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KURANDA QLD 4881
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18 November 2022

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880



Dear Sir,

**RE: Application for Reconfiguring a Lot- 1 lot into 2 lots.
Lot 3 on RP 728478, 5 Ardmore Park Rd, Kuranda Qld 4881**

This application is for Reconfiguring a Lot – 1 Lot into 2 Lots over land described as Lot 3 on RP 728478, situated at 5 Ardmore Park, Kuranda.

The application comprises of an Application form, Site Plan and this planning report.

It is considered that the proposed development being a Reconfiguration of one (1) LOT into two (2) Allotments over land described as LOT 3 on RP728478 is appropriate and complies with applicable planning regulations. The proposed development:

1. Can meet the Intent and Objectives and Intent, Performance Outcomes and Acceptable Outcomes relating to minimum allotment size and dimension for the Low Density Residential Zone;
2. No change to the existing nature or character of the area is envisaged, and the subdivision will ensure that the new allotments will remain to be used for Low Density Residential Uses;
3. Can meet the Performance Outcomes and the Intent of the Reconfiguring a Lot Code for land included in the Low Density Residential Zone of the Mareeba Shire Planning Scheme.

I trust that Council's development assessment process will reach the same conclusions.

If you require more information, please don't hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Rizvi'.

Sarah Rizvi

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

PLANNING REPORT

This application is for a Reconfiguration of a Lot – 1 LOT into 2 LOTS over land described as LOT 3 on RP728478, situated at 5 ARDMORE PARK ROAD, KURANDA, Qld 4881.

The Site

The site is owned by Sarah Rizvi, the author of this report. The site is freehold, and is a regular, rectangular shape, with a total land area of 2423.9m².

The site contains one dwelling at the rear of the lot, accessed by a driveway adjoining the northern property boundary.

The lot contains two levels, the front of the lot is at street level, but there is a sharp gradient, and increase in levels across its centre of the lot, and the house and associated infrastructure is at the higher level to the rear. It is accessed by a moderately steep driveway.

It has a frontage of 30.8 m onto Ardmore Park Rd, which is a quiet residential street close to the village centre of Kuranda, which joins onto Barron Falls Rd and ends in a cul de sac head. The site has good access onto the existing road network, and all the necessary services to support this development.

Ardmore Park Road is fully sealed bitumen road with kerb and channel for the full extent. The site is within Council's water reticulation area but is not within the sewage reticulation area.

The site falls within the Low-density residential zone of Kuranda.

The proposed development

The proposed development is for Reconfiguring a Lot 1 (1 Lot into 2 Lots).

The larger lot resulting from this development would contain the existing dwelling and paved driveway off Ardmore Park Rd. These would be contained within a rear, battle axe (or hatchet shaped) lot with an access driveway alongside the length of the new front lot on its northern boundary, providing vehicular access to the house. The new lot will be a regular, rectangular lot with a frontage of 20m and a depth of 40m, and a total area of 800sqm. This new lot will be used for residential purposes.

The following table includes the proposed area and frontage width of the two, new proposed lots which would result from this proposed subdivision.

| Proposed Lots | Area | Frontage |
|---------------|----------------------|----------|
| 1 (Rear) | 1628.1m ² | 10.2m |
| 2 (Front) | 800.0m ² | 20.0m |

This represents a logical division of the parent parcel, which corresponds with the existing terrain of what is essentially a split-level lot, with two cleared and levelled house pads, separated by a narrow

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

strip of steep gradient. The proposed access handle includes the existing driveway to the existing house, which rises steeply from the verge to the rear portion of the current lot.

The new, front lot would contain an existing cabin which is currently used as an outbuilding- ancillary and incidental to the residential use of the main dwelling. There is no other existing infrastructure within the area of the proposed front lot. There is an existing gated entrance off the verge, and a driveway access crossover which would benefit of the new lot.

Planning statement

LEVEL OF ASSESSMENT

The tables of assessment in the Mareeba Shire Planning scheme determine that Reconfiguration of a Lot in the Low-Density Residential Zone is Code Assessable.

Table 5.4.2—Regulated categories of development and categories of assessment: reconfiguring a lot

| Zone | Categories of development and assessment | Assessment benchmarks |
|---|---|---|
| Residential zone category or industry zone category (other than the rural residential zone) | Code assessment | |
| | Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10 (part 12) of the Regulation | Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation. |

The relevant codes by this development proposal are identified in this table (Ref: page 163 of the Mareeba shire planning scheme):

| Table 5.6.1 Reconfiguring a Lot | | |
|--|--|---|
| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development Emerging community zone Impact assessment |
| All zones other than the Emerging community zone | Code Assessment | <ol style="list-style-type: none"> 1. Reconfiguring a lot code Relevant zone code Landscaping code 2. Parking and access code 3. Works, services and infrastructure code |

The following section summarises how the proposed development complies with the development codes identified in this table,

RECONFIGURING A LOT CODE

The purpose of the Reconfiguring a lot code is stated as *"to ensure that land is:*

- a) *arranged in a manner which is consistent with the intended scale and intensity of development within the area;*

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

- b) provided with access to appropriate movement and open space networks; and
- c) contributes to housing diversity and accommodates a range of land uses"

This proposed reconfiguration of a lot achieves all the above and will provide one much needed new allotment to the total housing offer of Kuranda.

The proposal achieves the following overall outcomes of the Reconfiguration of a Lot code.

- Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
- Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
- Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
- A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
- Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel.

Furthermore, the proposed Reconfiguration of a Lot (1 into 2 lots) complies with the minimum lot sizes and frontage widths, as stated in Table 9.4.4.3B of the Reconfiguration of a Lot code.

| | | | |
|-------------------------|--|---------------------|-----------|
| Low density residential | Where greenfield development and connected to reticulated water and sewerage | | |
| | Rear lot | 800m ² | 5 metres |
| | All other lots | 350m ² | 10 metres |
| | Where connected to reticulated water and sewerage | | |
| | Rear lot | 800m ² | 5 metres |
| | All other lots | 600m ² | 16 metres |
| | Where connected to reticulated water | | |
| | Rear lot | 1,000m ² | 5 metres |
| | All other lots | 800m ² | 16 metres |

| Proposed Lots | Proposed Area | Prescribed Minimum | Proposed Frontage | Prescribed Minimum |
|---------------|----------------------|--------------------|-------------------|--------------------|
| 1 (Rear) | 1628.1m ² | 1000m ² | 10.2m | 5m |
| 2 (Front) | 800.0m ² | 800m ² | 20.0m | 16m |

In each case, the proposed new lots either meet or exceeds the prescribed minimum standards of the zone.

Furthermore, the development proposal meets the following Acceptable Outcomes as prescribed in the Reconfiguration of a Lot code:

| REF | Acceptable Outcome | Development response |
|-------|---|----------------------|
| AO1.1 | Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B. | As above |

| | | |
|-------|---|---|
| AO2.1 | Each land use and associated infrastructure is contained within its individual lot. | All infrastructure associated within both lots will be contained within it. |
| AO2.2 | All lots containing existing buildings and structures achieve the setback requirements of the relevant zone. | <p>The rear lot will contain the existing house, which is set back from the property boundaries by the required amount.</p> <p>The proposed front lot will contain one existing cabin (4.6mx4.6m) that is centred within the proposed boundaries of the new lot.</p> |
| AO6 | Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual | A separate vehicle cross over already exists for both lots. The front lot has a gated vehicle entry. |
| AO8.1 | Rear lots are designed to facilitate development that adjoins or overlooks a park or open space. | The rear lot will contain the existing dwelling, which is located at the rear of the lot. It does not overlook a park but has a private orientation onto privately owned open space. |
| AO8.2 | No more than two rear lots are created behind any lot with a road frontage. | Only one rear lot is proposed. |
| AO8.4 | A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. | A single access strip is proposed for the rear lot, which will contain the existing driveway. This is the existing vehicular access to the house, which connects directly to Ardmore Park Rd. This driveway is partially paved. |
| AO17 | The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route | <p>The closest public transport route is on Barron Falls Rd, which has weekday, term-time school bus service to both Kuranda District state school and Cairns Hinterland Steiner school.</p> <p>The closest bus stop is the corner of Ardmore Park Rd and Barron Falls Rd, only 210m from the site.</p> |

LOW DENSITY RESIDENTIAL ZONE CODE

The purpose of the Low-density residential zone code is stated as “to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents”.

The new lot will contribute to the residential use of zone by providing one additional lot to be used for residential purposes. The proposed development will:

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

- a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;*
- b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised*

...as per the stated purpose of the Zone code. Furthermore, this development will achieve the following overall outcomes of the code;

- (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;*
- (d) Development provides for an efficient land use pattern and is well connected to other developments;*
- (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;*
- (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;*
- (h) Development reflects and enhances the existing low density scale and character of the area;*
- (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;*
- (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;*
- (l) Development takes account of the environmental constraints of the land.*

The performance criteria of the zone code mainly relate to the scale, siting and character of dwellings and other buildings and infrastructure located within the zone. This will relate to any development and construction of the new lot which is subsequent from any subdivision.

The location of the site is easy walking distance to Kuranda village, accessible by foot and bicycle via several different routes over a distance of . The reconfiguration itself would create one additional lot on a quiet residential street which comes off the main Barron Falls Rd, in a well-established part of Kuranda which hosts a range of different dwellings on different lot sizes.

LANDSCAPING CODE

The landscaping code refers mainly to commercial developments or larger housing developments, which this application is not. The site is already landscaped, and existing landscaping will be retained by the two new lots.

PARKING AND ACCESS CODE

The parking and access code refers mainly to commercial developments or larger housing developments, which this application is not.

Each new lot which would result from this proposal would have logical and practical car parking space and vehicular access from Ardmore Park Road.

The proposed rear lot would not require a change to the vehicular access. It already has an established driveway which runs up the northern side of the allotment. There is space to park two cars by the existing dwelling house.

The proposed front lot also already has an access crossover from Ardmore Park Road, for the benefit of the existing cabin, through a gated entrance. This vehicle entrance would remain in the same location.

WORKS, SERVICES AND INFRASTRUCTURE CODE

The purpose of the Works, Services and Infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

This proposal meets ALL the following overall outcomes of the Code:

- *Development provides an adequate, safe and reliable supply of potable, firefighting and general use water in accordance with relevant standards;*
- *Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;*
- *Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;*
- *Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;*
- *Development provides electricity and telecommunications services that meet its desired requirements;*
- *Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;*
- *Development does not affect the efficient functioning of public utility mains, services or installations;*
- *Infrastructure dedicated to Council is cost effective over its life cycle;*
- *Work associated with development does not cause adverse impacts on the surrounding area; and*
- *(j) Development prevents the spread of weeds, seeds or other pests.*

Furthermore, the development proposal meets the following Acceptable Outcomes as prescribed in the Works, Services and Infrastructure code:

| | Acceptable Outcome | Development response |
|-------|--|---|
| AO1.1 | Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and | The existing lot is connected to the reticulated water supply for Kuranda. The new allotment will do likewise, through a new connection & meter. |

| | | |
|-------|---|---|
| | (b) outside a reticulated water supply service area. | |
| AO2.2 | An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. | <p>The site is outside of a reticulated sewage area.</p> <p>An effluent disposal system will be provided to the new lot, which meets the standards of ASNZ 1547, determined by a soil test for the site.</p> |
| AO3.1 | Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. | The site is located on Ardmore Park Rd, which is a sloping street from Barron Falls Rd to a cul de sac head. The site's frontage has the benefit of existing kerb and channel which conveys stormwater to a stormwater drain at the end of the cul de sac. |
| AO4 | The premises: (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid | <p>The site has overhead electricity transmission lines at its frontage, and the proposed new lot will connect to these.</p> <p>The proposed rear lot has an established connection to the transmission grid.</p> |
| AO5 | Development is provided with a connection to the national broadband network or telecommunication services. | The site is within the national broadband network and will benefit from a connection to this for telecommunications to the new household. |
| AO6 | Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual | <p>The proposed new lot will have its own NBN, water and electricity connection contained entirely within the new lot, without having to traverse another lot, due to the existing services located along the site's frontage.</p> <p>All works will comply with FNQ ROC standards.</p> |
| AO8.1 | Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. | The site benefits from two existing access crossovers, which are located to benefit each of the two proposed lots which would result from the subdivision. |
| AO14 | Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and | The two existing access crossovers provide convenient and logical access to each of the lots proposed in this RoL application. |

| | | |
|--|--|--|
| | (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. | |
|--|--|--|

Overlays

HILL AND SLOPE OVERLAY

The site falls within the Hill & Slope Overlay. Whilst the overlay covers most of the lot, the site is only partially constrained by slope, and contains two relatively level pads, which fall within each of the proposed new lots.



The planning scheme states:

"The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property. The purpose of the code will be achieved through the following overall outcomes:

- (a) Development is located to avoid sloping land where practical; and*
- (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide."*

| Performance outcomes | Acceptable outcomes |
|--|--|
| PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM008a-o) having regard to: (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion. | AO2.2 Development is not located on land with a gradient of greater than 25%. AO2.3 No lot less than 2,000m ² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o). Note – Where a minimum lot size of less than 2,000m ² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail. |

Development response

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

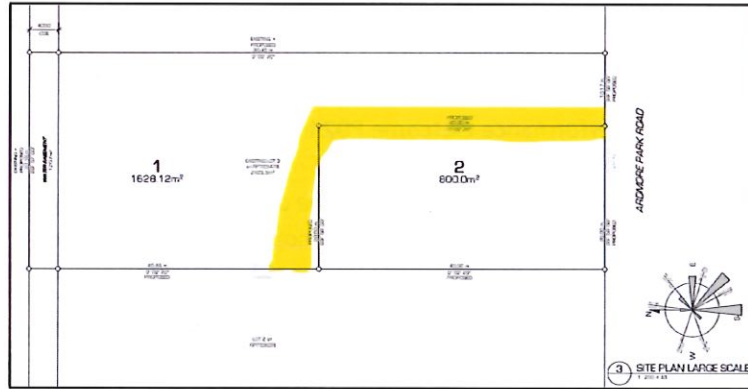
The development proposal does not meet the Acceptable Outcome AO2.2 *"No lot less than 2,000m² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps"*.

However, it does meet the Performance Outcome P02 in that:

"Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM008a-o) having regard to:..."

| | |
|--|--|
| <i>(a) the nature and scale of the proposed use;</i> | <p>The proposed rear lot would contain no new construction, infrastructure, or operational works. It would contain an existing dwelling, an existing access driveway off Ardmore Park Rd and existing services.</p> <p>The proposed new front lot already contains a small cabin, a gated entrance and driveway. It is likely that a new on-site effluent disposal unit will be installed, and a new dwelling will be constructed because of the subdivision.</p> <p>However, this lot is already cleared and contains mainly lawn, and the entire proposed lot area is not on the dramatically sloping land which the overlay mapping refers to, which only eclipsing the new lot boundaries by a couple of metres along its northern boundary, and a small portion of the new lot's north-east corner. These areas of slope within the proposed front lot's boundaries are well within the set back areas, and as such will not be developed anyway.</p> |
| <i>(b) the gradient of the land;</i> | <p>The existing lot contains two relatively level pads, which contain an existing house and cabin surrounded by useable lawn and grounds.</p> <p>These are separated by a steep embankment which separates front part of the lot, which is at street level, from the rear part of the lot, which is elevated and overlooking. The driveway is relatively steep and aligns the northern boundary of the existing lot.</p> |
| <i>(c) the extent of land disturbance proposed;</i> | <p>The existing lot contains two practical and logical level house lot, separated by a sharp gradient which traverse the centre of the lot. This gradient will remain within the rear lot and remain vegetated. It will not be subject to any operational work or earth moving, so the proposed subdivision will have zero effect on the erosion risk or stability of the total site.</p> |
| <i>(d) stormwater discharge and its potential for erosion.</i> | <p>Stormwater from both proposed allotments will be discharged to the kerb and channel which leads to a storm water drain on Ardmore Park Rd.</p> |

The following map shows the approximate location of the steep slope which the site contains, in relation to the proposed new lot boundaries (highlighted in yellow).

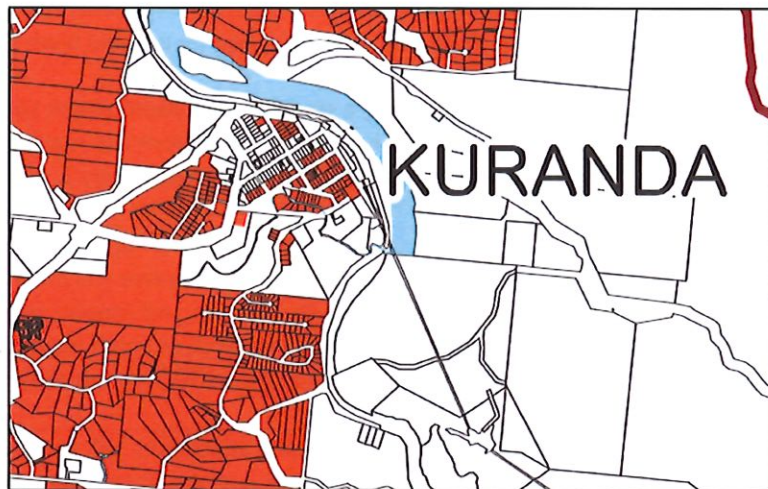


This can be verified by a site inspection.

The site area which is constrained by gradient runs along the proposed lot boundaries, parallel to the existing driveway/ proposed access handle, and does not constrain the development of a new front lot for residential purposes. The remainder of the steep gradient runs in an east to west direction, and will be contained within the proposed rear lot, which is already developed with an established house and services. Therefore, there will be no change to this portion of land.

The area of steep gradient is no more than 6m wide in any place, as measured at a level. Therefore, this small area of slope should not prevent the development of the site.

RESIDENTIAL AND OUTBUILDING CODE



The site is contained within the Residential and Outbuilding code of the Mareeba shire planning scheme.

The planning scheme states *"The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire. The purpose of the code will be achieved through the following overall outcomes:*

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

- (a) Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;*
- (b) Development provides a high level of amenity and is reflective of the surrounding character of the area;*
- (c) Development is responsive to site characteristics and employs best practice industry standards;*
- (d) Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;*
- (e) Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;*
- (f) Parking spaces and associated manoeuvring areas are safe and functional;*
- (g) Development is provided with an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;*
- (h) Development is connected to infrastructure that provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;*
- (i) Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;*
- (j) Development is provided with electricity and telecommunications services that meet desired requirements;*
- (k) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;*
- (l) Development does not affect the efficient functioning of public utility mains, services or installations; and*
- (m) Work associated with development does not cause adverse impacts on the surrounding area.*

As expanded upon already in this report, the proposed development meets all these overall outcomes.

All code tables either relate to the development of a dwelling or is covered by other codes, which have already been addressed in this report.

STATE ASSESSMENT REFERRAL AGENCIES

This proposal does not trigger referral to any State Assessment Referral Agencies.

CONCLUSION

Whilst a small part of the site area is constrained by a steep gradient, this does not prejudice the logical, practical, and safe development of the lot, from 1 lot into 2. This is because the steep gradient is contained within a narrow strip which loosely follows the proposed new boundaries of the two lots, and would not be subject to any construction, earthworks, or operational works. Therefore, the site's stability would not be impacted by any future development of the proposed front lot, subsequent to its creation.

Furthermore, the proposal complies with the purpose, overall outcomes and all Performance and Acceptable Outcomes of the Low-Density Residential zone.

Planning report to support Reconfigure a Lot (1 into 2) application on 5 Ardmore Park Road Kuranda.

The proposal will provide another valuable residential allotment to the village of Kuranda, in a location which is supported by adequate levels of infrastructure. As both proposed lots already contain a building, it is considered that the impact on the residential amenity and character of the site and the surrounds will be negligible.

In light of this, I hope that Council will consider this proposal favourably.

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

| 1) Applicant details | |
|---|-----------------------|
| Applicant name(s) (individual or company full name) | SARAH ELIZABETH RIZVI |
| Contact name (only applicable for companies) | |
| Postal address (P.O. Box or street address) | PO Box 805 |
| Suburb | KURANDA |
| State | QLD |
| Postcode | 4881 |
| Country | AUSTRALIA |
| Contact number | 0439 659 866 |
| Email address (non-mandatory) | moweefarm@gmail.com |
| Mobile number (non-mandatory) | |
| Fax number (non-mandatory) | |
| Applicant's reference number(s) (if applicable) | |

| 2) Owner's consent | |
|---|--|
| 2.1) Is written consent of the owner required for this development application? | |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application | |
| <input type="checkbox"/> No – proceed to 3) | |



Queensland
Government

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

| | | | | |
|----|----------|------------|------------------------------------|--------------------------|
| a) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | 5 | ARDMORE PARK ROAD | KURANDA |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4881 | 3 | RP 728478 | MAREEBA |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

| | | | |
|--------------|-------------|---|--|
| Longitude(s) | Latitude(s) | Datum | Local Government Area(s) (if applicable) |
| | | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | |

- ☐ Coordinates of premises by easting and northing

| | | | | |
|-----------------------------|------------------------|---|---|--|
| Easting(s) | Northing(s) | Zone Ref. | Datum | Local Government Area(s) (if applicable) |
| - 16.826651907860 45, | 145.63192285311 658 | <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 | <input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: | |

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

| |
|---|
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |
| EMR site identification: <input type="text"/> |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i> |
| CLR site identification: <input type="text"/> |

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

| |
|---|
| 6.1) Provide details about the first development aspect |
| a) What is the type of development? <i>(tick only one box)</i> |
| <input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work |
| b) What is the approval type? <i>(tick only one box)</i> |
| <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval |
| c) What is the level of assessment? |
| <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i> |
| d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i> |
| RECONFIGURATION OF 1 LOT INTO 2 LOTS |
| e) Relevant plans |
| <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i> |
| <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application |
| 6.2) Provide details about the second development aspect |
| a) What is the type of development? <i>(tick only one box)</i> |
| <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work |
| b) What is the approval type? <i>(tick only one box)</i> |
| <input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval |
| c) What is the level of assessment? |
| <input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i> |
| d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i> |
| e) Relevant plans |
| <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i> |
| <input type="checkbox"/> Relevant plans of the proposed development are attached to the development application |
| 6.3) Additional aspects of development |
| <input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application |
| <input checked="" type="checkbox"/> Not required |

Section 2 – Further development details

| 7) Does the proposed development application involve any of the following? | |
|--|--|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input checked="" type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete DA Form 2 – Building work details |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

| 8.1) Describe the proposed material change of use | | | |
|---|---|--|--|
| Provide a general description of the proposed use | Provide the planning scheme definition (include each definition in a new row) | Number of dwelling units (if applicable) | Gross floor area (m ²) (if applicable) |
| | | | |
| | | | |
| | | | |
| 8.2) Does the proposed use involve the use of existing buildings on the premises? | | | |
| <input type="checkbox"/> Yes | | | |
| <input type="checkbox"/> No | | | |

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

| 9.1) What is the total number of existing lots making up the premises? | |
|---|---|
| ONE | |
| 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes) | |
| <input checked="" type="checkbox"/> Subdivision (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)) |

| 10) Subdivision | | | | |
|---|-------------|------------|------------|------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: | | | | |
| Intended use of lots created | Residential | Commercial | Industrial | Other, please specify: |
| | | | | |
| Number of lots created | TWO | | | |
| 10.2) Will the subdivision be staged? | | | | |
| <input type="checkbox"/> Yes – provide additional details below | | | | |
| <input checked="" type="checkbox"/> No | | | | |
| How many stages will the works include? | | | | |
| What stage(s) will this development application apply to? | | | | |

| 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts? | | | | |
|---|-------------|------------|------------|------------------------|
| Intended use of parts created | Residential | Commercial | Industrial | Other, please specify: |
| | | | | |
| Number of parts created | | | | |

| 12) Boundary realignment | | | |
|---|------------------------|-------------------------|------------------------|
| 12.1) What are the current and proposed areas for each lot comprising the premises? | | | |
| Current lot | | Proposed lot | |
| Lot on plan description | Area (m ²) | Lot on plan description | Area (m ²) |
| | | | |
| | | | |
| 12.2) What is the reason for the boundary realignment? | | | |
| | | | |

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements) | | | | |
|--|-----------|------------|---|---|
| Existing or proposed? | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
| | | | | |
| | | | | |

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

| 14.1) What is the nature of the operational work? | |
|--|---|
| <input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify: | <input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision) | |
| <input type="checkbox"/> Yes – specify number of new lots: | |
| <input type="checkbox"/> No | |
| 14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour) | |
| \$ | |

PART 4 – ASSESSMENT MANAGER DETAILS

| 15) Identify the assessment manager(s) who will be assessing this development application |
|---|
| MAREEBA SHIRE COUNCIL |
| 16) Has the local government agreed to apply a superseded planning scheme for this development application? |
| <input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No |

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

| |
|--|
| <input type="checkbox"/> Heritage places – Local heritage places |
| Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: |
| <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure |
| Matters requiring referral to: |
| <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual |
| <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure |
| Matters requiring referral to the Brisbane City Council: |
| <input type="checkbox"/> Ports – Brisbane core port land |
| Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: |
| <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> |
| <input type="checkbox"/> Ports – Strategic port land |
| Matters requiring referral to the relevant port operator , if applicant is not port operator: |
| <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i> |
| Matters requiring referral to the Chief Executive of the relevant port authority: |
| <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i> |
| Matters requiring referral to the Gold Coast Waterways Authority: |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i> |
| Matters requiring referral to the Queensland Fire and Emergency Service: |
| <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i> |

| | | |
|--|-----------------|---------------------------|
| 18) Has any referral agency provided a referral response for this development application? | | |
| <input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application | | |
| <input checked="" type="checkbox"/> No | | |
| Referral requirement | Referral agency | Date of referral response |
| | | |
| | | |
| Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> . | | |
| | | |

PART 6 – INFORMATION REQUEST

| |
|--|
| 19) Information request under Part 3 of the DA Rules |
| <input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application |
| <input type="checkbox"/> I do not agree to accept an information request for this development application |
| Note: By not agreeing to accept an information request I, the applicant, acknowledge: |
| <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. |
| Further advice about information requests is contained in the <u>DA Forms Guide</u> . |

PART 7 – FURTHER DETAILS

| | | | |
|---|------------------|------|--------------------|
| 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval) | | | |
| <input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No | | | |
| List of approval/development application references | Reference number | Date | Assessment manager |
| <input type="checkbox"/> Approval <input type="checkbox"/> Development application | | | |
| <input type="checkbox"/> Approval <input type="checkbox"/> Development application | | | |

| | | |
|---|----------------------|--------------------------------|
| 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work) | | |
| <input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST) | | |
| Amount paid | Date paid (dd/mm/yy) | QLeave levy number (A, B or E) |
| \$ | | |

| | |
|--|--|
| 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice? | |
| <input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No | |

| | | | |
|--|--|-------------------------|--|
| 23) Further legislative requirements | | | |
| Environmentally relevant activities | | | |
| 23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ? | | | |
| <input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <small>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</small> | | | |
| Proposed ERA number: | | Proposed ERA threshold: | |
| Proposed ERA name: | | | |
| <input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application. | | | |
| Hazardous chemical facilities | | | |
| 23.2) Is this development application for a hazardous chemical facility ? | | | |
| <input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <small>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</small> | | | |

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

- ☐ Yes – the following is included with this development application:
☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
☐ A certificate of title
☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

| | | | |
|-----------------------------|--|-----------|--|
| Name of the heritage place: | | Place ID: | |
|-----------------------------|--|-----------|--|

Brothels

23.14) Does this development application involve a material change of use for a brothel?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☐ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

| Notification of engagement of alternative assessment manager | |
|--|--|
| Prescribed assessment manager | |
| Name of chosen assessment manager | |
| Date chosen assessment manager engaged | |
| Contact number of chosen assessment manager | |
| Relevant licence number(s) of chosen assessment manager | |

| QLeave notification and payment | | | |
|---|--|----------------------|--|
| <i>Note: For completion by assessment manager if applicable</i> | | | |
| Description of the work | | | |
| QLeave project number | | | |
| Amount paid (\$) | | Date paid (dd/mm/yy) | |
| Date receipted form sighted by assessment manager | | | |
| Name of officer who sighted the form | | | |

18 November 2022

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba Qld 4880

To whom it may concern,

re: APPLICATION for the RECONFIGURATION of a LOT (1 LOT into 2 LOTS).

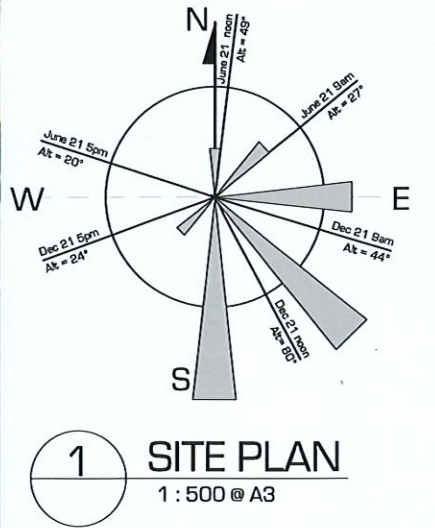
LOT3 on RP728478, 5 ARDMORE PARK ROAD KURANDA.

Under Section 51 of the PLANNING ACT, 2016 it is mandatory for the owner of the land to which a Development Application relates to consent to the making of the Application.

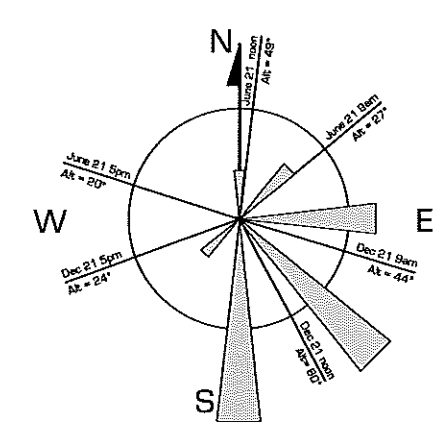
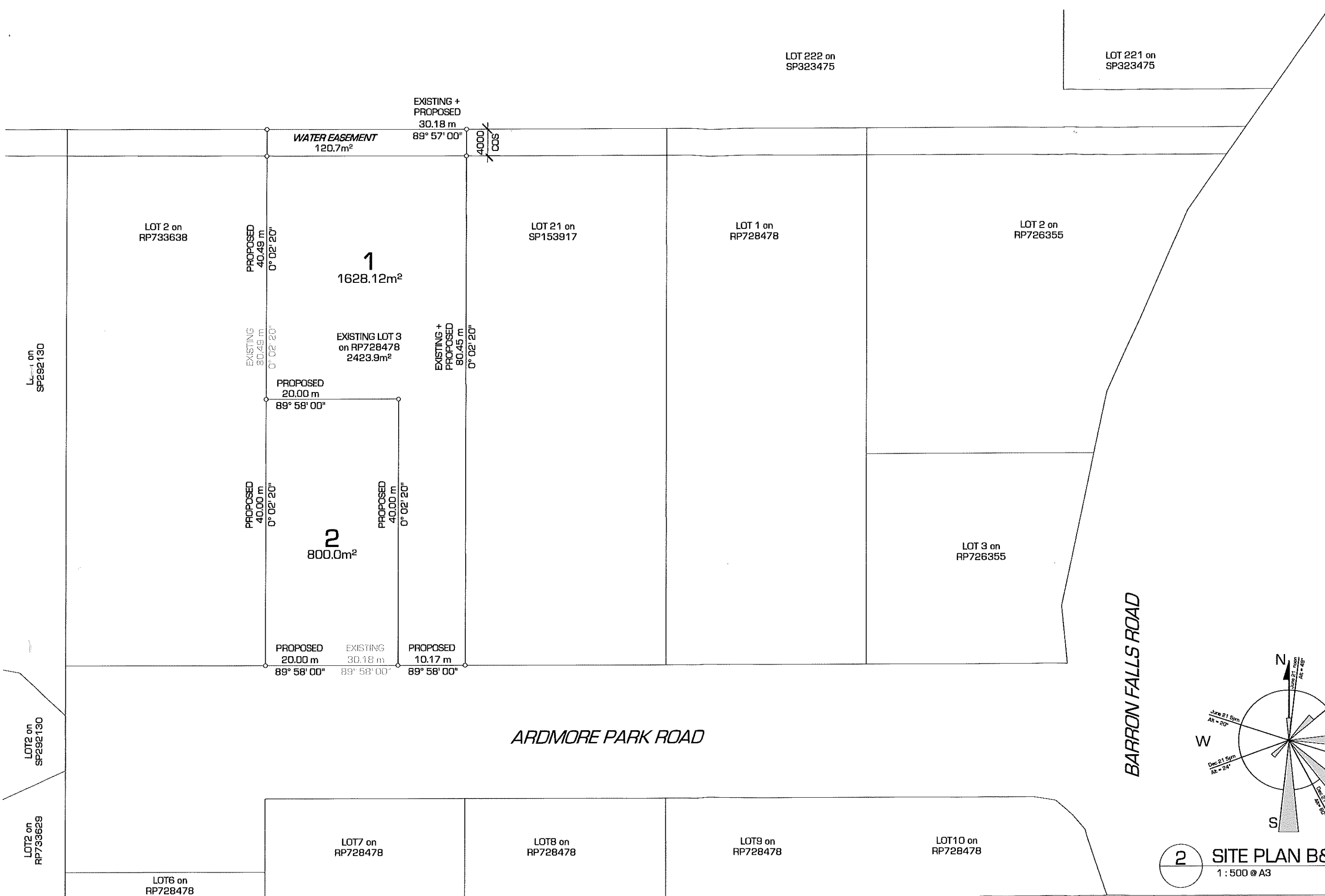
I, SARAH ELIZABETH RIZVI, the registered owner of 5 ARDMORE PARK RD KURANDA, and more particularly described as LOT 3 on RP728478, am the named Applicant on the attached Development Application Form 1, and consent to the making of this Application.

A handwritten signature in black ink, appearing to read 'S. Rizvi', with a stylized flourish at the end.

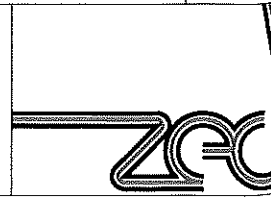
SARAH ELIZABETH RIZVI

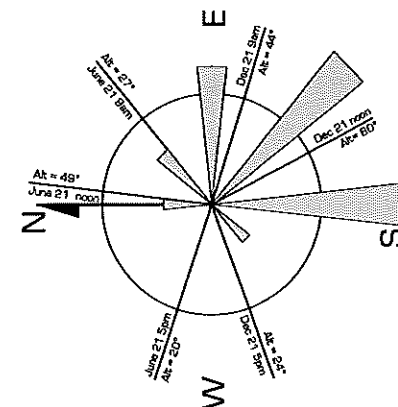
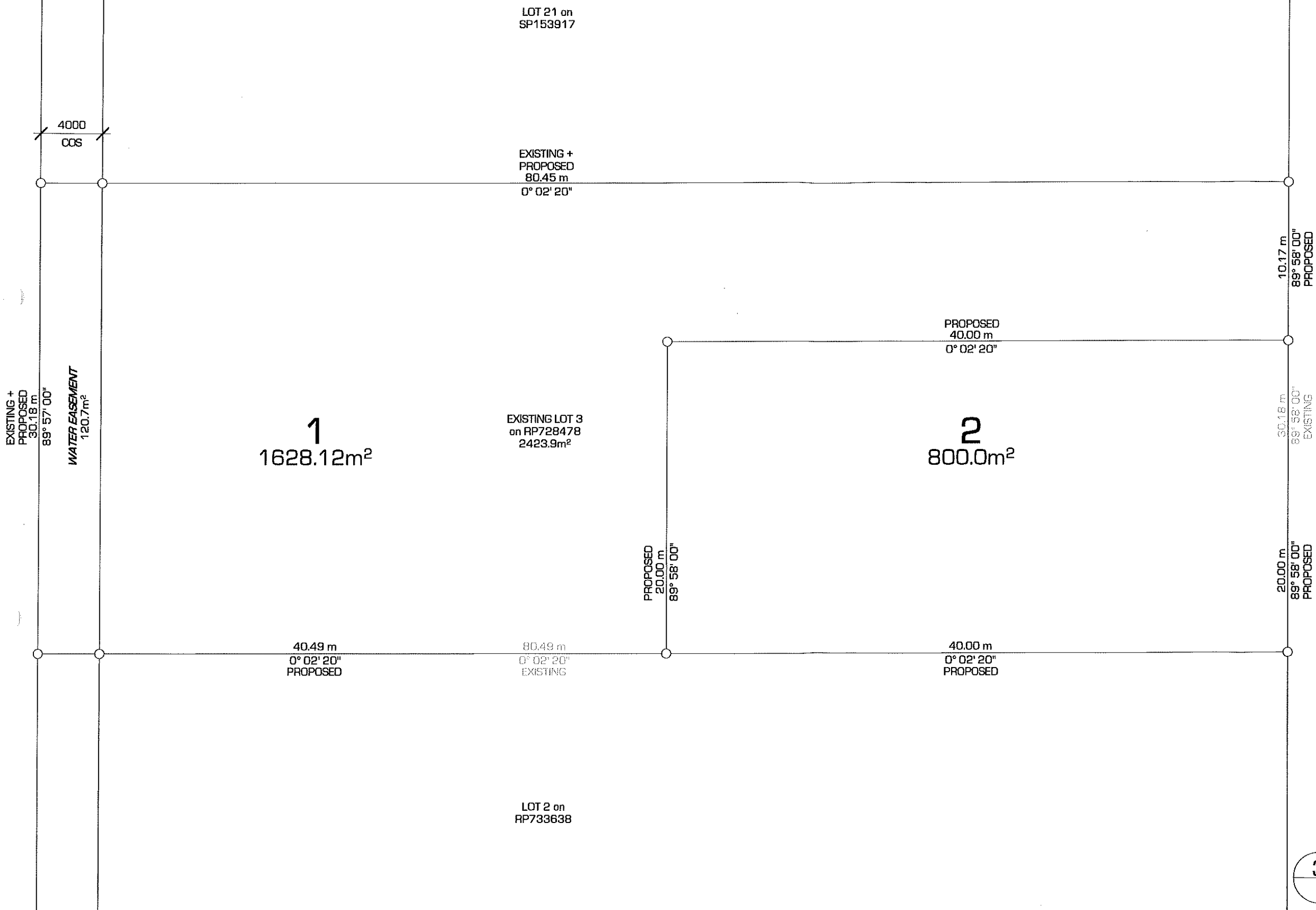


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