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APPLICATION REF

A006865970

Department of
**State Development,
 Infrastructure and Planning**

SARA reference: 2509-48442 SRA
 Council reference: A006865970
 Applicant reference: BNE160517

15 June 2026

The Chief Executive Officer
 Brisbane City Council
 GPO Box 1434
 Brisbane QLD 4001
 dalodgement@brisbane.qld.gov.au

Attention: Dane Hoffman

Dear Dane,

Changed referral agency response—with conditions

(Given under section 28 of the Development Assessment Rules)

On 29 May 2026 the State Assessment and Referral Agency (SARA) received notice of a change to the development application described below. SARA has assessed the changes and now provides this changed referral agency response which replaces the response dated 6 January 2026.

Applicant details

Applicant name:	Tocu Group Pty Ltd ATF Tocu Sherwood Trust
Applicant contact details:	C/- DTS Group Pty Ltd PO Box 3128 West End QLD 4101 planning@dtsqld.com.au

Location details

Street address:	64 Railway Terrace, Sherwood QLD 4075
Real property description:	Lot 2 on SP289400
Local government area:	Brisbane City Council

Application details

Development permit	Reconfiguring a lot (1 into 7 lots and access easement)
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Referral triggers

The development application was referred to SARA under the following provisions of the Planning Regulation 2017:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 Reconfiguring a lot near a state transport corridor

Human Rights Act 2019 considerations:

Consideration of the *Human Rights Act 2019* sections 15 to 37 has been undertaken as part of this decision. It has been concluded that this decision does not limit human rights.

Conditions

Under section 56(1)(b)(i) of Planning Act 2016, the conditions set out in Attachment 1 must be attached to any development approval.

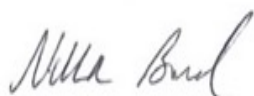
Reasons for the referral agency response

SARA must provide reasons for the decision. These reasons are set out in Attachment 2.

A copy of this response has been sent to the applicant for their information.

For further information please contact Andy Wray, Planner, on (07) 3882 8481 or via email BrisbaneSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

cc Tocu Group Pty Ltd ATF Tocu Sherwood Trust
C/- DTS Group Pty Ltd - planning@dtsqld.com.au

enc Attachment 1—Referral agency conditions
Attachment 2—Reasons for the referral agency response
Attachment 3—Advice to the applicant
Attachment 4—Document referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 4)

No.	Conditions	Condition timing
Reconfiguring a lot		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Carry out the stormwater and flooding management of the development generally in accordance with the Engineering Plan, Drawing number C1301 and Revision D3.	At all times
2.	Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures, batters and other works involving ground disturbance must not encroach upon or de-stabilise the railway corridor, including all transport infrastructure or the land supporting this infrastructure or cause similar adverse impacts.	At all times

Attachment 2—Reasons for referral agency response

The reasons for the SARA's decision are:

- The development complies with the assessment benchmarks of State code 2 of SDAP if carried out in accordance with the proposed conditions. Specifically, the development:
 - o will not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway
 - o will not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor
 - o will not compromise the operating performance of railway corridors.

Material used in the assessment of the application:

- The development application material and submitted plans
- Technical agency advice
- *Planning Act 2016*
- Planning Regulation 2017
- The State Development Assessment Provisions (version 3.3)
- The Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*.

Attachment 3—Advice to the applicant

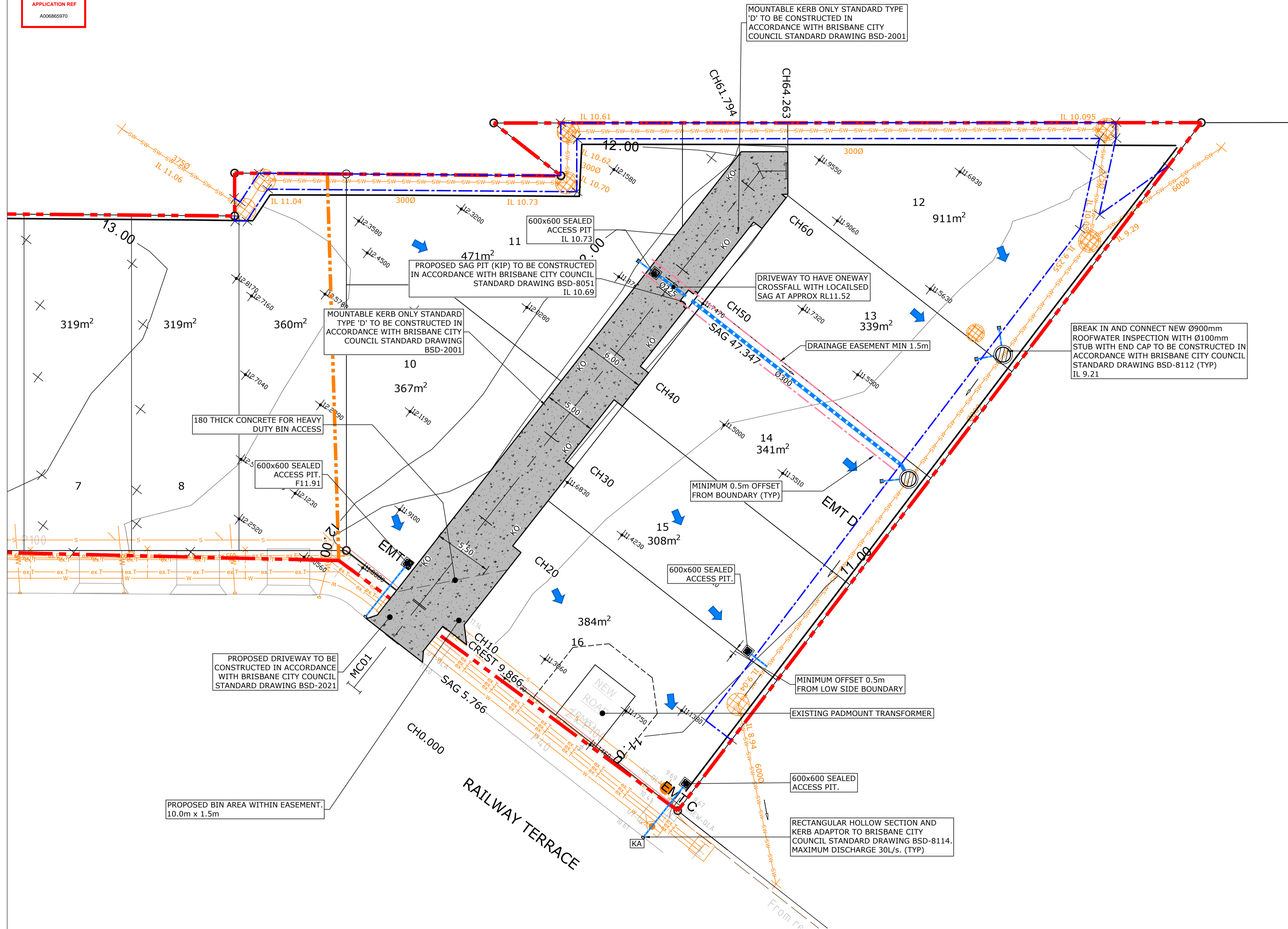
General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.
2.	<p>Works on a railway</p> <p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>In particular, works may fall within 3m of this overhead line equipment, particularly in the northeastern portion of the site. Any work within 3m of the rear boundary carries a risk of electrocution (from electrical arcing) and must be undertaken in accordance with CIVIL-SR-003 – <i>Work Adjacent to Overhead Line Equipment</i> and CIVIL-SR-008 – <i>Protection Screens</i>.</p> <p>Please be advised that this referral agency response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager.</p> <p>The applicant should contact Queensland Rail at strategicprojects@qr.com.au in relation to this matter.</p>

Attachment 4—Documents referenced in conditions

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QUEENSLAND RAIL CORRIDOR



- LEGEND**
- SITE BOUNDARY
 - LIMIT OF WORKS
 - EXISTING STORMWATER EASEMENT
 - PROPOSED STORMWATER EASEMENT
 - STORMWATER PIPE
 - ☐ STORMWATER PIT
 - ☐ PIPE RECAP
 - ⊙ STORMWATER MANHOLE
 - ☐ KA KERB ADAPTOR
 - ➔ FLOW ARROW
 - KO KERB ONLY
 - 1.00 MAJOR DESIGN CONTOUR
 - MINOR DESIGN CONTOUR
 - 260.5 AS CONSTRUCTED CONTOUR
 - F12.26 PROPOSED FINISHED LEVEL
 - + 12.26 AS-CONSTRUCTED LEVEL
 - DRIVEWAY SETOUT CONTROL LINE
 - ⊙ EXISTING STORMWATER MANHOLE
- EXISTING SERVICES**
- ex.S SEWER
 - ex.G GAS
 - ex.W WATER
 - ex.E ELECTRICAL
 - ex.T TELSTRA
 - ex.OF COMMS / OPTICAL FIBRE
 - ex.NBN COMMS / NBN
- LEGEND - EDGES & JOINTING**
- CONCRETE PAVEMENT
130mm CONSTRUCTED TO BCC STANDARD UNOP, P_c=N32, SL92 MESH

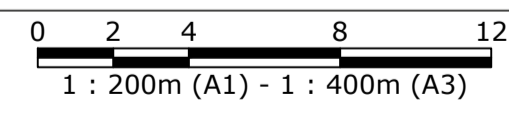
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2509-48442 SRA

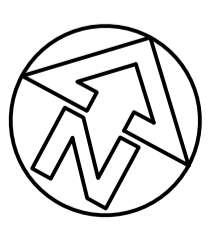
Date: 15 June 2026



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SHEET SIZE
A1



REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	TOM OLIVER
D3	ISSUED FOR CONSTRUCTION	22.05.26	TO	RL	
D2	ISSUED FOR DA APPROVAL	10.04.26	TO	RL	
D1	ISSUED FOR DA APPROVAL	09.04.26	TO	RL	
C	ISSUED FOR APPROVAL	03.12.25	YK	YK	
B	ISSUED FOR APPROVAL	27.08.25	EJ	EJ	
A	ISSUED FOR APPROVAL	20.08.25	EJ	RL	

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PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.



FOR CONSTRUCTION

TOCU SHERWOOD TRUST

PROPOSED RESIDENTIAL SUBDIVISION STAGE3
58-64 RAILWAY TERRACE SHERWOOD QLD 4075
ENGINEERING PLAN

FILENAME: 231360_C1301_ENP.DWG PROJECT NUMBER: 231360 DRAWING NUMBER: C1301 REVISION: D3