

SARA reference: 2509-48001 SRA  
 Applicant reference: USC114  
 Council reference: MCU25/0052

23 September 2025

Kaenetto Investments  
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Attention: Mr William Kruze

Dear Mr Kruze

## SARA information request - 500-502 Ross River Road, Cranbrook

(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 State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions (SDAP v3.3) has not been provided.

Environmental Emissions	
1.	<p><b>Issue:</b></p> <p>The proposed development involves an accommodation use (with ground floor and above-floor requirements) that must comply with Performance Outcomes (POs) 39 - PO43 of State Code 1 of the SDAP. Noise modelling and mapping indicate that the site is subject to traffic noise levels of approximately 70 dB(A) LA10(18-hour), facade-corrected. These levels exceed the maximum internal and free-field acoustic thresholds specified in State code 1 for accommodation activities.</p> <p>In response, the applicant has proposed a 1.8m high timber fence along the site frontage. However, this measure does not meet the noise requirements of State code 1.</p> <p><b>Action:</b></p> <p>To demonstrate compliance with PO39 - PO41 of State code 1, you must submit a noise assessment report prepared by a suitably qualified acoustic consultant and certified by a Registered Professional Engineer of Queensland (RPEQ). The report must detail appropriate noise attenuation measures that ensure compliance with the relevant noise criteria.</p>

