

Development Application Form



1. Before lodging your application

- Please check that you have read and completed all sections of this form. The Development Application *Supplementary Guide* should be read in conjunction with this form as it aims to clarify and explain the information that should accompany your application.
- Consider whether it would be appropriate to contact the Urban Land Development Authority (ULDA) to arrange a pre-lodgement consultation before lodging your application.
- Further information about the ULDA development assessment process is available at www.ulda.qld.gov.au
- To lodge, either:
 - ◊ **Hand deliver** to the ULDA office located at Level 4, 229 Elizabeth Street, Brisbane or
 - ◊ **Post** to the Urban Land Development Authority at PO Box 3643, South Brisbane BC Qld 4101

2. Property description

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

Street address (i.e. unit / street no., street name, suburb/town and post code)

Waterford-Tamborine Road, Yarrabilba Qld 4207

Lot on plan description (e.g. lot 3 on RP 123456)

Temporary wastewater treatment plant: Lot 3 RP27535

Pumping stations: Lot 1 RP27552 and Lot 3 RP27551

Potential irrigation areas: Lot 3 RP27535, Lot 1 RP27535, Lot 361 SP101422, Lot 382 SP101423, Lot 38 W31932, Lot 50 SP180239 and Lot 1 RP36803.

3. Proposal details (i.e. uses and/or works proposed by the application)

1. Background

This DA relates to the construction of a temporary Wastewater Treatment Plant (WWTP) and associated works (i.e. pumping station, pipelines and irrigation area) to service the residential development in the Yarrabilba Precinct 1 development. An application for a development permit for Precinct 1 (Attachment 01) was lodged and approved by ULDA in April 2011 (Attachment 02).

A report outlining the water and wastewater proposals for the short and long term provision of these utilities was submitted as part of the Precinct 1 DA. The Yarrabilba Precinct 1 Development Water Supply and Wastewater Network Planning Report is attached in Attachment 03. The report was submitted to Allconnex and has been amended to reflect comments relating to the sewerage strategy for the Logan South catchment. DERM has carried out a preliminary review of the planning report for the WWTP and associated works. At a recent meeting DERM advised that this DA (and supporting documentation, including the amended Planning Report) should be submitted to ULDA so as to trigger a Request For Information (RFI).

2. Overview of Proposal

The WWTP and associated works are in the planning stage and are therefore subject to detailed design. The early stages (including Precinct 1) of the Yarrabilba Development are proposed to be constructed from 2011 to 2016. It is anticipated that approximately 950 residential lots, comprising of mostly detached houses will be completed by 2016. Precinct 1 will be completed over the next three years with a total of 496 residential lots and associated commercial development under the current approval, and a further 102 adjoining residential lots under a separate application.

To meet the desired standards of service of the local water authority (Allconnex Water), it is proposed to develop a temporary WWTP to service approximately 3,000 EP (or 600 kL dry weather capacity) and associated works. This plant will be constructed in two stages of 1,500 EP. The first stage of this plant is the subject of this DA.

The proposed treatment facility will be a package plant including primary and secondary treatment units as required to produce an acceptable water quality for the proposed end use of the water. It is proposed to dispose of the treated effluent via land disposal within the boundary of the Yarrabilba development area, ideally near the location of the temporary plant. Storage will be provided to ensure no discharge to waterways. Water quality of the effluent will meet land disposal criteria. Soil assessment and water balance modelling will be used to determine the sustainable effluent loading for the disposal area.

Mapped remnant ecosystems occur in proximity of the proposed WWTP and irrigation area. The topography across the site is variable, with some low lying areas and drainage depressions. Rural residential lots are located around the perimeter of the development site. The sites of the WWTP and disposal areas are located outside of flood inundation areas.

After 2016, a regional, large scale WWTP will be constructed to service the future Yarrabilba development as well as nearby existing communities.

4. Applicant details

The applicant is responsible for ensuring the accuracy of the information provided. The ULDA will rely on this information when assessing and deciding the application.

Company / organisation / agency *(if applicable)*

Delfin Lend Lease Yarrabilba Pty Ltd

Contact name

Rob Moore

Postal address

PO Box 1512, Milton Qld 4064

Daytime telephone no.

07 32922200

Facsimile no.

07 38712810

Mobile telephone no.

0417 601536

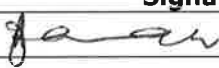
Email address

rob.moore@lendlease.com



5. Owners consent

By signing here the owner/s are consenting to the lodgement of the application under the *Urban Land Development Authority Act 2007*.

Name (place each new name on a new line)	Signature	Date
1. Hancock Resources Pty Ltd		7.7.2011
2.		
3.		

6. Approval history

Is there a preliminary approval, granted under the *Integrated Planning Act 1997*, still in effect for the premises?

☐ No ☒ Yes

Is this application to be assessed under the current valid preliminary approval?

☒ No ☐ Yes – lodge a copy of the approval with this UDA development application

7. Attachments

Provide details of plans, drawings and/or reports accompanying the application.

Name	Reference No.	Date
1. Yarrabilba Precinct One Planning Report	01	Feb 2011
2. ULDA Approval of Yarrabilba Precinct One	02	April 2011
3. Yarrabilba Precinct One Development Water Supply and Wastewater Network Planning Report	03	June 2011
4. Preferred Structure Plan	04	Jan 2011
5. Land Use Issues Plan	05	Jan 2011
6. Broadscale Geotechnical Investigation Report for the Yarrabilba Development	06	May 2004
7. Unexploded Ordinance Study - Yarrabilba Development Area	07	Oct 2010
8. Real Property Descriptions	08	June 2011
9.		
10.		
11.		

8. Privacy statement

The information collected on this form will be used by the Urban Land Development Authority (ULDA) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the planning process, except where required by legislation (including the Freedom of Information Act 1992) or required by Parliament. This information may be stored in an Urban Land Development Authority database. The information collected will be retained as required by the Public Records Act 2002.

OFFICE USE ONLY	Date received by ULDA:	
	Fee receipt no.	
	Application no.	
	ULDA receiving officer (name and signature) 	