

7 April 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 APPLICATION – RECONFIGURING A LOT – BOUNDARY REALIGNMENT (2 INTO 2 LOTS) & ACCESS EASEMENT - 251 O'MARA ROAD & 840 TOOWOOMBA CECIL PLAINS ROAD, WELLCAMP – LOT 9 SP281276, LOT 10 SP281276, LOT 11 SP281281, EMT A SP302940, EMT C SP346515 (Council Ref: RAL/2026/2219) (Our Ref: 2025-637)

I act for the applicant, A1 Earthworks Qld Pty Ltd, in the above matter.

Please find attached documentation associated with a Development Application for a Development Permit for Reconfiguring a Lot -for a Boundary Realignment (2 into 2 Lots) and Access Easement at 251 O'Mara Road and 840 Toowoomba Cecil Plains Road, Wellcamp, being that land described as Lot 9 SP281276, Lot 10 SP281276, Lot 11 SP281281 including Easement A SP302940 and Easement C SP346515.

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 1, Table 1, Item 1	Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold— (i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.

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

The following documents are attached for your consideration:

- The Amended 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 "James Williams".

James Williams
Precinct Urban Planning