

INTER-DIVISIONAL MEMO

TO : Rebecka Groth, Development Assessment Planner
FROM : Mark Longbottom, Environmental Health Officer
SUBJECT : Motorcycle Riding Facility
FILE : DA06/0225
DATE : 6th June 2007

Rebecka,

These comments are provided in relation to the Acoustic Review submitted by Heggies Pty Ltd dated 30 May 2007. The report provides a technical review of the Noise Impact Assessment submitted by James Heddle Pty Ltd dated 14 November 2006.

4.2 Operating Times – The review advises that the proposed operating hours of 10am to 5pm Friday to Monday are within EPA requirements. The review does not consider the potential impact of the operating hours upon the adjacent Tweed Valley Cemetery. The Tweed Valley Cemetery is open from 7:00am to 4:00pm on the nominated days and funeral services are held during these times except Sunday. The cemetery is located approximately 300m from the subject land to the North. It is anticipated that noise generated from the facility will significantly disrupt everyday operations of the cemetery.

The operation of the facility between 10am and 5pm on Saturdays and Sundays is also anticipated to significantly impact upon surrounding residential dwellings.

4.3 Operational Noise Criteria – The Acoustic report submitted by James Heddle Pty Ltd dated 14 November 2006 refers to a “Trail Bike Assessment Tool” undertaken by Local Government Authorities in Queensland that recommends a site is suitable for trail bikes if a minimum distance of 300m is maintained to noise sensitive receivers.

It is stated that the proposed facility complies with this requirement however; a review of Council’s Enlighten 2004 aerial mapping indicates that the dwellings are located within 300m of the closest track. Council’s aerial mapping indicates the following approximate distances from the closest track (Proposed Track 1).

- Dwelling R1 – 177m
- Dwelling R2 – 280m
- Dwelling R3 – 239m
- Dwelling R4 – 195m

A review of the report would be required before it can be considered as a guidance tool for motor bike facilities in NSW. The report may not be applicable to NSW noise legislation and therefore the finding of the report should not be considered when assessing the impact of the proposed motorcycle riding facility.

4.5 Modelling Methodology - The findings of the Noise Impact Assessment are based on noise computer modelling and observations only. No noise measurements have been undertaken from the closest and/or most effected dwellings. The assessment generally concludes that with the proposed noise mitigation measures including revised track design and hay bale screens will be adequate to minimise noise impacts.

Noise measurement testing should be undertaken from the closest effected dwelling while bikes are in operation. Computer modelling and observations are not considered adequate to determine the potential noise impact upon nearby residence.

4.7.3 Noise Barriers/Screening – The review recommends the confirmation of ‘barrier’ locations and dimensions be confirmed during the detailed design of the project and post construction monitoring be undertaken to determine the effectiveness of the hay bales.

All noise issues should be addressed prior to the determination of the development application and should not be reliant on conditions of consent. Post construction noise monitoring may show that desired noise goals have not been achieved. Council will then be in a situation where development approval has been granted to a facility that can not effectively achieve desired noise goals.

The submitted Noise Impact Assessment submitted by James Heddle Pty Ltd dated 14 November 2006 and the Acoustic Review submitted by Heggies Pty Ltd dated 30 May 2007 are considered inadequate. It is recommended that development approval not be issued until the above issues have been resolved. It is anticipated that the noise levels from the proposed Motorcycle Facility will have a significant impact upon Council’s Tweed Valley Cemetery and surrounding residential dwellings.

Mark Longbottom
Environmental Health Officer

Doreen Eaton
Environment & Health Coordinator