

5 June 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 – BOUNDARY REALIGNMENT (2 INTO 2 LOTS) –1401 PIERCES CREEK ROAD, PIERCES CREEK - LOTS 8 & 9 RP861104 (RAL/2026/4503) (Our Ref: 2026-026)**

I act for the applicant Darran Gregory Hutchings 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) on land at 1401 Pierces Creek Road, Pierces Creek described as Lots 8 and 9 RP861104.

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 3, Division 4, Table 2, Item 1	Development application for reconfiguring a lot that is assessable development under section 21, if— (a) a lot that the application relates to is 5ha or larger; and (b) the size of any lot created is 25ha or less; and (c) either— (i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or (ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out.

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; and

Should you require any additional information please do not hesitate to contact the undersigned on 0490 711 409 or (07) 4632 2535.

Yours sincerely



**Bayley Moore**  
**Precinct Urban Planning**