

6 February 2018

WM Project Number: 13330
Our Ref: 13330 Ltr 060218 NH

Peter Basha
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PO Box 1827
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Dear Peter

Re: Wagga Wagga Harness Racing - Addendum Noise Impact Assessment

INTRODUCTION

Wagga Wagga Harness Racing Club (WWHRC) has development consent (DA 14/0448) to construct and operate a new harness racing facility on a parcel of land at the northwestern corner of the intersection of Hampden Avenue and Cooramin Street, Cartwrights Hill (the Project).

During the development application, a noise impact assessment for the Project was prepared by Wilkinson Murray Pty Ltd (Report No. 13330 Version A, dated September 2014). The noise impact assessment recommended that an Events Noise Management Plan was developed to minimise off-site noise impacts during major events.

The conditions of approval for the project include a requirement for an Events Noise Management Plan, and also set out a framework to limit the number of events where noise levels at sensitive receivers exceed the background noise levels by more than 5 dBA.

Changes to the layout of the clubroom, grandstand, stables and outdoor patron areas are proposed through a Section 96 Application. This letter has been provided to document an assessment of any additional operational noise impacts associated with the proposed changes to the Project.

PROPOSED CHANGES

The proposed modifications to the Project are as follows:

- Alter the approved clubhouse building to:
 - Increase grandstand seating and improve the capacity of the lounge/function/meeting area. In effect the building will be increased in length by approximately 9 metres; grandstand seating will increase from 141 seats to 195 seats; and the capacity of the lounge/function/meeting area will increase from 180 persons to 285 persons.
 - Rearrange the internal layout essentially to shift the toilets to the south eastern corner; provide a storage room in the south western corner; and delete the tea room and CEO office.
 - Effect minor external changes relating to the broadcast box; stairway on eastern side; and doors and windows on the eastern side.

- Introduce a marquee slab on the western side of the clubhouse building to provide an improved outdoor spectator area for the track and parade ring.
- Reorientate the stables building so that the “back-of-house” elements (swab rooms, wash bay and vet room) no longer present to the more public areas of the facility (being the parade ring, marquee area; and clubhouse).
- Minor adjustments to the site layout to reflect the abovementioned alterations or to achieve compliance with certain conditions of consent.

The proposed changes to the clubhouse building have been modelled on Harness Racing NSW’s Bathurst facility. The function and effectiveness of that facility in terms of operational requirements and patron experience has encouraged Harness Racing NSW to more or less replicate the design for the Wagga Wagga facility.

The proposed modification does not necessarily reflect an increase in the scale or intensity of the development. It is expected that peak attendances will remain more or less commensurate with the figures and events expressed in the supporting documentation for the approved development due to the following:

- No additional events or meetings are proposed beyond those already approved under the current DA.
- The elements proposed by this modification, namely the extra grandstand seats; the increased capacity of the lounge/function/meeting area; and the marquee pad will enhance the offerings of the facility to improve the overall experience for those in attendance.
- The diversity of offerings at the facility mean that attendees have various options by which to enjoy the events (i.e. from the clubhouse; or from the grandstand; or from the marquee pad; or indeed immediately trackside). However, not all areas are expected to be occupied concurrently.

ADDITIONAL NOISE IMPACTS

Of the proposed changes to the Project, only the changes to the outdoor patron areas is considered likely to affect operational noise levels from the Project.

Noise levels at sensitive receivers due to patrons inside the clubhouse is negligible compared to noise from outdoor patrons. Therefore, the additional capacity of the clubhouse is unlikely to affect noise levels at sensitive receivers. The stables are not considered to be a significant source of operational noise from the Project, and proposed changes are unlikely to affect noise levels at sensitive receivers.

As described above, the proposed changes are not anticipated to affect the number of patrons at the facility. However, increasing the grandstand seating capacity and establishing the marquee slab will affect the noise transmission path from some patrons to sensitive receivers.

The grandstand seating and the marquee slab are elevated from the remaining outdoor patron areas within the Project site; and due to their elevated positions, noise from spectators in these areas will have less attenuation from ground and barrier effects. Increasing the capacity of these elevated outdoor patron areas is likely to increase the proportion of total patrons that are in these elevated positions, thereby potentially increasing noise levels at sensitive receivers.

Noise modelling indicates that the proposed changes to the outdoor patron areas would increase operational noise levels at receivers to the north and east by approximately 1 dBA. This is considered a negligible change and would not be noticeable.

RECOMMENDATIONS

Noise modelling has indicated that the proposed changes to the Project would result in a negligible increase in operational noise levels at sensitive receivers.

The conditions of approval for the Project require that an Events Noise Management Plan is developed to minimise off-site noise impacts, specifies requirements for noise monitoring, and places a limit on the number of events per year where noise levels at sensitive receivers may exceed the background noise levels by more than 5 dBA.

The conditions of approval are considered sufficient to protect the acoustic amenity of nearby sensitive receivers, and no additional measures are recommended.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

WILKINSON MURRAY

A handwritten signature in black ink, appearing to read 'Nic Hall', written in a cursive style.

Nic Hall

Manager, Wollongong