DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2604-52021 SRA
Council reference: COM/2026/92
Applicant reference: 25218

7 August 2026

Chief Executive Officer
Gold Coast City Council
mail@goldcoast.qld.gov.au

Dear Sir/Madam

SARA referral agency response — 2 Karingal Drive, Pimpama

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 30 April 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	7 August 2026
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development Permit for a Material change of use to establish Multiple dwelling (57 units), Reconfiguring a lot to subdivide 1 into 3 lots and Operational work for tree removal
SARA role:	Referral agency
SARA triggers:	Planning Regulation 2017: • Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot near a state transport corridor • Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a state transport corridor • Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas.

Planning Services (SEQ South)
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Southport BC QLD 4215

SARA reference:	2604-52021 SRA
Assessment manager:	Gold Coast City Council
Street address:	2 Karingal Drive, Pimpama
Real property description:	Lot 19 on RP152380
Applicant name:	Bosform Pty Ltd
Applicant contact details:	Michel Group Services Pty Ltd leigh.fox@mgs-gc.com.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

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

Yours sincerely

Pradesh Ramiah

Pradesh Ramiah
Manager - SEQ South

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

enc Attachment 1 – Referral agency conditions
Attachment 2 – Advice to the applicant
Attachment 3 – Reasons for referral agency response
Attachment 4 – Representations about a referral agency response provisions
Attachment 5 – Documents 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 5)

No.	Conditions	Condition timing
Development Permit for Material change of use		
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas – The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Environment, Tourism, Science and Innovation 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.	Interfering with mapped koala habitat is limited to the clearing of 2,229 square metres as shown on Figure 6.1 Koala Habitat Values Impact Assessment, prepared by Burchills Science and Engineering, dated 16-07-2026.	At all times.
2.	Fencing at the locations identified on Koala Fencing Plan, prepared by Burchills Science and Engineering, dated 12-06-2026 and drawing no. BE20023-E001-A, as amended in red by SARA, must be designed and constructed in accordance with Table 1 of the Koala Sensitive Design Guideline (Version 3), prepared by the then Department of Environment and Science and dated December 2022, and meet the following requirements: (a) Koala exclusion fencing must be installed at locations identified as koala exclusion fencing. (b) Any fencing installed at locations identified as Koala friendly fencing must be koala friendly fencing.	Prior to the commencement of use and to be maintained at all times.
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a state transport corridor – The chief executive administering the *Planning Act 2016* 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:		
3.	(a) A landscaping buffer adjoining the railway corridor must be provided generally in accordance with the Sited Structure Plan, prepared by MPS Architects, as amended in red by SARA. (b) The landscaping buffer must: (i) Not include earthworks or retaining structures. (ii) Retain the existing vegetation on site; or (iii) Provide landscaping that: (A) only include plant species that do not exceed 2.0m in height at maturity (B) not include species that drop fronds or branches, for example relevant palm varieties (C) locate planting so that no part of the vegetation will encroach into the railway corridor when it reaches maturity.	Prior to the commencement of use and to be maintained at all times.
4.	Carry out the stormwater management of the development generally	At all times.

	in accordance with Sections 2.2.1, 2.6, 2.7 and Appendices E & F of the Conceptual Stormwater Management Plan, prepared by Burchills Engineering, dated 13/03/2026, document number: BE200223-RP-CSMP-01 and version no. 01.	
5.	(a) Construct noise barriers in the locations shown on Figure 14: Recommended acoustic barrier on Ground Level of the Acoustic Report, prepared by Acoustic Works, dated 17/07/26, reference 2026054 R01E 6 Karingal Drive, Pimpama RAIL.docx and revision R01E. (b) The noise barriers must: (i) be designed in accordance with the Department of Transport and Main Roads' technical Specifications MRTS15 Noise Fences (as amended by QR-CTS-Part 41) (ii) an overall barrier height of 2 metres and be completely free of gaps or holes, including at the base where the barriers meet the ground, except where openings are required to accommodate drainage requirements. (c) RPEQ certification must be provided to the Corridor and Land Management Team, South Coast District (scr.calm@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	Prior to commencement of use and to be maintained at all times.
6.	Provide fencing along the site boundary with the railway corridor as shown on Sited Structure Plan, prepared by MPS Architects, as amended in red by SARA; in accordance with, Queensland Rail drawing number QR-C-S3229 – '1.8m High Chain Link Security Fence With Top & Bottom Rail Using 50mm Diamon Mesh General Arrangement'	Prior to commencement of use and to be maintained at all times.
Development Permit for Reconfiguring a lot		
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas – The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Environment, Tourism, Science and Innovation 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:		
7.	Transfer the area identified as "901 Conservation Lot" on Subdivision Drawing with Aerial Photo Lot 19 On RP152380 2 Karingal Drive, Pimpama, prepared by Michel Group Services, Plan No. 25218-3 and Issue B to the Gold Coast City Council for the purpose of environmental conservation.	At the time of sealing the plan of subdivision with the local government.
8.	Fencing at the locations identified on Koala Fencing Plan, prepared by Burchills Science and Engineering, dated 12-06-2026 and drawing no. BE20023-E001-A, as amended in red by SARA, must be designed and constructed in accordance with Table 1 of the Koala Sensitive Design Guideline (Version 3), prepared by the then Department of Environment and Science and dated December 2022, and meet the	Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.

	following requirements: (a) Koala exclusion fencing must be installed at locations identified as koala exclusion fencing. (b) Any fencing installed at locations identified as Koala friendly fencing must be koala friendly fencing.	
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 Planning Act 2016 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:		
9.	(a) A landscaping buffer adjoining the railway corridor must be provided generally in accordance with the Sited Structure Plan, prepared by MPS Architects, as amended in red by SARA. (b) The landscaping buffer must: (i) not include earthworks or retaining structures. (ii) retain the existing vegetation on site; or (iii) provide landscaping that: (A) only include plant species that do not exceed 2.0m in height at maturity (B) not include species that drop fronds or branches, for example relevant palm varieties (C) locate planting so that no part of the vegetation will encroach into the railway corridor when it reaches maturity.	Prior to submitting the Plan of Survey to the local government for approval.
10.	Carry out the stormwater management of the development generally in accordance with sections 2.2.1, 2.6, 2.7 and appendices E & F of the Conceptual Stormwater Management Plan, prepared by Burchills Engineering, dated 13/03/2026, document number: BE200223-RP-CSMP-01 and version no. 01.	At all times.
11.	(a) Construct noise barriers in the locations shown on Figure 14: Recommended acoustic barrier on Ground Level of the Acoustic Report, prepared by Acoustic Works, dated 17/07/26, reference 2026054 R01E 6 Karingal Drive, Pimpama RAIL.docx and revision R01E. (b) The noise barriers must: (i) be designed in accordance with the Department of Transport and Main Roads' technical Specifications MRTS15 Noise Fences (as amended by QR-CTS-Part 41) (ii) an overall barrier height of 2m and be completely free of gaps or holes, including at the base where the barriers meet the ground, except where openings are required to accommodate drainage requirements. (c) RPEQ certification must be provided to the Corridor and Land Management Team, South Coast District (scr.calm@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been	Prior to submitting the Plan of Survey to the local government for approval.

<table>
<tr><td></td><td>constructed in accordance with parts (a) and (b) of this condition.</td><td></td></tr>
<tr><td>12.</td><td>Provide fencing along the site boundary with the railway corridor as shown on Sited Structure Plan, prepared by MPS Architects, as amended in red by SARA; in accordance with, Queensland Rail drawing number QR-C-S3229 – ‘1.8m High Chain Link Security Fence With Top & Bottom Rail Using 50mm Diamon Mesh General Arrangement’</td><td>Prior to submitting the Plan of Survey to the local government for approval.</td></tr>
<tr><td colspan="3">Development Permit for Operational work</td></tr>
<tr><td colspan="3">Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas – The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of Environment, Tourism, Science and Innovation 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</td></tr>
<tr><td>13.</td><td>Interfering with mapped koala habitat is limited to the clearing of 2,229 square metres as shown on Figure 6.1 Koala Habitat Values Impact Assessment, prepared by Burchills Science and Engineering, dated 16-07-2026.</td><td>At all times.</td></tr>
<tr><td>14.</td><td>(a) Enter into an Agreed Delivery Arrangement to provide an environmental offset/s in accordance with the Environmental Offsets Act 2014 to counterbalance the significant residual impacts of the following prescribed activity on the following prescribed environmental matters:
<table>
<tr><td></td><td>Group and Prescribed Environmental Matter</td><td>No. of individuals</td><td>Bioregion</td><td>Subregion</td></tr>
<tr><td>i.</td><td>Non-Juvenal Koala Habitat Trees</td><td>78</td><td>Southeast Queensland</td><td>Sunshine Coast – Gold Coast Lowlands Burringbar - Conondale Ranges</td></tr>
</table>
(b) Deliver the environmental offset/s in accordance with the Agreed Delivery Arrangement/s (including any amendments) and the Environmental Offsets Act 2014.

Note: This condition imposes an ‘offset condition’ under the Environmental Offsets Act 2014. Accordingly, pursuant to section 16 of that Act, further conditions are deemed to be imposed as conditions of this authority. These ‘deemed conditions’ are contained in the Environmental Offsets Act 2014 and specify.</td><td>(a) Prior to commencing any works that impact on the prescribed environmental matter/s identified in this condition.

(b) As indicated.</td></tr>
<tr><td>15.</td><td>(a) Undertake rehabilitation in accordance with the Rehabilitation Management Plan, prepared by Burchills Science and Engineering, document number BE2000223-RP-RMP-01, dated 07.07.2026 and version no. 01, including (but not limited to) the following:
i. Planting koala habitat trees on site.
ii. Undertake weed control in accordance with section 4.3.</td><td>(a) Upon completion of interfering with koala habitat.

(b) Within 20 business days after completion</td></tr>
</table>

	(b) Submit confirmation by an appropriately qualified person that the rehabilitation works required by part (a) have been undertaken to Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to PO Box 15187 City East Queensland 4002. (c) Maintain the rehabilitation work detailed in (a). (d) Submit confirmation by an appropriately qualified person that all elements of this condition have been complied with to Department of the Environment, Tourism, Science and Innovation at tKoala.Compliance@detsi.qld.gov.au or by post to PO Box 15187 City East Queensland 4002. Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and land restoration and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.	of the rehabilitation works in part (a) (c) In accordance with the Rehabilitation Management Plan. (d) Within 20 business days after the timing relevant to part (c).
16.	(a) Prepare a Koala Management Plan by an appropriately qualified person which must: (i) Identify all clearing and construction activities that may increase the risk of stress, injury or death of koalas. (ii) Detail the management measures that will be implemented during clearing and construction activities to prevent the risks identified in part (a) of this condition, including but not limited to all of the following: 1. details of pre-clearing inspections of the vegetation to be cleared 2. requirements for staging and sequencing of clearing and provisions for a koala spotter during clearing operations 3. procedures for dealing with trapped, injured, orphaned and deceased koalas 4. contact details for the contractor for reports of trapped or injured koalas 5. the use of fauna exclusion fencing 6. measures to minimise the impact of construction related dust on adjacent koala habitat 7. signage in areas of vehicular traffic on site 8. procedures for checking machinery for fauna prior to use 9. measures to manage the risks posed by dogs (e.g. guard dogs) on site 10. measures to protect retained koala habitat and vegetation (including open land) in accordance with *Australian Standard AS4970-2009*; 11. measures to raise awareness amongst construction workers of koalas on and near the construction	(a) and (b) Prior to interfering with koala habitat. (c) Prior to and during clearing and construction activities.

	activities. (b) Submit the Koala Management Plan to the Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to PO Box 15187 City East Queensland 4002. (c) Implement all measures and undertake any works contained in the Koala Management Plan. *Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.*	
17.	Notify the Department of the Environment, Tourism, Science and Innovation by email to Koala.Compliance@detsi.qld.gov.au of: (a) the expected date the clearing activity will commence; (b) the expected duration of the clearing activity; (c) the name and contact details of the koala spotter that has been contracted for the clearing activity (d) the name, contact details and authority number of the fauna spotter catcher that has been contracted for the clearing activity.	At least 3 business days prior to interfering with koala habitat.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:
SARA assessed the development against the following codes of the SDAP, version 3.5:

- State code 2: Development in a railway environment (State code 2).
- State code 25: Development in South East Queensland koala habitat areas (State code 25).

The development complies with the assessment benchmarks of State code 2 of SDAP, version 3.5 in that the development:

- does not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway
- does not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor
- does not compromise the operating performance of railway corridors
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors and associated rail transport infrastructure or other rail infrastructure
- does not significantly increase the cost to the state to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors, rail transport infrastructure or other rail infrastructure
- does not compromise pedestrian or cycle access to public passenger transport infrastructure or active transport infrastructure associated with railways
- protects the community from significant adverse impacts resulting from environmental emissions generated by a railway.

The development complies with the assessment benchmarks of State code 25 of SDAP, version 3.5 in that the development:

- does not cause an unacceptable impact on mapped koala habitat areas
- reasonably minimises and mitigates impacts on mapped koala habitat areas
- result in an acceptable significant residual impact on a matter of state environmental significance, and an offset is provided.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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