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10 December 2021

Ref: 5192R20211210as77GurwoodStWagga\_PP

Wagga RSL Club

C/- The Planning Hub (Attention: Lachlan Rogers)

[lachlan@theplanninghub.com.au](mailto:lachlan@theplanninghub.com.au)

**PLANNING PROPOSAL ACOUSTIC REVIEW**  
**77 GURWOOD STREET, WAGGA WAGGA NSW**

Koikas Acoustics Pty Ltd has been advised of a Planning Proposal to be submitted to Wagga Wagga City Council seeking to facilitate the future use of the site at 77 Gurwood Street, Wagga Wagga as office premises in-lieu of the current permitted use as a registered club. The site is currently zoned RE2 Private Recreation under the Wagga Wagga Local Environmental Plan (LEP) 2010 which prohibits office premises but currently permits, with consent, registered clubs. Accordingly, Koikas Acoustics has been requested to provide comments on any potential acoustic issues that may arise from the Planning Proposal.

The following comments summarise our reasoning as to why, purely from an acoustic perspective, the Planning Proposal would be considered acceptable:

1. An office building has substantially less potential for noise breakout than a registered club. Office activities and associated noise are typically well contained within the building shell. Furthermore, offices are generally low noise environments. The only external noise generating source will be the mechanical plant and equipment required to service the building which is presumed to be largely existing.



Comparatively speaking, a registered club will typically offer several means for noise breakout such as from patrons, gaming, and entertainment uses, particularly in outdoor areas, as well as from the mechanical plant and equipment required to service the building.

2. Office uses will typically have more limited hours of operation and the building would rarely be used during night hours. This eliminates a major source of potential noise complaints, being late-night noise generation.
3. An office building will typically have vehicles arriving and departing the site during morning and afternoon peak periods, whereas registered clubs can have cars arriving and departing at all times, including at night.

For the above reasons we believe that the Planning Proposal does not present an issue from an acoustic perspective and is likely to improve acoustic amenity for neighbouring land uses. The only foreseeable source of potential noise generation would be from the mechanical plant and equipment required to service the building, of which we would expect a suitable condition of consent to accompany any forthcoming Development Application (DA) for the use of the premises as an office building.

We trust that the above information is satisfactory. Any questions or clarifications may be directed to the undersigned:

Kind regards,

Adam Semple M.A.A.S.



Senior Acoustical Consultant

Koikas Acoustics Pty Ltd