DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2604-52021 SRA
Council reference: COM/2026/92

25 May 2026

Bosform
c/- Michel Group Services Pty Ltd
leigh.fox@mgs-gc.com.au

Dear Sir/Madam

SARA further advice – 2 Karingal Drive, Pimpama

(Advice notice given under section 35 of the Development Assessment Rules)

SARA has undertaken a preliminary review of the material provided in support of the above referenced application which was deemed properly referred on 30 April 2026.

From this review, SARA has identified a range of matters relating to State code 2: Development in a railway environment (State code 2) of the State Development Assessment Provisions (SDAP) that it wishes to draw to your attention.

1. Railway noise

The submitted Acoustic Report does not adequately demonstrate compliance with the external railway noise criteria. The noise modelling presented in Figure 4 appears to underpredict noise levels at the monitoring locations. For example, at Monitor 1, measured on-site levels were recorded at 87 dB(A) LAmax, whereas the predicted noise levels at the same location are significantly lower. This discrepancy raises concerns about the accuracy of the noise modelling and its ability to reliably assess compliance.

Response requested:

The applicant is requested to undertake the following:

1. Review the modelling methodology and outputs to ensure the accuracy of the predicted LAmax noise levels, including a description of the model used, how LAmax levels were calculated, verification against measured data, and all modelling inputs (e.g. corrections for bends and terrain). Ensure the modelling is based on the earthworks plans, with updated noise contours provided to reflect LAmax noise exposure and propagation across the site, and confirm that the SEM is based on these updated LAmax levels.
2. Demonstrate that the development can achieve the relevant environmental emission criteria for noise set out in AO41.1 Table 2.4 State Code 2 of the State Development Assessment Provisions.
3. Re-assess whether noise mitigation measures are required to meet the relevant railway noise criteria in light of the above requirements.

How to Respond

It is recommended that you address these issues promptly and provide a response to SARA by **2 June 2026.** If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the Development Assessment Rules (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in MyDAS2.

It would be appreciated if you would provide your response to SARA using the 'manage documents' function in MyDAS2.

For further information please contact Fletcher Smith, Principal Planning Officer, Planning Services (SEQ South), on (07) 5644 3209 or via email SEQSouthPlanning@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Poppy Ellis-Southwell
Principal Planning Officer

cc Gold Coast City Council, mail@goldcoast.qld.gov.au