

Table 1: Plans and Support Documentation

Accompanying Documents		
Ref	Title	Prepared By
1	Scoping Proposal – Written Advice to Applicant (22/12/2023)	Siobhan Neilsen (WWCC)
2	Noise Impact Assessment – October 2024	Pulse White Noise Acoustics
3	Traffic Impact Assessment – September 2024	McLaren Engineering

1.1 Background and Context

A proposal for *Recreation Facility (Major) – Harness Racing Facility* including earthworks, tracks, clubhouse, stables, and associated infrastructure was approved in 2015 for Lot 10, DP1247474 under DA14/0488. Further modification applications were submitted and approved in 2018 and 2020 respectively. The proponent met with Council in 2022 to discuss options for the site to be utilised for private functions and hire by other entities, as function centre uses are currently prohibited in RU1 and RU6 zone.

Application No.	Approval Date	Description
DA14/0488 (2014STH020)	11/11/2015	Recreation Facility (Major) – Harness Racing Facility including Earthworks, Track, Clubhouse, Stables and Associated Infrastructure
DA14/0488.01 (2018STH011)	12/07/2018	Harness Racing Facility including Earthworks, Track, Clubhouse, Stables and Associated Infrastructure – S4.55(2) [former s96(2)] Modification to Increase Size of Clubhouse, Re-orientate Stables Building, New Elevated Marquee Pad, Minor Site Layout Amendments including increased car parking & Minor Internal & External Alterations
DA14/0488.02 (PPSSTH-36)	30/07/2020	Increase hours of operation and allow an increased number of race events - Amend Conditions 1, 53 (g), 54, 73 and 93. New condition 53A.

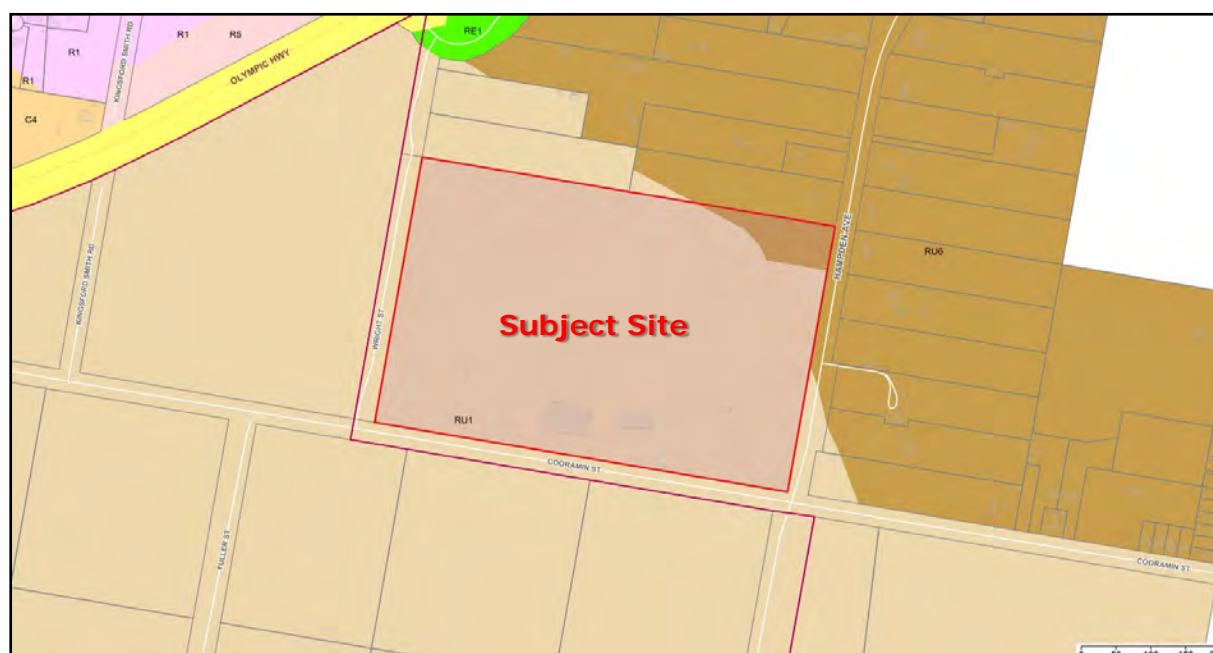


Figure 2: Zoning Map (Source: WWCCGIS 2024)

The Wagga Wagga LEP 2010 defines a “function centre” and “recreation facility (major)” as follows:

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

A Scoping Proposal was lodged with Wagga Wagga City Council to rezone Lot 16 DP855254, Lot 1 DP1215152 & Lot 10 DP1247474 to RE2 on 25/11/22 and advice from Council was received 05/06/23. Council suggested that a revised Scoping Proposal be resubmitted due to the proposed rezoning having:

- *Insufficient justification for the proposal*
- *Site specific matters have not been adequately addressed*
- *Strategic justification is lacking*

It was decided by the proponent to refine the scope of the original proposal to a Schedule 1 Additional Permitted Use for allowing functions/events to occur at the existing facility on Lot 10 DP1247474. A Schedule 1 amendment was discussed with Council on 05/07/23 who advised the proponent to submit a revised Scoping Proposal. A Scoping Proposal was resubmitted to Wagga Wagga City Council on 25/11/2023 and Council responded with written advice, dated 22/12/23, that the additional permitted use is the likely pathway for achieving the desired outcome. It was stated in Council's advice that the proposal facilitates logical and orderly planning in the Wagga Wagga Local Government Area (refer to accompanying document).

1.2 Subject and Surrounding Land

The subject site is identified as 92 Cooramin Street, Cartwrights Hill NSW which comprises of approximately 23.47 hectares. The existing harness racing facility known as Riverina Paceway currently exists on Lot 10 and includes a 1,071m² racetrack, clubhouse building, stables and associated carparking. Access to the facility is via Cooramin Street only with two separate access points, one for general use and one for large vehicles such as horse floats and trucks. Under DA14/0488.02, the site currently permits 52 events throughout the calendar year, including:

- No more than 26 events shall be night time events
- Two of the night time events are defined as major tier 1 events (2000 spectators) and two are defined as tier 2 events (500 spectators).
- The use of the race-track, associated loud speakers and track lighting must only be conducted between the following scheduled race hours:
 - 10am and 10.45pm on any Tier 1 or Tier 2 race day;
 - 10am and 10pm on any other race day (Tier 3 – 200 spectators).
- The use of the clubhouse facility must only be conducted between the hours of 9 am and midnight on Fridays and Saturdays and 9am and 11.00pm on Tier 1 and Tier 2 race days and 9am and 10.30pm all other days.

Table 2: Subject Land Details

Legal Description	Street Address	Site Area (ha)	Landowner	Land Use
Lot 10 DP1247474	92 Cooramin Street, Cartwrights Hill NSW 2650	24.37	Harness Racing New South Wales Racecourse Development Fund	Existing harness racing facility

The site is located at the edge of residential settlement known as Cartwright's Hill. There are residential properties opposite the site to the east, the north and to south-east. North of the subject site lies the Olympic Highway which provides an important regional and local link from suburbs north of the Murrumbidgee River, Bomen Freight Hub and Charles Sturt University to services in Wagga Wagga.



Figure 3: Subject Land – Cadastre (Source: WWCCGIS 2024)

1.3 Proposal Details

The anticipated details of the functions/events are as below. It should be noted that these details are indicative to inform an understanding of the proposed use. These details will be subject to further consideration as part of later Development Application stages.

Example function/event type	Cocktail functions, awards dinners, community gatherings, workshops, forums, birthday parties, presentations, corporate training days.
Patron number	Maximum 285 (excluding staff).
Likely frequency & hours	Up to 5 functions per week between: Mon-Thurs 9AM-5PM Fri-Sun 9AM-12AM
Location	Inside the existing clubhouse facility.
Infrastructure needs	Sufficient, as existing.
Adequacy of on-site parking	Wagga Wagga DCP requirement of 95 vehicle spaces for function centres – 308 existing on site.
Co-ordination with other events	No functions are to be held when events permitted pursuant to the consent to DA14/0488 are underway, other than functions ancillary to those permitted events.

**Approximate & subject to assessment of a development application*

2 OBJECTIVES & INTENDED OUTCOMES

(Part 1 of the Guide)

2.1 Objective

The objective of this Planning Proposal is to allow an additional permitted use for the purposes of a **function centre** on the subject land, by seeking an Amendment to Schedule 1 of the Wagga Wagga Local Environmental Plan 2010.

2.2 Intended Outcomes

- Permit private function and event hire activities associated with the existing clubhouse.
- Will require development consent for the use of the existing clubhouse building for a function centre.
- Contribute to the ongoing economic development of Wagga Wagga by encouraging events in the Riverina.

3 EXPLANATION OF PROVISIONS

(Part 2 of the Guide)

The proposed outcome of Planning Proposal will be achieved by amending the Schedule 1 Additional Permitted uses of the Wagga Wagga LEP to insert an additional item:

7 Use of certain land at 92 Cooramin Street, Cartwrights Hill

(1) This clause applies to land at 92 Cooramin Street, being Lot 10 DP1247474.

(2) Development for the purposes of "function centre" is permitted with development consent.

The combination of the recreation facility and function centre uses will facilitate opportunities for function and event hire of the subject site's clubhouse to occur alongside existing paceway activities. There are no other provisions that are required to be amended.

4 JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

(Part 3 of the Guide)

The proposed additional use is consistent with the existing recreational facility (major) activities permitted within the zone. The proposed function centre use will not constrain the use of the site for its primary purpose of paceway related activities. The additional use will increase the development opportunities available on the subject land.

Justification for the proposal, including its strategic relevance and merit, is outlined below.

4.1 Section A – Need for the planning proposal

4.1.1 Is the planning proposal a result of any endorsed LSPS, strategic study or report?

The planning proposal is not the result of a strategic study or report however, is encouraged by Wagga Wagga's LSPS principles to be the southern capital of NSW by attracting high quality recreational activities or events to the area.

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proponent has had various discussions with Council regarding the best means of achieving the objectives or intended outcomes including:

- a) An additional permitted use of 'function centre' (site specific).
- b) An LGA wide land use table amendment to permit function centres with consent in the rural zone.
- c) A site-specific rezoning of the site to better reflect the current predominant use and zone objectives – RU1 to RE2.

It is considered that an amendment to Schedule 1 to allow a currently prohibited land use on the subject site is considered the best means to achieving the objectives or intended outcomes of the Planning Proposal. The proposed amendment will facilitate the site-specific use of existing paceway facilities as a function centre to compliment the current recreation facility (major) on the land.

Option B is considered unsupported due to the widespread impacts across the rural zone in the LGA and potential unintended consequences. Given that the proposed amendment is for a site-specific amendment, it is considered that any potential impacts can be mitigated at the Development Assessment stage. Another alternative explored with Council was Option C to rezone the land to RE2 which allows both function centres and recreational facility (major) however, a schedule 1 permitted use retains the current RU1 & RU6 zones while permitting the

efficient use (with development consent) of an existing building as a function centre. Council recommended that the additional permitted use was the likely pathway for achieving the objectives and intended outcomes.

It should be noted that Wagga Wagga City Council is currently preparing a Destination Management Plan, and support within this strategy may provide some additional justification in forming the strategic merit of a proposal that seeks to amend local legislation around Function Centres. However, strategic land use justification for applying Functions Centres more broadly is currently difficult to achieve given Wagga Wagga does not currently have a Rural Lands Strategy (a key land use strategy for Council).

4.2 Section B - Relationship to strategic planning framework

4.2.1 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Riverina Murray Regional Plan 2041 (RMRP) provides the regional planning framework that guides the NSW Government in determining planning priorities and decisions. Development of the site is to support the broad strategies outlined in the regional plan. The primary objectives of the RMRP are:

1. *Environment*
2. *Communities and place*
3. *Economy*

The proposal is aligned to supporting all the above goals, however, is most strategically relevant to achieving *Objective 3: Economy*. The following key strategic directions and actions are applicable to the proposal.

Table 3: Regional - Strategic Considerations Table

Direction	Alignment	Response
<i>Environment</i>		
<i>Objective 1: Protect, connect and enhance biodiversity throughout the region</i>	Consistent	Utilises an existing facility clubhouse which avoids impacts on biodiversity and the natural environment.
<i>Economy</i>		
<i>Objective 12: Strategically plan for rural industries</i>	Consistent	Facilitate diverse land uses for the existing rural site to contribute to a diversified economy, strengthen opportunities for the provision of recreational tourism services and facilitate opportunities for tourism value-adding.
<i>Objective 16: Support the visitor economy</i>	Consistent	Provide opportunity for events and functions, providing a location choice for tourism.

The proposal is consistent with the Wagga Wagga local government narrative contained in the RMRP, particularly in relation to promotion of eco-tourism, agritourism, lifestyle activities and recreation to sustain the economies of local towns and villages especially during off-peak season.

4.2.2 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The Wagga Wagga Local Strategic Planning Statement (LSPS) provides a blueprint for how and where Wagga Wagga will grow into the future. The LSPS sets out Council's 20-year vision for land use planning in the Wagga Wagga LGA, along with a suite of planning principles and actions to ensure that, as the city's population grows, new houses, transport networks, infrastructure and services are developed sustainably. Three key themes underpin the LSPS vision including:

- *The Environment*
- *Growing Economy*
- *Community Place and Identity*

The proposal is aligned to supporting the key strategic directions and themes of the LSPS. The following planning principles are most applicable in respect of the development outcomes envisaged with this proposal.

Table 4: Local - Strategic Considerations Table

Principle	Action	Alignment	Response
<i>Principle 1</i>	<i>Protect and enhance natural areas</i>	Consistent	Utilises an existing facility clubhouse which protects and enhances natural areas by avoiding additional development on relevant areas.
<i>Principle 7</i>	<i>Engage with the business community to ensure that out LEP, DCP and approvals systems are enabling the right types of land uses in the right locations to support investment, business, and employment growth.</i>	Consistent	Provide opportunities for engagement within the community that supports business growth. It will facilitate the highest and best use for the site, and to ensure the planning framework is suitable to support the proposed land use. Diversification will contribute to investment, and business and employment growth.
<i>Principle 11</i>	<i>Strong and resilient rural and village communities</i>	Consistent	Strengthen and supports the rural community in Cartwrights Hill and surrounds by providing opportunities for private function hire throughout the year.

The proposal also remains consistent with all Wagga Wagga's current community plans but specifically the city's *Events Strategy & Action Plan 2020-2024* vision to "attract extraordinary event experiences that connect people and place, creating a positive legacy for the community" (pg. 6). The additional permitted function use fosters opportunities for niche business and community events to activate destination awareness.

4.2.3 Is the planning proposal consistent with any other applicable State and Regional studies or strategies?

Other relevant State and regional studies or strategies applicable to the proposal include:

- *A 20-Year Economic Vision for Regional NSW*: The proposal is consistent with this strategy to deliver vibrant places by supporting organisations to plan and deliver high quality arts, cultural and sporting activities and facilities.

4.2.4 Is the planning proposal consistent with applicable SEPPs?

The proposal is consistent with the applicable State Environmental Planning Policies (SEPPs), as identified in the NSW Planning Portal and listed in the table below. The proposal does not introduce any policy changes that are inconsistent with the provisions of these SEPPs.

Table 5: Relevant SEPPs

Applicable SEPPs	
SEPP (Biodiversity and Conservation) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Vegetation in non-rural areas</i>	Not applicable, the proposal is not on land within the non-rural areas of the State.
<i>Chapter 3 Koala habitat protection 2020</i>	Applicable and relevant. Consistent, the proposal is associated with the existing development onsite and does not threaten any existing native vegetation. The proposed amendment will not trigger the Biodiversity Offset Scheme thresholds as no vegetation is to be removed and a BDAR is not required.
<i>Chapter 4 Koala habitat protection 2021</i>	Applicable and relevant. Consistent, the site is within the Central & Southern Tablelands Koala Management Area. The site is already developed and no removal of vegetation is proposed. The

	site does not support potential koala habitat and therefore no further assessment is required.
<i>Chapter 5 River Murray lands</i>	Not applicable, the proposal is not located in the riverine land of the River Murray within the City of Albury and the areas of Balranald, Berrigan, Conargo, Corowa, Deniliquin, Hume, Murray, Wakool, Wentworth and Windouran.
<i>Chapter 6 Water catchments</i>	Not applicable, the proposal is not located on land within the Sydney Drinking Catchment, Sydney Harbour Catchment, Georges River Catchment or the Hawkesbury-Nepean Catchment.
<i>Chapter 7-12 (repealed)</i>	Not applicable.
<i>Chapter 13 Strategic conservation planning</i>	Not applicable, the proposal is not located on the land application maps.
SEPP (Sustainable Buildings) 2022	
Not applicable, any future development application for non-residential development will be subject to this assessment.	
SEPP (Exempt and Complying Development Codes) 2008	
Not applicable, the proposal cannot be conducted as exempt or complying development.	
SEPP (Housing) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Affordable housing</i>	Not applicable, the site currently facilitates a recreational facility (major) on land zoned Primary Production and is not for enabling housing development.
<i>Chapter 3 Diverse housing</i>	Not applicable, the site currently facilitates a recreational facility (major) on land zoned Primary Production and is not for enabling housing development.
SEPP (Industry and Employment) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Western Sydney employment area</i>	Not applicable, the proposal is not located within the Western Sydney Employment Area.
<i>Chapter 3 Advertising and signage</i>	Not applicable, advertising and signage is not proposed. Any future application for signage as part of the function centre use will be subject to a development application.
SEPP (Planning Systems) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 State and regional development</i>	Not applicable, the proposal is not considered a specified development as per Schedule 1, 2, 3, 4, 5 or 6.
<i>Chapter 3 Aboriginal land</i>	Not applicable, the proposal is not located on land owned by the Aboriginal Land Council.
SEPP (Primary Production) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Primary production and rural development</i>	Not applicable, the proposal is not on State significant land or for the development of small-scale & low risk artificial waterbodies, livestock industries or sustainable aquaculture.
<i>Chapter 3 Central Coast plateau areas</i>	Not applicable, the proposal is not on land marked Sydney Regional Environmental Plan 8 (Central Coast Plateau Area).
SEPP (Resilience and Hazards) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Coastal management</i>	Not applicable, the proposal is not on land within the coastal zone.
<i>Chapter 3 Hazardous and offensive development</i>	Not applicable, the proposal is not hazardous or offensive development.
<i>Chapter 4 Remediation of land</i>	Applicable and relevant. Consistent, a consent authority must not consent to the carrying out of any development on land unless land contamination has been considered. Refer to discussion below.
SEPP (Resources and Energy) 2021	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Mining, petroleum production and extractive industries</i>	Not applicable, the proposal does not involve mining, petroleum production or activities for an extractive industry.
<i>Chapter 3 Extractive industries in Sydney area</i>	Not applicable, the proposal does not involve activities for an extractive industry.
SEPP (Sustainable Buildings) 2022	
<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Standards for residential development-BASIX</i>	Not applicable, the proposal does not involve the erection of residential development.
<i>Chapter 3 Standards for non-residential development</i>	Applicable and relevant. Consistent, any future non-residential development application will require consideration of this clause.
<i>Chapter 4 Miscellaneous</i>	Noted.
SEPP (Transport and Infrastructure) 2021	

<i>Chapter 1 Preliminary</i>	Noted.
<i>Chapter 2 Infrastructure</i>	Not applicable, the proposal is not considered exempt development under Division 12.
<i>Chapter 3 Educational establishments and child care facilities</i>	Not applicable, the proposal is not for the development or alteration to an educational establishment or child care centre.
<i>Chapter 4 Major infrastructure corridors</i>	Not applicable, the proposal is not located on land mapped as intended to be used for a future infrastructure corridor.
<i>Chapter 5 Three ports-Port Botany, Port Kembla, and Port of Newcastle</i>	Not applicable, the proposal is not located on land in Port Botany, Port Kembla and the Port of Newcastle.
<i>Chapter 6 Moorebank Freight Intermodal Precinct</i>	Not applicable, the proposal is not located within the Moorebank Freight Intermodal Precinct.

The objective of chapter 4 in the SEPP (Resilience and Hazards) 2021 is to provide a Statewide planning approach to the remediation of contaminated land. In particular, this chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying certain considerations that are relevant in rezoning land.

The history of land use of the subject land needs to be considered as an indicator of whether land contamination is a potential issue. Where there is no reason to suspect contamination after acting substantially in accordance with the Contaminated Land Planning Guidelines, the proposal may be processed in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in the Contaminated Land Planning Guidelines should be followed.

The following information is provided to assist in an initial evaluation of the proposal in relation to site contamination.

Table 6: Contaminated Land Consideration – Initial Evaluation Data

Initial Evaluation Data	
Consideration of readily available information:	Response
<i>a) current zoning</i>	RU1 Primary Production and RU6 Transition
<i>b) permissible uses</i>	Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Dwelling houses; Home industries; Oyster aquaculture; Tank-based aquaculture; Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads; Any other development not specified in item 2 or 4
<i>c) records from previous rezonings or rezoning requests</i>	Council advised via written advice that the land was not subject to contamination and no further studies were required.
<i>i. history of land uses including:</i>	Rural
<i>ii. development applications & building applications</i>	DA14/0448 recreation facility (major); DA14/0448.01 modification to recreation facility; DA14/0448.02 modification to recreation facility; CC17/0566 fire hose reel; CC19/0039 temporary toilet block; DA19/0049 toilet block; DA19/0076 advertising signs
<i>d) aerial photos</i>	See relevant photos included in this report.
<i>e) property file information & site owner information</i>	Historical information on previous development and building approvals were based on client and available information.
<i>f) knowledge of council staff</i>	To be determined by Council during its initial evaluation of the proposal.
<i>g) adjoining property information</i>	Residential/rural
<i>h) site inspection information including photographs</i>	See below

Initial Evaluation Data	
Checklist questions (from Managing Land Contamination Guidelines)	Response
a) Are there any previous contaminated land investigations available for the site? If so, what were the results?	No
b) Is there any history of activities, as listed in Table 1 of the Guidelines, on the land, past or present?	No
c) Was the land at any time zoned for industrial, agricultural or defence purposes?	No
d) Is there any history of licences, past or present, regulating the use of activities listed Table 1 of Guidelines over the land?	No
e) Are there any land use restrictions on the land relating to possible contamination (eg EPA or other authority)?	No
f) Does site inspection data suggest a history of any activities listed in Table 1 of Guidelines?	No
g) Is there any information concerning contamination impacts on land immediately adjacent the site that could affect the site?	No



Figure 4: Site Photos (Source: HRNSW 2023)

The subject site is not listed in Council records as potentially contaminated and no potentially contaminating activities have occurred on the site according to all available historical data. A site inspection did not reveal any potential contamination issues on the site.

Based on the information available and presented in the table above, there is no reason to suspect contamination exists on the subject land. It is considered that no further investigation is required and the proposal may be considered accordingly.

4.2.5 Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?

Table 7: s9.1 Directions

s9.1 Ministerial Directions	
Direction title	Consistency
<i>Focus Area 1: Planning Systems</i>	
<i>1.1 Implementation of Regional Plans</i>	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and the subject land is within the boundaries of an endorsed Regional Plan. The proposal satisfies the objectives of this

s9.1 Ministerial Directions	
Direction title	Consistency
	direction by demonstrating consistency with the overall vision, land use strategy and relevant goals, directions and actions contained in the Regional Plan, as discussed above.
1.2 Development of Aboriginal Land Council land	Not applicable. Subject land is not on the land application map of chapter 3 of the SEPP (Planning Systems) 2021.
1.3 Approval and Referral Requirements	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that may involve additional or altered planning provisions. The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.
1.4 Site Specific Provisions	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that will allow a particular development to be carried out. The proposal is consistent with this direction as it will not involve more restrictive site-specific planning controls.
1.4A Exclusion of Development Standards from Variation	Not applicable. The planning proposal does not propose to introduce or alter an existing exclusion to clause 4.6 of the LEP.
1.5 – 1.22	Not applicable. Subject land is not within the relevant areas whereby these directions apply.
Focus Area 2: Design and Place	[This Focus Area was blank when the Directions were made]
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it is not located on land within a conservation zone.
3.2 Heritage Conservation	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as it is not located on land within a heritage conservation area.
3.3 – 3.4	Not applicable. Subject land is not within the relevant area whereby these directions apply.
3.5 Recreation Vehicle Areas	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
3.6 – 3.10	Not applicable. Subject land is not within the relevant area whereby these directions apply.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that affects flood prone land. The subject site is located in the flood planning area (FPA) and must be considered. As the proposal is restricted to an additional permitted use to the existing clubhouse development, it is considered that any potential impacts for function centre use can be managed at the development application stage.
4.2 Coastal Management	Not applicable. Subject land is not within the coastal zone, as defined under the Coastal Management Act 2016 - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.
4.3 Planning for Bushfire Protection	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that is partially within the bushfire buffer zone. As the proposal is restricted to an additional permitted use to the existing clubhouse development, it is considered that any potential impacts for the function centre use can be managed at the development application stage.
4.4 Remediation of Contaminated Land	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority for recreational purposes. As the proposal is restricted to an additional permitted use to the existing clubhouse development, it is considered that any potential impacts for the function centre use can be managed at the development application stage.
4.5 – 4.6	Not applicable. Subject land is not within the relevant area whereby these directions apply.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Not applicable. Subject land is not within the relevant area whereby these directions apply.
5.2 Reserving Land for Public Purposes	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal will not alter land for public purposes without the approval of the relevant public authority.
5.3 – 5.5	Not applicable. Subject land is not within the relevant area whereby these directions apply.
Focus Area 6: Housing	
6.1 Residential Zones	Not applicable. Subject land is not within the relevant area whereby these directions apply.

s9.1 Ministerial Directions	
Direction title	Consistency
6.2 Caravan Parks and Manufactured Home Estates	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.
<i>Focus Area 7: Industry and Employment</i>	
7.1 - 7.3	Not applicable. Subject land is not within the relevant area or zone whereby these directions apply.
<i>Focus Area 8: Resources and Energy</i>	
8.1 Mining Petroleum Production and Extractive Industries	Not applicable. Subject land is not within the relevant area or zone whereby these directions apply.
<i>Focus Area 9: Primary Production</i>	
9.1 Rural Zones	Not applicable. Subject land is not within the relevant area or zone whereby these directions apply.
9.2 Rural Lands	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority in an RU1 and RU6 zone. The proposal is consistent with all applicable local and regional strategic plans and promotes opportunities for investment in productive, diversified, innovative and sustainable rural economic activities.

4.3 Section C - Environmental, social and economic impact

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal is associated with existing development on site. It is not likely that any critical habitat or threatened species, populations or ecological communities or their habitats would be adversely affected by the proposal as no additional works are proposed.

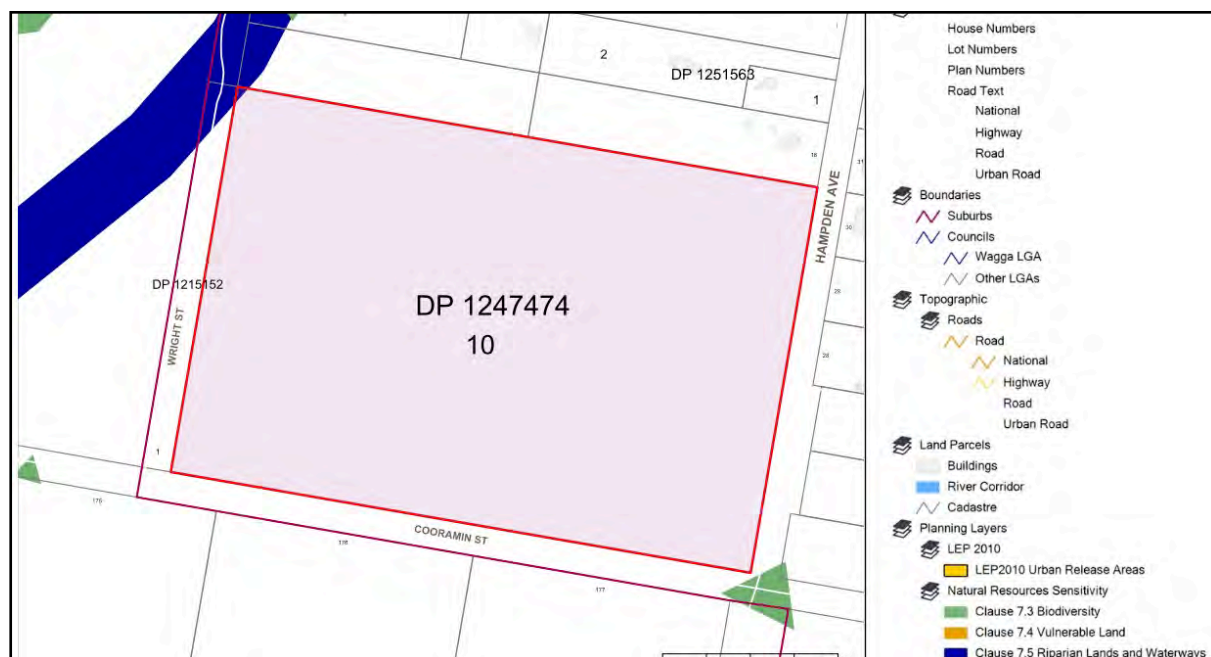


Figure 5: Natural Resources Sensitivity (Source: WWCCGIS 2024)

4.3.2 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Bushfire

The subject site is partially within the bushfire buffer area. As the proposal is restricted to an additional permitted use to the existing clubhouse development, it is considered that any potential impacts for the function centre use can be managed at the development application stage.

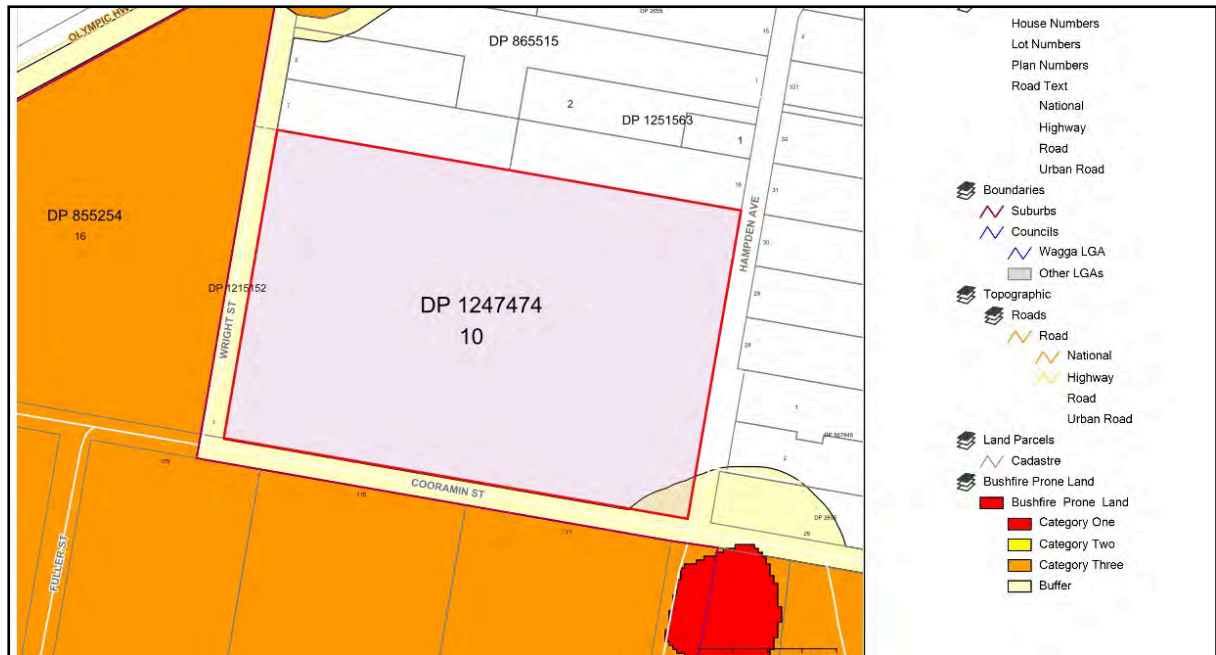


Figure 6: Bushfire Map (Source: WWCCGIS 2024)

Flooding

The subject located on flood prone land. As the proposal is restricted to an additional permitted use to the existing clubhouse development, it is considered that any potential impacts for the function centre use can be managed at the development application stage. This includes updated evacuation plans and management.

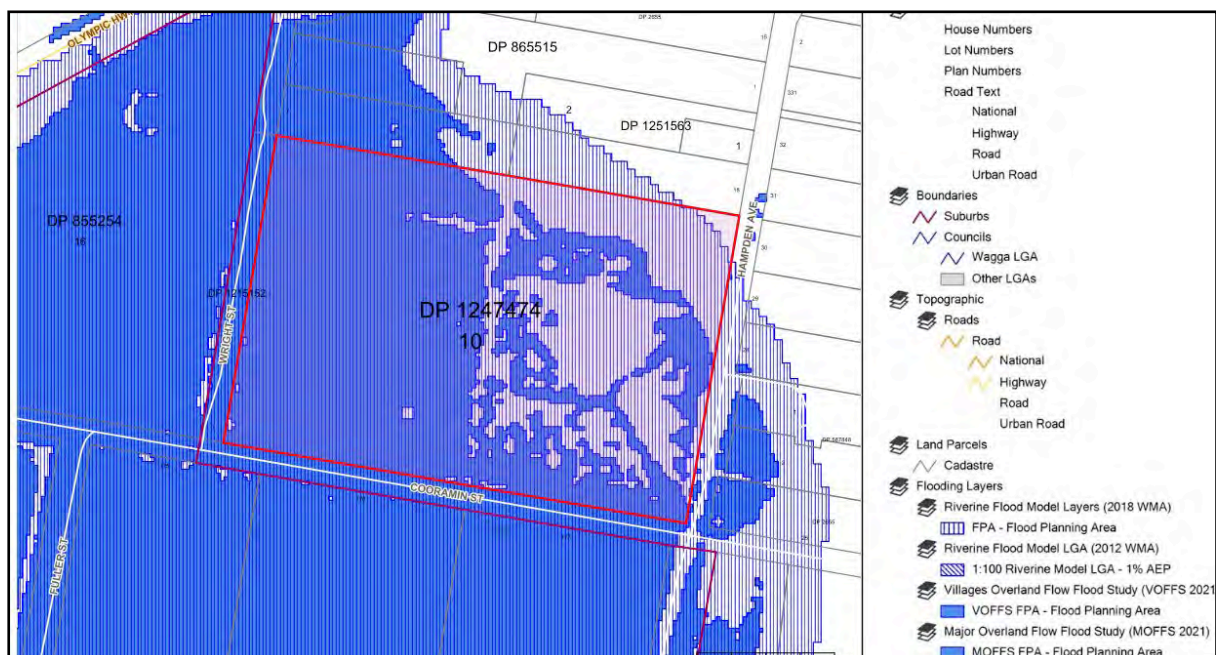


Figure 7: Flood Planning Area Map (Source: WWCCGIS 2024)

Contaminated Land

The subject site is not listed in Council records as potentially contaminated and no potentially contaminating activities have occurred on the site according to all available historical data. A site inspection did not reveal any potential contamination issues on the site. Based on the information available and presented in the table above, there is no reason to suspect contamination exists on the subject land. It is considered that no further investigation is required and the proposal may be considered accordingly.

European and Aboriginal Heritage

An AHIMS search confirmed there are no identified Aboriginal heritage items on the subject site. The proposal and future development will rely on the generic due diligence process, as outlined in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW 2010), to ensure that development will proceed with caution and if any Aboriginal objects are found, work will be stopped, and relevant authorities notified. The below map confirms that no European heritage exists on the site.

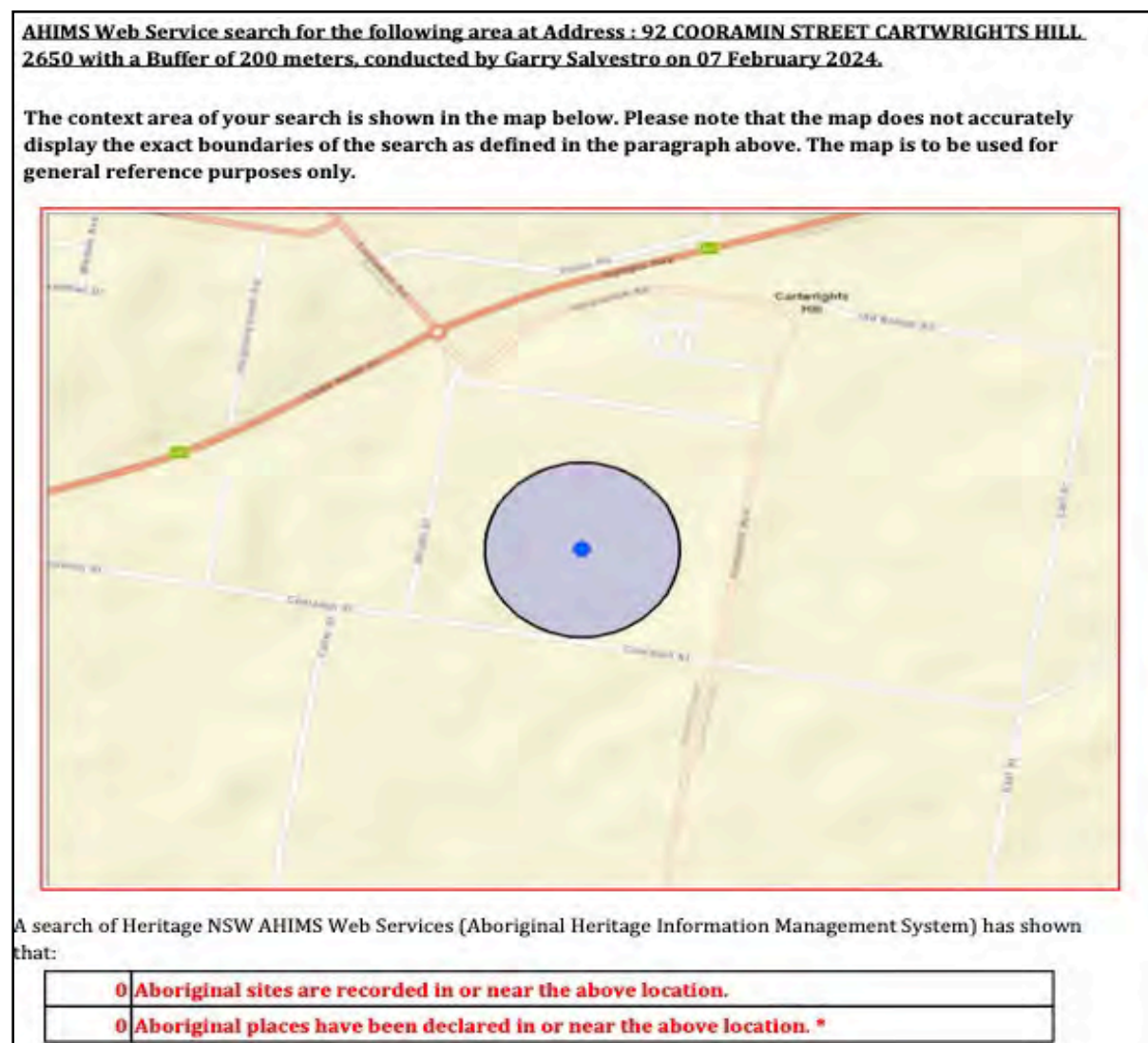


Figure 8: AHIMS (Source: WWCCGIS 2024)

Noise

A Noise Impact Assessment has been prepared by Pulse White Noise Acoustics (PWNA) which assessed existing and predicted noise impacts associated with the clubhouse. Unattended noise monitoring was conducted between the 24th July and the 7th August 2024. This monitoring also captured noise during two (2) race meetings on Friday 26th and 2nd July which occurred between the hours of 12:30PM and 6:00PM. External noise emissions were assessed in accordance with the Liquor and Gaming NSW noise criteria. Specifically, the report considered noise impacts from the use of the existing clubhouse development, external marque area and carparking activities between 10:00PM–12:00AM (midnight); this period represents the most stringent noise criteria. Compliance during this time will also ensure that the noise criteria of the daytime and evening periods is achieved. The report concluded that compliance at all residential receivers can be achieved by implementing several mitigation measures.

Frequency of Events

The proposal anticipates a maximum of five events per week, in addition to any approved race events, taking place on various days and ending by midnight. While there is no explicit limitation in the NPfI or NSW Liquor and Gaming criteria on the number of events per week or year, the proposed frequency has been assessed to ensure compliance with noise and operational standards. Provided the assumptions made in the noise assessments are adhered to, the clubhouse can be used at this frequency without exceeding the acceptable impact thresholds. Operations beyond midnight are not considered due to more stringent noise criteria, ensuring minimal disruption to the surrounding community.

Music

All music will be played indoors, within the clubhouse, and limited to a reverberant sound pressure level of no greater than 85 dB(A). This restriction helps contain noise within the building and prevents it from affecting nearby residences, particularly given the flat nature of the surrounding land.

Noise from Traffic

The predicted increase in traffic noise generated by the facility's events will be less than 2 dB(A), in compliance with NSW EPA Road Noise Policy (RNP). A 2 dB increase is barely perceptible to the average person and therefore considered acoustically acceptable. This minimal increase in noise is unlikely to have a significant impact on the surrounding roads or residential areas. Additionally, all truck deliveries will occur during daytime hours, and the proposal adheres to local waste collection policies, further limiting traffic-related noise disturbances.

Noise Travel Due to Flat Land

Given the relatively flat nature of the surrounding land, noise has the potential to travel over longer distances. However, mitigation measures such as soundproofing (e.g. glazed façades with acoustic performance of Rw 31 and sealed doors) and the requirement to keep windows and doors closed during operations will minimize the likelihood of noise affecting nearby properties. Additionally, there will be no use of external grandstand seating which will limit the outdoor noise.

Types of Events

The development will host a variety of indoor and outdoor events including cocktail functions, awards dinners, community gatherings, workshops, forums, birthday parties, presentations, and corporate training days. Indoor events will primarily take place within the clubhouse, which has a capacity of 285 patrons. No use of the grandstand seating is permitted. The noise assessment confirms compliance with relevant noise criteria, ensuring that these events can be held without negatively impacting the surrounding area.

Building Code of Australia (BCA) Capacity Regulations

The proposal will comply with Building Code of Australia regulations regarding building capacity. The clubhouse has a capacity of 285 patrons at any time, ensuring safe occupancy levels. Additional safety and noise management controls, such as glazed facades and sealed doors are to be in accordance with BCA standards.

Other Relevant Matters

All operations are to cease by midnight to prevent noise from disturbing the community during more sensitive night-time hours. Waste collection, deliveries, and any glass-handling activities will be restricted to daytime periods to avoid late-night noise disturbances. Furthermore, a contact number will be displayed for the public to report any issues, ensuring that complaints are addressed promptly and that the development operates in a community-friendly manner.

Traffic and Parking

A Traffic and Parking Impact Assessment Report by McLaren Engineering accompanies this application which assessed the current and proposed traffic conditions. Parking surveys were

undertaken on Friday 2nd August 2024, at 15-minute intervals within the existing car park of the Harness Racing Club and stable car parking area between the hours of 10:30AM–6:30PM, representing a typical Friday race day. The report concluded that there is sufficient parking on site to facilitate the additional permitted use and there will be no adverse traffic impacts.

Nighttime Vehicle Movements

The traffic study undertook traffic generation modelling which confirmed that that events finishing after 10:00PM will have no adverse impacts on the intersection's performance as the traffic generated will be outside of the existing PM peak period. Any potential noise impacts can be managed through a detailed noise study and appropriate mitigation measures, ensuring minimal disturbance to nearby residents.

Cumulative Effect (in addition to existing racing events)

Since function centre events are scheduled independently of racing events, the cumulative impact on parking and traffic is expected to be minimal. Should a function coincide with a race event, on-site parking surveys during a typical Friday race meet (12:30 pm – 5:00 pm) indicate a minimum of 226 vacant parking spaces, with at least 143 available within the 174 formal visitor spaces. This demonstrates ample parking capacity, ensuring that the demand for both events can be met without strain on existing infrastructure.

Parking Provision

The site offers 308 total parking spaces, including 174 formal visitor spaces. With a requirement of only 95 spaces for a 285-person function centre as per DCP guidelines, there is more than sufficient parking available, even during busy periods, ensuring minimal impact on the surrounding areas.

Other Considerations

Issues such as light pollution, traffic management, waste, and security are expected to be manageable with appropriate operational plans at the development application stage. Effective mitigation measures will ensure these factors do not create significant impacts, ensuring smooth operations for both function and racing events.

4.3.3 Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects of the planning proposal are expected to be positive for the community.

4.4 Section D – Infrastructure (Local, State and Commonwealth)

4.4.1 Is there adequate public infrastructure for the planning proposal?

The proposal is restricted to an additional permitted use to the existing clubhouse development and no new works are required. All existing infrastructure on site will accommodate the function centre use.

4.5 Section E – State and Commonwealth Interests

4.5.1 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

5 MAPS

(Part 4 of the Guide)

The Planning Proposal seeks to amend Schedule 1 Additional Permitted uses of the Wagga Wagga LEP. No LEP maps are applicable to this proposal. Gateway consideration by DPIE may request that additional mapping be prepared to support the exhibition of this Planning Proposal. Where this is the case, a requirement will be included in the Gateway determination list of conditions and actioned by Council.

6 COMMUNITY CONSULTATION

(Part 5 of the Guide)

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulations. In addition, the Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purpose of this proposal.

7 PROJECT TIMELINE

(Part 6 of the Guide)

Following lodgement of the planning proposal, Council will develop a project timeline including Council acceptance, Gateway determination, public exhibition, reporting, Ministerial (or delegated) approval and implementation.

Project Step	Date
<i>Consideration by Council</i>	TBA
<i>Council decision</i>	TBA
<i>Gateway determination</i>	TBA
<i>Pre-exhibition</i>	TBA
<i>Commencement and completion of public exhibition period</i>	TBA
<i>Consideration of submissions</i>	TBA
<i>Post-exhibition review and additional studies</i>	TBA
<i>Submission to the Department for finalisation (where applicable)</i>	TBA
<i>Gazettal of LEP amendment</i>	TBA
TOTAL (expected days)	TBA

8 CONCLUSION

The primary objective of the Planning Proposal is to amend the Wagga Wagga Local Environmental Plan 2010 Schedule 1 Additional Permitted uses to allow a “function centre” use at 92 Cooramin Street, Cartwrights Hill.

The proposal is considered to have strategic merit as it:

- Supports and is consistent with relevant objectives, strategies and actions of the Riverina Murray Regional Plan 2041;
- Is consistent with the strategic directions, themes, principles and relevant key action items of the Wagga Wagga Strategic Planning Statement;
- Satisfies the requirements of relevant State Planning Policies;
- Is consistent with applicable Ministerial Directions;
- Has identified and provided response to key environmental issues to ensure ecologically sustainable development;
- Confirmed that adequate public infrastructure is available to the site to service future development activity;
- Is in the general public interest of the local and wider community.

The proposal is in the strategic interest of Wagga Wagga City Council and is recommended for endorsement.

22064: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	07/02/2024	Emily Hewitt Town Planner		For internal review
Rev 1.1 – Draft	08/02/2024	Garry Salvestro Director		For client review
Rev 1.2 – Edited Draft	12/02/2024	Patrice McMullen Research Planner		Internal review prior to lodgement
Rev 2.0 - Final	12/02/2024	Garry Salvestro Director		Issued for lodgement
Rev 2.1 Revision	02/10/2024	Emily Hewitt Town Planner		Revisions for internal review
Rev 3.0 Final	03/10/2024	David Hunter Director		For resubmission



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