



Our reference: 2507-46932 SRA  
 Council reference: MCUI/30/2025

25 July 2025

Plan A Town Planning Pty Ltd  
 planning@planatp.com.au

Dear Sir/Madam

## SARA information request - 173-181 and 183-203 Old Logan Village Road, Waterford

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions (SDAP) has not been provided.

<b>Transport Noise</b>	
1.	<p><b>Issue:</b>            The subject site is mapped as being affected by a state transport noise corridor and the proposal is for a sensitive land use. However, the application does not include a noise impact assessment or similar and as such SARA is not able to appropriately assess the proposal against Performance Outcomes (PO) PO39 and PO42 of State code 1: Development in a state-controlled road environment (State code 1) of SDAP.</p> <p>The subject site is impacted by the following noise categories:</p> <ul style="list-style-type: none"> <li>• Category 2: 63 dB(A) =&lt; Noise Level &lt; 68 dB(A)</li> <li>• Category 1: 58 dB(A) =&lt; Noise Level &lt; 63 dB(A).</li> </ul> <p><b>Action:</b>            The applicant is requested to submit an acoustic report or similar prepared by an appropriately qualified acoustic consultant and certified by a Registered Professional Engineer of Queensland that demonstrates compliance with PO39 to PO43 of State Code 1.</p> <p>The Acoustic Report / Traffic Noise Assessment must (but is not limited to):</p> <ol style="list-style-type: none"> <li>a) be in accordance with the Department of Transport and Main Roads (DTMR's) Transport Noise Management Code of Practice (<a href="https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/transport-noise-management-code-of-practice">https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/transport-noise-management-code-of-practice</a>).</li> <li>b) be prepared in accordance environmental emission criteria for noise as set out in DTMR's Development Affected by Environmental Emissions from Transport Policy, Version 4, dated October 2017, (<a href="https://www.tmr.qld.gov.au/business-industry/Technical-standards-">https://www.tmr.qld.gov.au/business-industry/Technical-standards-</a></li> </ol>

- publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx).
- c) recommend mitigation measures for ameliorating any transport noise impacts that meet the design standards set out in MRTS15 Noise Fences dated March 2019 (<https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Specifications/3-Roadworks-Drainage-Culverts-and-Geotechnical#MRTS15>).
  - d) demonstrate that the development can achieve the relevant environmental emission criteria for noise with the recommended noise attenuation treatments.

### How to respond

You have three months to respond to this request and the due date to SARA is **24 October 2025**.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Gabriel Escobar, Senior Planning Officer, on (07) 5644 3212 or via email [SEQSouthPlanning@dsdilgp.qld.gov.au](mailto:SEQSouthPlanning@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Amanda Hosken  
Principal Planning Officer, Planning Services (SEQ South)

cc Logan City Council, [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au)

Development details	
Description:	Development Permit for Material change of use for Multiple Dwellings (50 units)
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use near a State transport corridor or that is a future State transport corridor
SARA reference:	2507-46932 SRA
Assessment criteria:	State code 1