

12 January 2026

State Assessment and Referral Agency (SARA)
Wide Bay Burnett
PO Box 979
BUNDABERG QLD 4670

Cc: The Assessment Manager
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610

Dear Sir/Madam

REFERRAL OF DEVELOPMENT APPLICATION – SECTION 54 PLANNING ACT 2016 – COMBINED DEVELOPMENT APPLICATION (I) MATERIAL CHANGE OF USE (WORKFORCE ACCOMMODATION), (II) RECONFIGURING A LOT (LEASE WITH A TERM EXCEEDING 10 YEARS) & (III) ENVIRONMENTALLY RELEVANT ACTIVITY (ERA) NO 63 – SEWAGE TREATMENT – TARONG WEST PROJECT CO PTY LTD – WARREN TRUSS DRIVE, TAABINGA – LOT 3 ON SP249643 (Council Ref: MCU26/0001 & RAL26/0001)
(Our Ref: 2025-697)

I act for the applicant Tarong West Project Co Pty Ltd in the above matter.

Please find attached the following documentation associated with a combined development application for (i) Material Change of Use (Workforce Accommodation), (ii) Reconfiguring a Lot (lease with a term exceeding 10 years) and (iii) Environmentally Relevant Activity (ERA) No 63 – Sewage treatment on land at Warren Truss Drive, Taabinga, described as Lot 3 on SP2449643.

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 5, Division 4, Table 2, Item 1	Development application for a material change of use that is assessable development under section 8, if— (a) the environmentally relevant activity the subject of the application has not been devolved to a local government under the Environmental Protection Regulation; and (b) the chief executive is not the prescribed assessment manager for the application
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

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	(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.
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 4, Item 1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection

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; 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 [REDACTED] or (07) 4632 2535.

Yours sincerely



Paul Kelly
Precinct Urban Planning