

Laurelville

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Noise Management Plan



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*Laurelville - a luxurious exercise in the art of business,
relaxation, great food and fine wine.*

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1 Introduction

1.1 Overview

Laurelville Manor, located at 18 Panmure Road, York is a public venue that operates within the tourist town of York.

The property contains a heritage dwelling that has historically been used as a guest house and as a venue for weddings since the early 1990s. The current owners have operated a lodging house and 'reception centre' in accordance with a conditional trial planning approval issued on 17 October 2011.

The long term concept for the property known as Laurelville is similar to the iconic Lake House in Daylesford Victoria. The Lake House is a renowned reception centre, cooking school and day spa whose remarkable success and influence has established Daylesford, previously a depressed town in regional Victoria, as a premium spa town 80 minutes from Melbourne. Whilst this has been a thirty year journey for the Lake House, it is with this concept in mind that a concept development plan has been established for Laurelville.

Diversification of uses (restaurant, cooking school, gallery, spa) over time are proposed with the intention of reducing the reliance on outdoor events with amplified music as the income generating activity of the business and provide a more regular rather than seasonal customer base for the owners. The uses proposed are appropriate for the zoning and location and will establish a sustainable business for the owners to maintain and enhance this locally important and historical property.

The weddings and events at Laurelville make a significant contribution to the York economy. Guests stay at local accommodation, dine at local cafes and restaurants, purchase fuel and other sundries at local businesses. Caterers source ingredients from the local butcher and supermarket. The bus is operated by a local driver who also purchases fuel at the local service station. The owners hire local electricians, plumbers, gardeners and handymen and employ local persons as event staff and cleaners.

Comparable to the positive and continuing impacts of the Lake House to Daylesford economy, approval of this noise management plan will enable Laurelville to continue to be and increase the positive benefits to the community by continuing to attract outside visitors to York by attracting visitors to York in general and Laurelville specifically.

Use of the land in the manner proposed is considered to be consistent with the provisions and requirements of the Special Use Zone and of the provisions of the York Town Planning Scheme No. 2.

The proposed use of the land will not affect the residential character of the area and will provide a sustainable use for a significant historic property. The use will increase the exposure of York's heritage.



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Heritage tourism is an important part of York's economy and this venture through recognition such as by Tourism WA as one of WA's Top 10 Luxury Tourism experiences in 2011 is contributing to York's increasing profile as a heritage tourism destination.

1.2 Achievements

Laurelville was listed in the top 10 luxury destinations by Tourism WA in its first year of operation.

Subsequently, it has been the subject of articles in many magazines including:

- the West Australian;
- the Sydney Morning Herald;
- Australian Country Style;
- Australian House and Garden;
- Insite;
- Scoop;
- QANTAS Travel Insider Magazine;
- the UK Daily Mail;
- Woman's Day
- White Magazine
- et al

in books

- 12 Gardens by Neil and Jenny Delmage

on television

- SBS Destination Flavour – Adam Liaw

and online sites, particularly wedding sites such as:

- Style Me Pretty
- First Comes Love
- Magnolia Rouge
- The Lane



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- Junebug Weddings
- Ruffled.

It was recently listed as the No 1 Historic Accommodation destination in Scoop magazine for the whole of WA

In less than 5 years it has become the MOST POPULAR wedding venue in York.

It attracts high profile national and international visitors to York, with approximately 5% of visitors being local, 65% from Perth, and 30% from interstate and overseas.

1.3 Regional, Community and Economic Benefits

Laurelville is a significant property for the Avon Valley as well as for York. It is one of a very limited number of premium venues able to be promoted at a regional as well as a local level.

Laurelville also makes a significant contribution to the York economy and community.

From an economic perspective, guests travelling to events stay at local accommodation, dine at local cafes and restaurants, purchase fuel and other sundries at local businesses. Caterers source ingredients from the local butcher and supermarket. The bus is operated by a local driver who also purchases fuel at the local service station. The owners hire local electricians, plumbers, gardeners and handymen and employ local persons as event staff and cleaners. Similarly Laurelville accommodation guests dine at local eateries and purchase gifts and mementoes from local gift shops and producers.

It is estimated that the direct contribution to the local economy from the operations at Laurelville is in the vicinity of \$.75M (see Appendix 4). There can be no doubt that Laurelville also makes a substantial indirect contribution to the economy - first by attracting visitors to York who then potentially become return visitors with their friends and family, and also by promoting York in a positive manner in respected and high profile online and print press articles.

Laurelville also makes an intrinsic contribution to the social capital of the community, with open days and high teas and by attracting high profile events, guests and on-line writers that add to the interest and kudos of the town for both local residents and visitors.

1.4 Current Scope of Use

Laurelville is currently utilised as a lodging house and public reception venue. The lodging house component serves as accommodation for bed and breakfast guests, corporate and medi spa type functions.

The scope of use for public functions (either past or planned) includes:

- Opera on the lawn
- Gourmet food and wine Guest Chef dinner event on the lawn



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- Wedding fairs (Laurelville owns and hosts the successful SWOON wedding fair)
- Tourism Industry functions.
- Corporate events
- York Historic House open day tours and high teas
- RAC bus tours and functions
- Audi road show
- Long table dinners on the lawn
- Film nights on the lawn
- Themed high teas (eg styling high tea, hounds high tea)
- Weddings and Receptions
- Master classes such as photography, cooking, styling and floristry
- Medi spa events
- Etc

The public functions are primarily held on the large horseshoe shaped lawn at the front of the property. This is *the only practical location* on the property to host these events, and this environment provides a unique opportunity to attract guests to York to experience beautifully styled functions in the gardens of a unique historic country property.

The diversity of events and quality of product provides an experience of York that encourages visitors to return on an ongoing basis.

1.5 Concept Development Plan

"The collective consciousness of a development resides in the continuity of its built environment. The instant precinct lacks charm. The thread of past occupation gives character and delight."

The long term concept for the property known as Laurelville is similar to the iconic Lake House in Daylesford Victoria.

The longer term vision is to create Laurelville into a small luxury hotel of 35 rooms, suites and villas, with a ten treatment area Day Spa and a beautiful function and event room that can seat 150 people as well as housing a demonstration kitchen for Masterclasses with some of Australia's top chefs and a cellar houses up to 10,000 bottles. The restaurant will be the "beating heart" of the property. It will be a beautiful light and airy space overlooking the gardens and will be filled with local greenery, flowers and artworks. It will be capable of serving up to 100 covers at a time but the outdoor



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gardens will also be filled in warm weather with many more guests enjoying good food and wine. Investment funds permitting, additional land could be acquired to construct a lake and surrounding amphitheatre at the foot/on the side of Mount Brown.

Diversification of uses is intended to enhance reputation of Laurelville as a destination in its own right (that is, visitors will come to Laurelville itself and then spill over to York rather than to York and then to Laurelville); to reduce the reliance on weddings and events with amplified music as the income generating activity of the business; and to provide a more regular rather than seasonal customer base. The uses proposed are appropriate for the location and will establish a sustainable business for the owners to maintain and enhance this locally important and historical place.

The full scope of the concept development plan is provided (on a commercial-in-confidence basis) in Appendix 5.



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2. Purpose of the Noise Management Plan

2.1 Scope of Use

This plan is applicable for outdoor functions with amplified music or voice.

2.2 Objectives of the Noise Management Plan

Laurelville is situated on the side of Mt Brown nestled in the Valley of the Avon River and as is the experience with most properties in York any noise from the property rolls down and across the Valley.

The key objective of the noise management plan will be to actively engage with affected properties to address, to the greatest extent possible, and in practical terms, the amenity impacts of noise emissions during outdoor reception events with amplified noise.

An additional result of achieving this objective should be a minimisation of complaints received, which reduces the risk of ongoing issues and compliance investigations.

2.3 Purpose and Approach

The purpose of the noise management plan is to:

- to identify and confirm appropriate noise limits for this public venue;
- establish *practical* noise management controls and limits under the Environmental Protection (Noise) Regulations 1997;
- identify appropriate noise management measures to reduce amenity impacts as far as practicable;
- to engage with residents in nearby noise sensitive premises on noise impacts and controls.

The approach is to provide for *ongoing* dialogue, communication and mitigations with potentially affected residents, in the context of Laurelville's current operating model *and* concept development plan, which provides for enhanced structural and administrative noise controls over the medium to long term.

2.4 Roles and Responsibilities

Noise Management Officer: Staff member appointed by the owners/manager to be responsible for noise monitoring and noise complaints management for the duration of a function

Noise Operator: Person such as a DJ or MC who operates the equipment which creates amplified sound.

3. Context

3.1 Location

The subject land is located on Panmure Road (also known as the Northam-York Rd) approximately 1 kilometre from the York town site on the main route into York from Northam in the Shire of York.

The property is located on a main road subject to use by heavy haulage vehicles mainly carrying grain.

Figure 1 – Location Plan



The subject site is identified as Lots 1 and 2 on Plan D497 and has an area of 12,332m², with frontage of 67.39m along Panmure Road.

The subject land for the Venue was rezoned Special Use Zone No. 7 (SU7) on 20 March 2015 as part of Scheme Amendment No. 53 to the York Town Planning Scheme No. 2 (TPS2).

Clause 3.4 of TPS2 sets out the following provisions relating to special use zones:

“Special Use Zones are set out in Schedule 3 and are in addition to the zones in the Zoning Table. No persons shall use any land or any structure or buildings thereon, in a Special Use Zone except for the purposes set out against that land in Schedule 3 and subject to the conditions set out in Schedule 3 with respect to that land.”

SU7 provides for the following land uses on the subject property:

- Exhibition Centre;



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- Guest House;
- Reception Centre; and
- Residential.

Surrounding properties on three sides are primarily large block, dispersed single dwelling residential, with noise sensitive premises located within 15 metres of the boundary on the north and south sides, and within 80 metres of the western boundary. To the east is the vacant land of Mt Brown and a Water Corporation industrial installation.

3.2 Background and Context of Noise Emissions

The difference in usage between the Venue and the surrounding properties requires that the Venue implements a Noise Management Plan to control sound emissions from the Venue to the surrounding noise sensitive premises.

A Noise Management Plan was originally developed as part of the requirements for the current temporary approval and has been implemented at each event by the proponents who are present at all times during events.

This version of the plan has been developed with enhanced controls to provide greater clarity and certainty to surrounding noise sensitive premises and to the Shire of York, and sets out the guidelines to be implemented by the operator and their staff to control noise emissions.

In context of the acoustic report, the timing of the functions (shown within the noise measurement plots) also identifies that the event recordings do not exceed the existing ambient noise (primarily a significant volume of heavy haulage truck noise related to grain harvesting) and in fact are generally less than the average truck noise during grain harvest season (the seeding and harvesting seasons of Autumn and Spring/Summer respectively coincide with the primary event seasons at Laurelville).

3.3 Applicable Legislation

This plan is to be read in conjunction with and in the context of The Environmental Protection (Noise) Legislation 1997

3.4 Acoustic Assessment

Paul Daly of Herring Storer Acoustics conducted an acoustical assessment of noise emissions from a wedding/ reception event at its venue, located at 18 Panmure Road, York.

As a part of the study it was identified that assistance was required to aid the owners of Laurelville in upgrading their Noise Management Plan. This Noise Management Plan incorporates the recommendations provided by Herring Storer as a consequence of that study.

The Acoustic Assessment is attached at Appendix 1.

It should be noted that an outcome of the Acoustic Assessment is that the noise emissions from the function assessed did not materially exceed the background noise levels occurring as a consequence



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of significant traffic noise arising as a consequence of the volume of agricultural vehicles utilising the road on the West Boundary of the property. A volume of 3-axle road train type vehicles utilise this road heavily for extended hours during seeding and harvest seasons (which typically coincide with the function and event seasons). The noise emissions from these vehicles are exacerbated by the use of the vehicle brakes as they slow to turn at the nearby intersection which takes them to the CBH wheat bins located on the West side of York.



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4. Administrative Noise Controls

Administrative noise controls are those measures that relate to how the venue and functions operate to minimise amenity impacts from noise.

4.1 Opening House/Operations

Laurelville hosts outdoor events which have amplified music.

For these events, significant existing planning controls designed to protect the amenity of the surrounding properties are already in place. These are the result of extensive negotiations between the Shire of York and Laurelville, the key controls being:

- Limitation on days of operation to exclude Sunday to Thursday and public holidays;
- Cessation of amplified music by 11:30pm;
- Departure of guests by midnight;
- A traffic management plan which includes an offer to guests of bus pickup and departure services to provide an orderly departure process.

In practical terms, although it is technically feasible that functions could be held on both a Friday and Saturday night, Laurelville's primary offering is for a Saturday night function, and seasonal weather patterns dictate that functions are held primarily in Spring and Autumn. Realistically, it is therefore highly unlikely that more than one event per weekend, or more than 26 outdoor events with amplified music at most would therefore be held in any one year.

4.2 Hire Conditions

For outdoor functions with amplified noise, Laurelville specifies the provision of a 10 Amp limit on the power supply provided for amplification (which provides an upper limit to the number of components and power of the equipment which can be connected to the power supply).

All hirers are verbally informed of the power limitations, function end times and noise restrictions and requirements at their initial on-site meeting at the venue. Subsequently, reference to these restrictions and requirements are contained within a contract executed with each hirer.

4.3 Staff Induction

As an integral part of staff induction, staff will be made aware of requirements of this Noise Management Plan and what is required to ensure that Laurelville receptions comply with this Plan at all times.

During outdoor functions where amplified music/noise is present, the manager of Laurelville will dedicate one employee as the Noise Management Officer to undertake noise level measurements, control volumes and respond to noise complaints.



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4.4 Equipment and Training

From 1 July 2016 noise emissions are to be monitored using a Class 2 sound level meter (Cirrus CK:162A) or similar. The sound level meter is able to accept a calibration check prior to each measurement, and can be calibrated by a NATA certified laboratory when required.

Herring Storer will provide initial training to the venue owners in the use and calibration of the equipment. Thereafter, the owners will be responsible for providing training to the appointed Noise Management Officer/s.

4.5 Noise Levels and Configurations

Noise level output from the initial noise recordings taken at three locations before, during and after the event is attached within the Acoustic Assessment (Appendix 1).

From information available, the following noise controls are recommended by Herring Storer:

Reduce the noise levels 40, 50 and 63 Hz 1/3rd octave bands (includes bass reduction) by 5, 4 and 4 dB respectively. This will reduce the overall C-weighted level by up to 3 dB, as these frequencies are less attenuated by barrier effect and distance attenuation.

Continue to investigate various forms of noise control, such as speaker configurations i.e. more smaller speakers as opposed to two large speakers etc.

With the above reductions, noise levels at 1 metre from the speaker would be 90 dB(A).

4.6 Noise Measurements Procedures

Start of Function Procedure:

- An initial sound check measurement will be undertaken and recorded in the Noise Measurement Register.
- Prior to or at commencement of the sound check, the Noise Operator is to be advised by the Noise Management Officer of the compliance, monitoring and function end times and procedures.

Function Procedure:

During the period of amplified sound emissions, sounds levels to be measured are to be based on Leq 2 minute sound pressure measurements using the noise meter. The Noise Management Officer and the manager on duty will be inducted in how to correctly measure the noise readings at the specified locations:

- At 1 metre from the speaker; and
- At the three nominated boundary reference locations (shown in Figure 1), as required.



FIGURE 1 – MEASUREMENT LOCATIONS DURING AND EVENT

Measurements to taken at 90 minute intervals and to be:

- Undertaken in both “A” and “C” weightings; and
- Over a period of 2 minutes, or in the event of a complaint received during a function, over a period of 15 minutes.

End of Function Procedure:

- 20 minutes prior to the scheduled function end time, the Noise Management Officer will remind the Noise Operator of approaching end time and ensure that wind up processes are ready to commence.
- Ensure cessation of amplified noise emissions by 11:30pm.



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- All guests not staying on the premises are to vacate by midnight.

4.7 Set Noise Levels

To ensure compliance with this Noise Management Plan, noise levels are not to exceed the following:

TABLE 1 – NOISE LEVEL LIMITS

Measurement Location	L _{Aeq} 2 Minute Noise Level dB(A)
	Event at Area B (Lower Terrace)
1m from Speaker	90
Location A	58
Location B	68
Location C	66



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This would result in the following:

TABLE 2 – NOISE LEVEL IMPACTS

Measurement Location	Event at Area B
	(Lower Terrace)
1m from Speaker	90
Residence A*	
L _{A10}	58
L _{A01}	62
L _{AMAX}	67
Residences B-H	
L _{A10}	56
L _{A01}	60
L _{AMAX}	60

*Note this residence was recently destroyed by fire.

The noise level of 90 dB measured at 1 metre from the speakers represents a level at which noise could be minimised whilst still providing a viable reception environment.

The external noise level limits shown at Residences A to G in the above table correspondingly reflect the best possible noise reduction outcome for nearby properties whilst also maintaining a viable reception environment. For a double brick and tile home, and depending on the glazing materials etc, a further 25dB reduction is likely to be experienced inside the residence.

4.8 Noise Measurement Register

All noise level measurements are to be recorded and entered into the Noise Measurement Register. The format of the Register is shown at Appendix 3.

4.9 Noise Measurement Register Availability

Relevant sections of the Register will be provided to the Shire Environmental Health Officer or CEO on a commercial-in-confidence basis after the first six months of operation, and thereafter in the event of any complaint being received, or on receipt of a reasonable written request from the Shire.



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5. Structural Controls

Structural noise controls include physical measures that create barriers to noise emissions, in order to reduce the amount of noise that reaches neighbouring premises.

The concept development plan provides for a number of structural developments for the property which will provide enhanced interim and long term noise controls.

5.1 Interim Structural Development

Interim structural controls include:

- Construction of a boundary noise wall (design work has been completed and a planning application will be submitted to the Shire in the short term), this can achieve a reduction in noise emissions of up to 7dB).

5.2 Long Term Structural Development

Medium to long term structural controls include:

- Capital investment in construction of a purpose built restaurant/cooking school/conference/function facility to be delivered as soon as economic conditions allow. The intent is that the purpose built facility will enable a greater diversification to events with lower noise emissions (eg cooking school) and will assist in containing noise emissions associated with larger events (approximately 25dB reduction for double brick construction depending on glass type etc). (NB: this will require further rezoning of the property if this option is to be either practical or viable – discussions with the Shire to review the rezoning have commenced). As described in the concept development plan, such diversification will have a significant impact on the type and mix of events resulting in significantly fewer events with outdoor, amplified noise emissions.



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6. Communication

6.1 Communication Protocols – Noise Sensitive Premises

As previously stated, the approach for this plan is to provide for *ongoing* dialogue, communication and mitigations with potentially affected residents.

Consequently, it is proposed that in addition to the complaints management procedure, there will be:

- rolling six monthly active notification of nearby residences about events;
- annual discussion with neighbours about events and plans for Laurelville to promote understanding and engagement;
- other meetings as required or requested by neighbouring residences and/or the Shire of York.

6.2 Complaints

Where possible, the neighbouring residences should be encouraged to, in the first instance, report any complaints directly to Laurelville. Residents within the boundary of the adjacent residential blocks are to be provided with a leaflet (refer to Appendix 2) providing them with contact details and processes should they wish to contact Laurelville directly if they have concerns regarding noise emissions.

A copy of the leaflet is to be provided to the Shire of York so that they can forward to any resident who may not have received a leaflet and who may have a concern regarding noise emissions.

On receipt of a complaint, the Complaints Management Procedure (Appendix 6) is to be invoked.



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7. Records and Review

7.1 Record Keeping

Copies of:

- The Noise Management Plan
- The Noise Measurement Register
- The Complaints Leaflet and Distribution
- The Complaints Register
- The Event Notification Leaflet and Distribution
- Minutes of any meetings with residents from noise sensitive premises

will be kept for a period of 2 years and will be provided to the Shire Environmental Health Officer or CEO on a commercial-in-confidence basis on receipt of a reasonable written request from the Shire.

7.2 Review

The Noise Management Plan (this document) is to be reviewed (and if required updated) at least annually.

More frequent reviews will be triggered for example in the event of non-compliance, ongoing complaints, or as reasonably required in writing by the Shire of York in the event of ongoing complaints.

Such reviews will consider whether additional advice from an independent, suitably qualified acoustic consultant is required to undertake detailed noise monitoring and modelling, and to identify any additional noise mitigation strategies.

It is understood that noise monitoring has been conducted by the Shire's Environmental Health Office utilising Department of Environment Regulation's equipment and analysts. It may be also be appropriate to request a peer review of this information to determine if there are any further practical or management measures can be implemented to better manage noise emissions.



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Appendix 1 – Acoustic Report

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Appendix 2 –Neighbour Leaflet

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Dear Neighbour

*As part of our local community we appreciate your support
and tolerance of the functions held at our premises.*

*We have recently implemented a comprehensive sound management procedure and
invite you to contact us on 040 777 8401 should you experience sound from our
premises that you feel exceeds the legislative requirements. We will be happy to come
and measure the noise levels at your premises and work to adjust them to meet the
requirements.*

Yours sincerely

The Team at Laurelville

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Appendix 3 – Noise Measurement Register

Date	Time	Source Measure and Duration (90db Max)	Location A (North) Measure and Duration (58db Max)	Location B (South) Measure and Duration (68db Max)	Location C (West) Measure and Duration (68db Max)	Other location (Specify)	Complaint? Comments/Action	Noise Mgt Officer



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Appendix 4 – Economic Contribution Assessment



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Appendix 5 – Concept Development Plan



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Appendix 6 – Complaints Management Procedure