



Our reference: 2608-53986 SRA
Council reference: RAL/2026/6798

17 August 2026

Brett Stevens
C/- SMK QLD Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390
tom@smkqld.com.au

Attention: Tom Jobling

Dear Mr Stevens

Invalid application—incorrect referral agency

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 11 August 2026.

Location details

Street address:	Millmerran Inglewood Road and 423 Millmerran Inglewood Road, Millmerran
Real property description:	Lot 1 on SP136970; Lot 2799 on DER3476; Lot 2801 on DER3476; Lot 3 on RP16063; Lot 5 on RP16063; Lot 3141 on DER3484
Local government area:	Toowoomba Regional Council

Application details

Development permit	Reconfiguring a lot for Boundary Realignment (6 lots into 5 lots)
--------------------	---

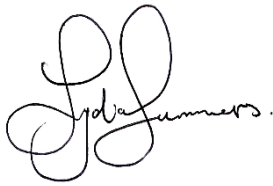
A review of the application and proposed development indicates that SARA is not a referral agency for the application for the following reason:

- The proposal does not trigger referral under Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 of the Planning Regulation 2017 (reconfiguring a lot near a State transport corridor) as:
 - o the total number of lots is not increased
 - o the total number of lots adjacent to the State transport corridor is not increased
 - o there is not a new or changed access between the premises and the State transport corridor
 - o an easement is not created adjacent to a railway.

You will be further advised about a refund of your development application fee.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely

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

Lydia Summers
A/ Manager

cc Toowoomba Regional Council, development@tr.qld.gov.au (council reference: RAL/2026/6798)
Attention: Shen Liu