

PART B - OTHER DISCLOSURE

DISCLOSURE RE ACOUSTIC MEASURES - LOT 20 - 24

1. Ashford Residences incorporates noise mitigations measures to minimise traffic noise impacts from South Pine Road.
2. The noise mitigation measures include a noise barrier along South Pine Road to protect the ground floor outdoor living areas, as well as mandatory acoustic treatment to the building envelope in accordance with the relevant legislation in Queensland (QDC MP4.4).
3. Lots 20 to 24 in the Scheme are subject to QDC MP4.4 Noise Category 1 on the ground floor.
4. Lot 20 in the Scheme is subject to Noise Category 1 on the first floor.
5. Lots 21 to 23 in the Scheme are subject to Noise Category 2 on the first floor.
6. Lot 24 in the Scheme is subject to Noise Category 3 on the first floor.
7. It is a requirement that any dwelling to be constructed on Lots 20 to 24 must comply with the relevant Noise Categories stated above, in order to minimise the impact of traffic noise.
8. Construction of any dwelling will require appropriate acoustic upgrades to be incorporated into the external walls, windows, door and roof/ceiling to achieve the required sound reduction ratings (Rw ratings) in accordance with QDC MP4.4. The acoustic treatments are intended to ensure that the internal noise criteria is achieved inside the dwellings.
9. As an alternative to applying the acceptable forms of construction from QDC MP4.4, a qualified acoustical engineer can prepare a site specific acoustic report in accordance with AS 3671-1989.