

# Traffic Noise Information

Lots within Wellsvale (NH3 Stage 2) are positioned close to Old Cooma Road via Bunyip Drive. Given the proximity of these lots to Old Cooma Road, we have sought advice from acoustic consultants who have made some recommendations regarding the construction of homes in this area. Their recommendations are in line with standards set out in The Department of Planning Guidelines to reduce the effect of traffic noise for properties located close to busy roads.

There are different recommendations depending on a variety of factors, including the location of the lot as well as the nature of the home to be built on that lot (single vs double storey). Please review the following plan carefully, as it details what is recommended for each lot based on single or double storey construction. It is important to note that the recommendations on this plan relate to the anticipated traffic Old Cooma Road will carry in the year 2031. Whilst you should seek your own advice from your builder, we understand that standard construction methods with the inclusion of mechanical ventilation (i.e. air-conditioning) will satisfy the requirements.

It is important to note that a covenant will be included on the title of your lot, and Council will require these measures to be included in the construction of your home.

If you require any further clarification on these matters please be sure to contact us on **1300 446 646** or you can email [enquiries@googong.net](mailto:enquiries@googong.net)



**LEGEND**

- CATEGORY 1 CONSTRUCTION REQUIRED FOR TWO STOREY ONLY
- CATEGORY 1 CONSTRUCTION REQUIRED FOR SINGLE AND TWO STOREY

LOT NUMBER	NOISE AFFECTED	SIGNLE STOREY DWELLING	DOUBLE STOREY DWELLING
3201	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1
3202	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4a86e8; border: 1px solid black;"></span>	N/A	CAT 1
3211	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1
3212	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1
3213	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1
3214	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1
3215	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4a86e8; border: 1px solid black;"></span>	N/A	CAT 1
3216	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1
3217	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4a86e8; border: 1px solid black;"></span>	N/A	CAT 1
3218	<span style="display: inline-block; width: 15px; height: 10px; background-color: #4caf50; border: 1px solid black;"></span>	CAT 1	CAT 1

**NOTES**

REFER TO THE DEEMED TO COMPLY CONSTRUCTION STANDARDS AS SETOUT WITHIN THE D.O.P. DEPARTMENT OF PLANNING DEVELOPMENT NEAR RAIL CORRIDORS AND BUSY ROADS INTERIM GUIDELINES APPENDIX C - ACOUSTIC TREATMENT OF RESIDENCES.