

SARA reference: 2305-34705 SRA
Council reference: A006250193

11 February 2026

Joe Mantellato & Donna Louise Moy
C/o Steffan Town Planning
PO Box 6258
FAIRFIELD QLD 4103
alex@steffanharries.au

Attention: Alex Steffan

Dear Alex,

SARA advice notice-298 Albany Creek Road, Bridgeman Downs QLD 4035

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

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions (SDAP).

Subsequent to your response of 22 January 2026 to SARA's advice notice, SARA has reviewed the information you provided and, as discussed in the email dated 06 February 2026, SARA has the following matter relating to State code 1: Development in a state controlled road environment of the SDAP (State code 1) that remains outstanding:

1. Concerns with the free field acoustic levels within the Noise Impact Assessment

The location of the noise contours, location of the private open space receivers for each lot and the proposed density for the noise barriers conflict with the Department of Transport and Main Roads (DTMR's) MRTS15 specification. As such, the height, location, extent and density of the 2m and 2.4m proposed acoustic barriers do not appear to achieve the free field acoustic levels prescribed in Reference Table 2, as referred to in Performance Outcome (PO)38 of State code 1.

It is also noted that the proposed subdivision layout has been altered. As such, a revised noise impact assessment should also reflect the revised subdivision plan.

Response requested:

Please provide a revised Noise Impact Assessment (NIA) which ensures an appropriate height, extent and sufficient density of acoustic barrier under DTMR's MRTS15 technical specification and compliance with Reference Table 2: Maximum free field acoustic levels:

- ≤57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤45 dB(A))

OR

- ≤60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight >45 dB(A))

The revision of the Noise Impact Assessment prepared by Noise Measurement Services should be revised to address the following (but not limited to):

- Reflect the revised subdivision layout plan
- Given that the Queensland calibration factors are different for free field predictions and façade predictions, the free field noise measurement results shall be compared against free field noise calculations/predictions to verify the noise modelling
- Confirm in the revised noise report that the free-field noise contours (in Appendix B: Road Traffic Noise Calculations) are provided at 1.5m above finished surface
- Refer to compliance with MRTS15 Specifications for density rather than the notated 12.5kg/m² as it does not comply with the minimum prescribed in DTMR's MRTS15 for minimum surface density for noise fencing.

Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.

How to respond

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. It is recommended that you address these issues and provide a response to SARA promptly. Please provide written confirmation of your intended action by **13 February 2026**.

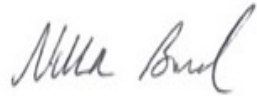
If you intend to provide additional information, you are strongly encouraged to consider extending the SARA referral agency response period or using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider 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](#).

If you require further information or have any questions about the above, please contact Soraya Torrens, Senior Planner, on 07 34527 695 or via email DARTsupport@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Nikki Brock".

Nikki Brock
A/Manager