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Government

Department of Regional Development,
Manufacturing and Water



Accepted development requirements for subartesian bores or replacement bores

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Version history

Version	Date	Comments
1.0	22/11/2022	Consolidated the former self-assessable codes for subartesian bores and replacement bores. Updated terminology to reflect the Planning Act 2016, transitioning from self-assessable codes to accepted development requirements.

Approval

Position	Name	Date
Director, Water Management Implementation and Measurement Initiatives	Toni Stiles	22/11/2022

Contents

1. Development these requirements apply to	1
2. How to use this document	1
3. Requirements for all works	2
3.1 Minimum construction requirements and standards	2
3.2 Licensed driller	2
4. Accepted development requirements for construction of subartesian bores	2
5. Accepted development requirements for replacement bores	3
5.1 Requirements of the original approval	3
5.2 Location and depth	3
5.3 Notification of works	3
6. Related documents	3
7. Definitions	4

1. Development these requirements apply to

The accepted development requirements in this document apply to the construction of:

- subartesian bores identified in Schedule 9 of the Water Regulation 2016 (Water Regulation) as accepted development bores.
- a replacement of an authorised subartesian water bore. This may include a water bore that has deemed approval or approval under the *Planning Act 2016* (Planning Act).

For the purposes of the Planning Act, development in accordance with this document is considered accepted development.

This document applies if the construction of a subartesian bore or the replacement of a subartesian bore has been made accepted development by the Water Regulation. Water plans may also limit the take of water through these operational works.

This document replaces:

- Code for self-assessable development of subartesian bores
- Code for self-assessable development of replacement bores.

If the proposed work does not comply with the accepted development requirements, the work is not accepted development. Work that is not accepted development is assessable development and requires a development application to be submitted to the State Assessment and Referral Agency (SARA) of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) prior to starting construction.

A person constructing new or replacement subartesian bores under this document must also ensure they comply with any other relevant state and federal laws and regulations.

2. How to use this document

This document states the requirements that must be complied with for works to be considered accepted development.

The definitions at the end of the document include specific terms that are used within this document. If a term is not included in the list, it may be defined in the *Water Act 2000* (Water Act) or the Planning Act.

- Section 3 outlines accepted development requirements for the construction of subartesian **and** replacement bores.
- Section 4 outlines additional accepted development requirements for the construction of subartesian bores.
- Section 5 outlines additional accepted development requirements for the replacement of bores.

This document is reviewed periodically and may be amended. To ensure the current version of the document is used visit www.business.qld.gov.au and search 'accepted development requirements'.

3. Requirements for all works

3.1 Minimum construction requirements and standards

The purpose of this document is to ensure construction of accepted development bores are:

- constructed in a way that protects the aquifers the bore intersects or taps
- consistent with any associated authority to take or interfere with underground water
- constructed in a way that prolongs their productive life to the benefit of the bore users
- sited and constructed to protect the quality and quantity of the water resource for other users.

All water bores in Queensland deeper than six metres must be constructed in accordance with the *Minimum construction requirements for water bores in Australia* (Minimum construction requirements) by, or under the supervision of, a licensed water bore driller.

Subartesian water bores intersecting the sediments of artesian basins must also comply with the *Minimum standards for the construction and reconditioning of water bores that intersect the sediments of artesian basins in Queensland*.

Both documents are available on the Business Queensland website at www.business.qld.gov.au.

3.2 Licensed driller

The construction of water bores deeper than six metres must be carried out by a person who holds a Queensland water bore driller's licence issued under the Water Act.

The landowner must provide the driller with a copy of the development permit for the original bore, or the authorisation details of the deemed development permit, before commencing construction of a replacement bore.

A licensed water bore driller must decommission the original bore within 60 business days of completion of the replacement bore, in accordance with the minimum construction requirements.

4. Accepted development requirements for construction of subartesian bores

In addition to the requirements in section 3, operational works to construct a subartesian bore must also meet the accepted development requirements in Table 1.

Table 1: Accepted development requirements for construction of subartesian bores

Accepted development requirements
<p>Legal owner/occupier of land—the person responsible for the development must be the legal owner or occupier of the land.</p> <ul style="list-style-type: none"> • The person responsible for the development is the legal owner or occupier of the land. • If the land on which the development is proposed is Crown Land (e.g. a road reserve) then a permit to occupy that site will be required before any work can commence.
<p>Construction requirements—to ensure that the construction, maintenance and decommissioning of water bores is carried out in a consistent way that protects the integrity of the resources (e.g. quality and quantity).</p> <ul style="list-style-type: none"> • Drilling is carried out in accordance with Minimum construction requirements for water bores in Australia. • A licensed water bore driller will be familiar with these requirements.
<p>Site rehabilitation—the aquifer is protected from pollution or damage after the bore is abandoned.</p> <ul style="list-style-type: none"> • If the bore is abandoned, the site needs to be rehabilitated to: <ul style="list-style-type: none"> – effectively plug the bore with a cement grout to prevent leakage

Accepted development requirements

- prevent inundation of the aquifer by flood or surface water drainage
- restore the natural level of the ground.

5. Accepted development requirements for replacement bores

In addition to the requirements in section 3, operational works to replace a bore must also meet the following accepted development requirements.

5.1 Requirements of the original approval

Where the conditions of approval for constructing the original bore exceed the minimum construction requirements, the original requirements for the following must be met, for example:

- maximum or minimum diameter for either the borehole or its casing
- minimum depth of casing
- minimum depth and/or thickness of grout to seal the annular space in the bore.

5.2 Location and depth

A replacement bore must be constructed:

- within 10 metres of the original bore
- to tap the same aquifer as the original bore
- to tap only one aquifer.

5.3 Notification of works

The owner of land on which a replacement bore is constructed must notify the local departmental office of the construction details of the works within 60 business days of completion of the works which includes information about the decommissioning of the original bore.

This notification must include a completed copy of the *Notification form for accepted development for subartesian water bore* (form W2F081) available on the Business Queensland website at www.business.qld.gov.au.

6. Related documents

Minimum Construction Requirements for Water Bores in Australia, visit Australian Drilling Industry Association, www.adia.com.au or Business Queensland, www.business.qld.gov.au.

Minimum standards for the construction and reconditioning of water bores that intersect the sediments of artesian basins in Queensland, visit Business Queensland, www.business.qld.gov.au.

7. Definitions

Aquifer means a geological formation or part of a geological formation capable of transmitting and yielding water.

Bore means a subartesian water bore and may include a shaft, well, gallery, spear or excavation, and any works constructed in connection with the shaft, well, gallery, spear or excavation, that taps an aquifer and the water does not and never has flowed naturally to the surface.

Completion of a water bore in the context of this document means construction and equipping of a water bore such that it is capable of delivering water.

Deemed development permit means a development permit taken to exist by the operation of section 1048A of the *Water Act 2000*.

Original bore means a water bore constructed in accordance with a development permit issued under the *Planning Act 2016*, or a development permit taken to exist by the operation of section 1048A of the *Water Act 2000*, used to take water under an authority given under the *Water Act 2000*.

Owner of land is defined in Schedule 4 of the *Water Act 2000*.

Person includes an individual and a corporation.

Replacement bore means a water bore constructed to replace an original bore to take underground water under an authority given under the *Water Act 2000*.

Underground area is an area declared to be an underground area in accordance with the provisions of section 1046 of the *Water Act 2000*. Generally, within these areas a water licence is required to take or interfere with subartesian water.

Water Plan means a plan approved under section 47 of the *Water Act 2000*.

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