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22/11/2023**TOOWOOMBA
REGIONAL COUNCIL**

22 November 2023

State Assessment and Referral Agency (SARA)
Darling Downs and South West
PO Box 825
TOOWOOMBA QLD 4350

Cc: The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Dear Sir/Madam

REFERRAL OF DEVELOPMENT APPLICATION – SECTION 54 PLANNING ACT 2016 – DEVELOPMENT APPLICATION – MATERIAL CHANGE OF USE – AGRICULTURAL SUPPLIES STORE – 7 JEFFRIES ROAD, WEST PRAIRIE – LOT 1 RP113476 Council Ref: MCUI/2023/4728)

I act for the applicant SolutionsWon Group Pty Ltd in the above matter.

Please find attached documentation associated with a Development Application for Material Change of Use for Agricultural Supplies Store on land at 7 Jeffries Road, West Prairie, described as Lot 1 on RP113476.

The application triggers referral to the State Assessment and Referral Agency (SARA) pursuant to section 54 of the *Planning Act 2016* on the following basis:

PA REGULATION	REFERRAL TRIGGER
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1(a) and (c)	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection

The Department has Concurrence Agency jurisdiction in the assessment of the application.

The following documents are attached for your consideration:

- The Confirmation Notice;
- DA Form 1 and Owners Consent; and
- The Development Application including the Planning Report and Development Plans.

Should you require any additional information please do not hesitate to contact the undersigned on 0481 127 412 or (07) 4632 2535.

Yours sincerely

A handwritten signature in black ink, appearing to read "J Williams", written in a cursive style.

James Williams
Precinct Urban Planning