Angels Beach east ballina

S J CONNELLY CPP PTY LTD has been appointed by North Angels Beach Development (Ballina) Pty Ltd to act as the Design Approval Panel. The panel provides advice concerning the design of buildings that are the subject of acoustic attenuation.

Tabulated below are the typical construction requirements for 2 storey dwellings to be constructed on Lots 1 - 18 in the Angels Beach Estate development.

The implementation of the typical acoustic design specifications will ensure compliance with the internal noise levels specified in AS2107-2000 in accordance with the development approval conditions for the establishment of Angels Beach North Residential Development.

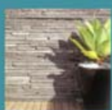
Upper Floors - Typical Two Storey House for Lots 1 to 18
(Based on Floor Plans in Figures 1 and 2)

Typical Building Elements	Typical Acoustic Design Specifications
Facade Facing Angels Beach Road **(Southern Facade)**	
Bedrooms/Living Areas 1. Windows Specifications	**R_W 33:** 6.78 laminated safety glass in an acoustic grade frame.
2. External Walls construction	**R_W 43:** Masonry construction; **Or:** FC sheeting externally, Bradford R2.0 insulation to wall cavity and single layer of 10mm plasterboard internally.
3. Roof/Ceiling Construction	**R_W 41:** Pitched colorbond custom orb metal roof sheeting with 50mm Anticon Blanket over battens, R2.5 acoustic insulation between ceiling joists and single layer of 10mm plasterboard internally. **Or:** Pitched roof tiled with concrete tiles, R2.5 acoustic insulation between ceiling joists and single layer of 10mm plasterboard internally.

Façade Away from Angels Beach Road **(Northern Façade)**	
Bedrooms/Living Areas 1. Windows Specifications 2. External Walls construction 3. Roof/Ceiling Construction	**R_W 26:** Standard glazing. **R_W 43:** Masonry construction; **Or:** FC sheeting externally, Bradford R2.0 insulation to wall cavity and single layer of 10mm plasterboard internally. **R_W 41:** Pitched colorbond custom orb metal roof sheeting with 50mm "Anticon" Blanket over battens, R2.5 acoustic insulation between ceiling joists and single layer of 10mm plasterboard internally. **Or:** Pitched roof tiled with concrete tiles, R2.5 acoustic insulation between ceiling joists and single layer of 10mm plasterboard internally.
Façade Perpendicular to Angels Beach Road **(Eastern or Western Façade)**	
Bedrooms/Living Areas 1. Windows Specifications 2. External Walls construction 3. Roof/Ceiling Construction	**R_W 30:** 6.38 laminated safety glass in an acoustic grade frame. **R_W 43:** Masonry construction; **Or:** FC sheeting externally, Bradford R2.0 insulation to wall cavity and single layer of 10mm plasterboard internally. **R_W 41:** Pitched colorbond custom orb metal roof sheeting with 50mm "Anticon" Blanket over battens, R2.5 acoustic insulation between ceiling joists and single layer of 10mm plasterboard internally. **Or:** Pitched roof tiled with concrete tiles, R2.5 acoustic insulation between ceiling joists and single layer of 10mm plasterboard internally.









Notes:

1. The external wall of the ground floor of any future low-set or two storey house on Lot 6 and Lot 7 should be constructed as per the specifications for construction of the external walls presented above.

2. The windows on the ground floor of any future low-set or two storey houses on Lot 6 and Lot 7 should be fitted with standard glazing.

3. Mechanical ventilation (air-conditioning) must be provided to every bedroom fitted with upgraded glazing (all bedrooms with windows along southern, eastem or western facade).

The Design Approval Panel will require, in relation to all house construction, that an area be provided at ground floor level in the location marked Best location for private outdoor living area or the location marked Satisfactory location for private outdoor living area on the attached Figures 1 & 2. Please note that this requirement does not restrict in any way home owners providing outdoor recreation areas for active outdoor use within their allotment in any other location on their allotment.

In situations where a home builder chooses not to adopt the acoustic design specifications in this brochure, it will be necessary for the home builder to submit to the Design Approval Panel a Certificate from a suitably qualified acoustic consultant confirming that the building complies with the internal noise levels as specified in AS2107-2000.

As a matter of standard practice, the Design Approval Panel will require that prior to occupation of a dwelling house that the building certifier provide to the Design Approval Panel a certificate verifying that the acoustic specifications submitted to the Design Approval Panel have been implemented.

If anyone requires further information or wishes to clarify any matter about typical acoustic design specifications in this brochure, please contact Steve Connelly on 0419 237 982.

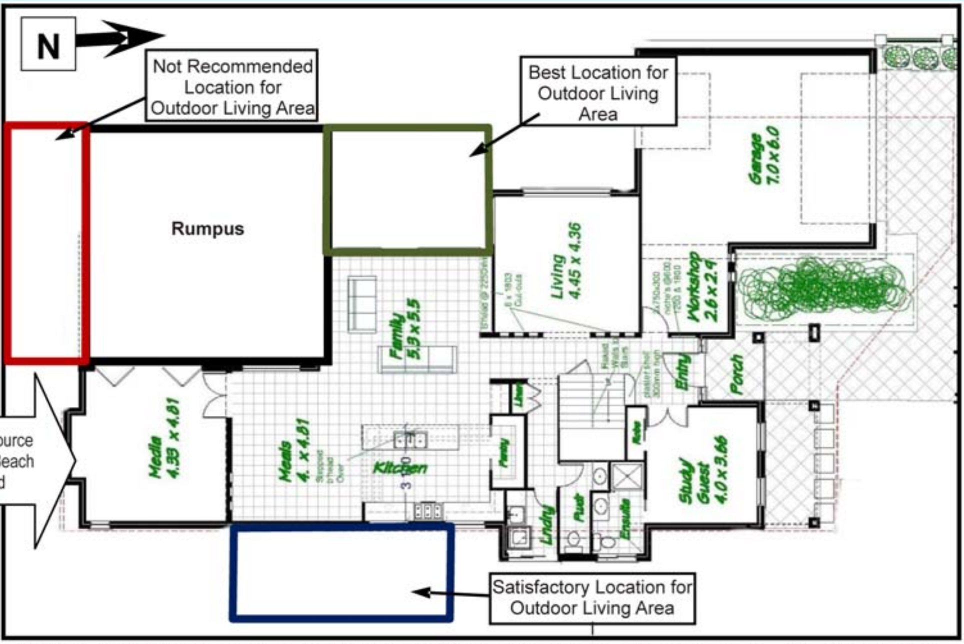


Figure 1: Typical House (Lots 1 to 18) Near Angels Beach Road - Ground Floor

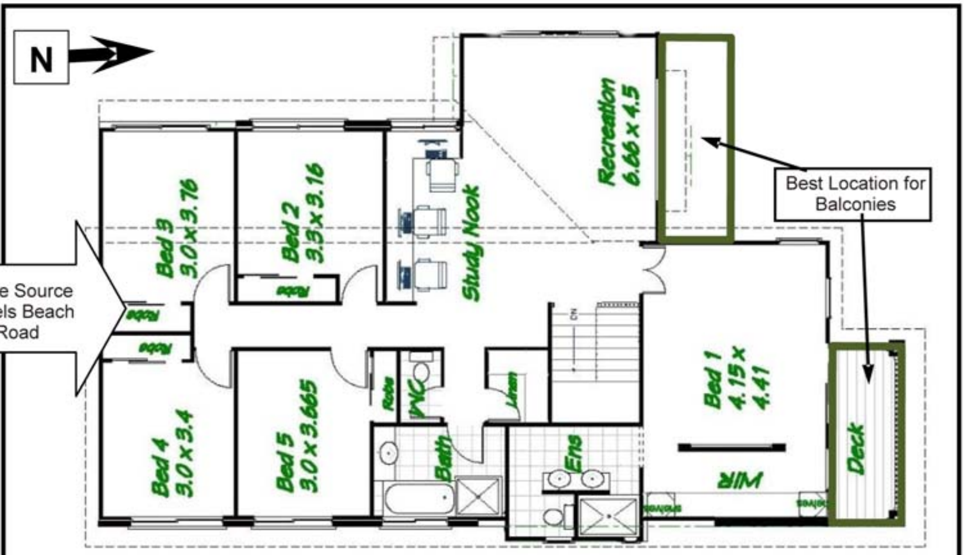


Figure 2: Typical House (Lots 1 to 18) Near Angels Beach Road - Upper Floor