



16/07/2026

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16 June 2026

**TOOWOOMBA
REGIONAL COUNCIL**

State Assessment and Referral Agency (SARA)
Darling Downs South West (Toowoomba)
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 – SUBDIVISION (1 INTO 2 LOTS) & ACCESS EASEMENT – 20 BOGONG COURT & 8 MEHARRY COURT, CABARLAH – LOT 39 SP219849 & LOT 37 SP329702
(Council Ref: RAL/2026/6131; Our Ref: 2025-283)

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

Please find attached documentation associated with a Development Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 into 2 Lots) and Access Easement over land at 20 Bogong Court and 8 Meharry Court, Cabarlah, described as Lot 39 SP219849 and Lot 37 SP329702.

The application triggers referral to the State Assessment and Referral Agency (SARA) pursuant to section 54 of the *Planning Act 2016* as detailed in **Table 1**.

TABLE 1 – REFERRAL TRIGGERS

PA REGULATION	REFERRAL TRIGGER
INFRASTRUCTURE-RELATED REFERRALS - STATE TRANSPORT INFRASTRUCTURE	
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (a) (i)	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.

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

As outlined in **Table 1**, the proposed development is referable Lot 37 SP329702 is located adjacent to a State Transport Corridor. Lot 37 SP329702 has only been included in this application to facilitate the establishment of an access easement to service proposed Lot 2 from Meharry Court. Accordingly, the applicant contends that the proposed subdivision and access easement do not impact in anyway on the State Transport Corridor.

On this basis, the applicant hereby requests a refund of the Referral Fee associated with this application.

The following documents are attached for your consideration:

- The Confirmation Notice;
- DA Form 1
- Landowners 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 by phone on (07)4632 2535 or by email at james@precinctplan.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "J Williams", is written over a thin horizontal line.

James Williams
Precinct Urban Planning