

17 September 2026

State Assessment and Referral Agency (SARA)
Darling Downs 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 PERMIT – RECONFIGURING A LOT -- 1 INTO 2 LOTS – 14 WILKES ROAD, HAMPTON – Lot 13 RP826407 (Council Ref: RAL/2026/8089) (Our Ref: 2026-380)

I act for the applicant Zhidong Yuan in the above matter.

Please find attached documentation associated with a Development Application for a Development Permit for Reconfiguring a Lot for a 1 into 2 lots on land at 14 Wilkes Road, Hampton described as Lot 13 RP826407.

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 1, Item 1	Development application for reconfiguring a lot that is assessable development under section 21, if— (a) all or part of the premises are within 25m of a State transport corridor; and (b) 1 or more of the following apply— i. the total number of lots is increased; ii. the total number of lots adjacent to the State transport corridor is increased; iii. there is a new or changed access between the premises and the State transport corridor; iv. an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and (c) the reconfiguration does not relate to government supported transport infrastructure
Schedule 10, Part 9, Division 4, Subdivision 2 Table 3, Item 1	Development application for reconfiguring a lot that is assessable development under section 21, if— (a) all or part of the premises are— i. adjacent to a road (the relevant road) that intersects with a State-controlled road; and ii. within 100m of the intersection; and

PA REGULATION	REFERRAL TRIGGER
	(b) 1 or more of the following apply— i. the total number of lots is increased; ii. the total number of lots adjacent to the relevant road is increased; iii. there is a new or changed access between the premises and the relevant road; and iv. the reconfiguration does not relate to government supported transport infrastructure.

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;
- 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 0427 875 871 or (07) 4632 2535.

Yours sincerely



Kim Reeve
Precinct Urban Planning