South Burnett Regions Feasibility Study (including Coalstoun Lakes Irrigation Area Study)	1.400	1.650	0.450	0.000	0.000	3.500
Emu Swamp Dam Feasibility Study – Environmental Impact Statement	0.450	0.000	0.000	0.000	0.000	0.450
Hells Gates Dam and Big Rocks Weir project	2.400	8.500	13.100	0.000	0.000	24.000
Urannah Dam	4.000	4.000	14.000	0.000	0.282*	22.282*
Lakeland Irrigation Area Business Case and Approvals Project	0.500	3.500	5.000	1.000	0.000	10.000
Hughenden Irrigation Scheme	0.000	5.500	4.500	0.000	0.000	10.000
<b>Total Commonwealth Contributions</b>	<b>8.750</b>	<b>23.150</b>	<b>37.050</b>	<b>1.000</b>	<b>0.282</b>	<b>70.232*</b>
Balance of non-Commonwealth contributions	0.000	0.000	0.000	0.000	0.000	0.000

\*Funding rounded

**SIGN OFF**

The Parties have confirmed their commitment to this Schedule as follows:

**Signed for and on behalf of the Commonwealth of Australia by**

A handwritten signature in black ink, reading "Tanya Plibersek", written over a horizontal line.

**The Honourable Tanya Plibersek MP**  
Minister for the Environment and Water

5/2/2025

**Signed for and on behalf of Queensland by**

A handwritten signature in blue ink, reading "Ann Leahy", written over a horizontal line.

**The Honourable Ann Leahy MP**  
Minister for Local Government and Water

2002.<sup>1</sup>/2025

