Shire of Dardanup

12.2 Development Services Directorate

APPENDICES

ORDINARY COUNCIL MEETING

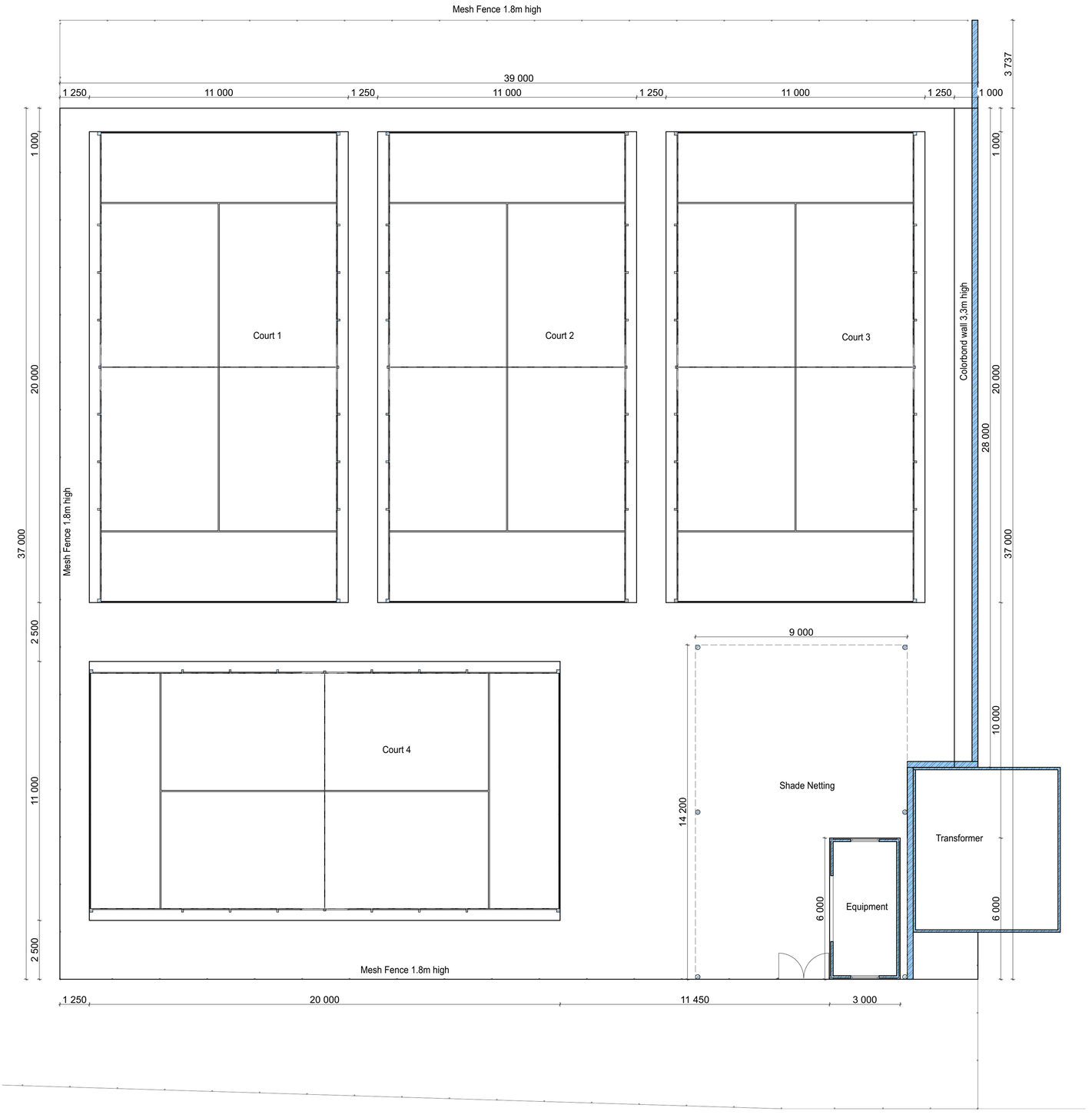
TO BE HELD

18th November 2026
Commencing at 5:00pm

AT

ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

This document is available in alternative formats such as:
~ Large Print
~ Electronic Format [disk or emailed]
Upon request.



Ground Floor Plan layout 1:100

DRAFTEK

PLAN. BUILD. INSPIRE

10 Pine Road
Heatherpark
George
SACAP : PAD57692452

STAMPS / SIGNATURES:

Revision History

Revision	Date	Revision Details
Sa	03/09/2026	Issued for discussion
Sb	23/10/2026	Issued for discussion

Proposed new padel courts on Eaton Bowling Club site, Pratt Road, Eaton, for client: Outback Padel

Drawing Name
Ground Floor Layout

Drawing Status
Submission

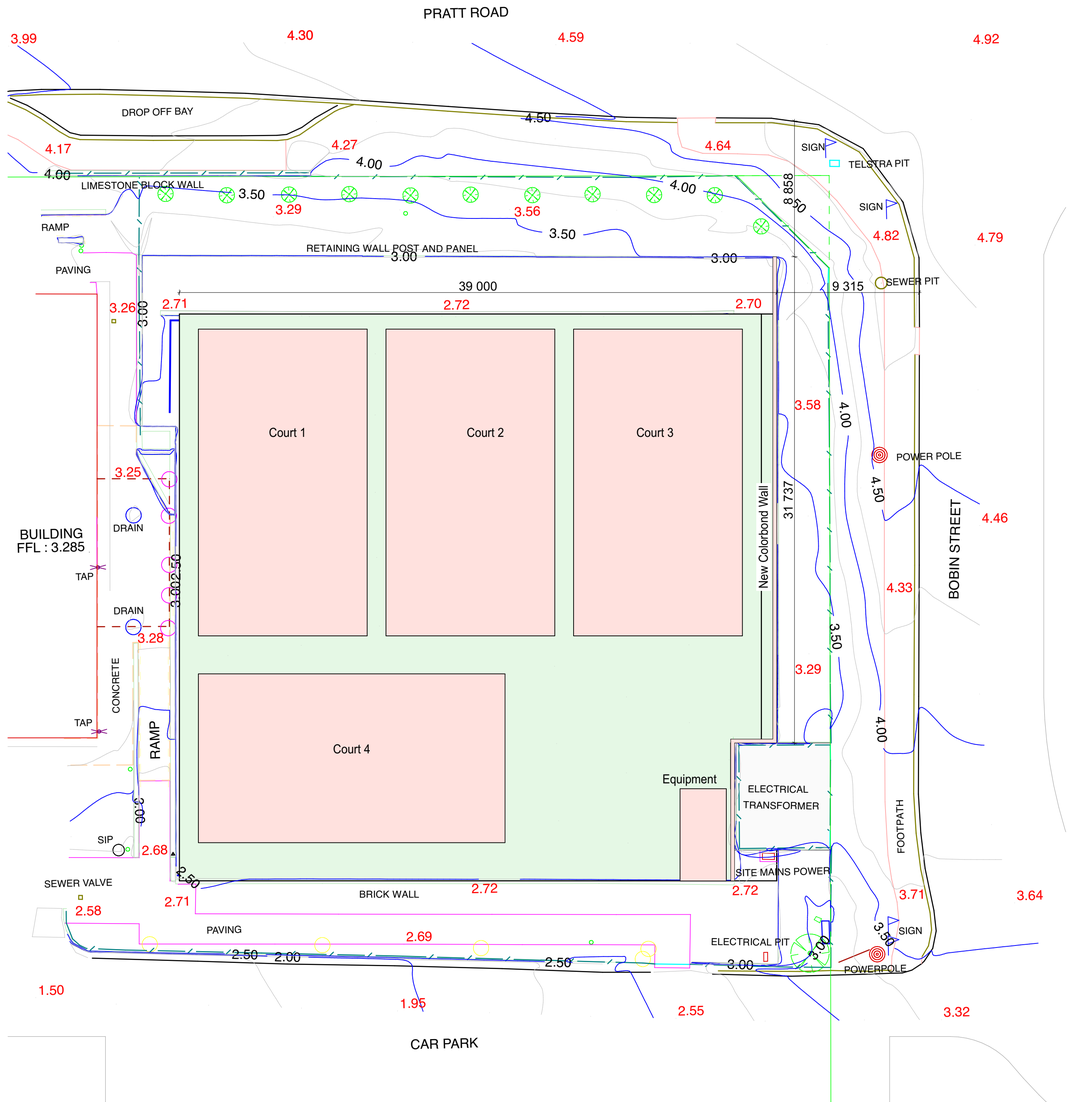
Drawn by
Janco Conradie

Checked by
Jaimie Forssman

Drawing Scale
As Shown

Layout ID 1

Project No **P2659**



Site Layout 1:200

DRAFTEK

PLAN. BUILD. INSPIRE

10 Pine Road
Heatherpark
George
SACAP : PAD57692452

STAMPS / SIGNATURES:

Revision History

Revision	Date	Revision Details
Sa	03/09/2026	Issued for discussion
Sb	23/10/2026	Issued for discussion

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Drawing Status
Submission

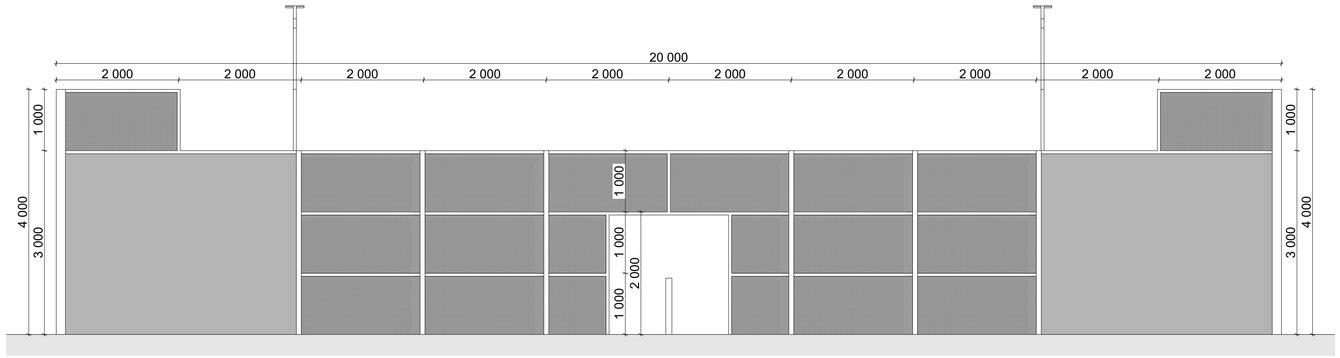
Drawn by
Janco Conradie

Checked by
Jaimie Forssman

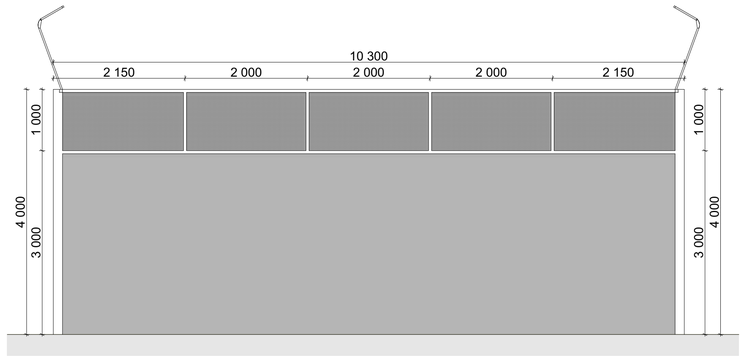
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Layout ID
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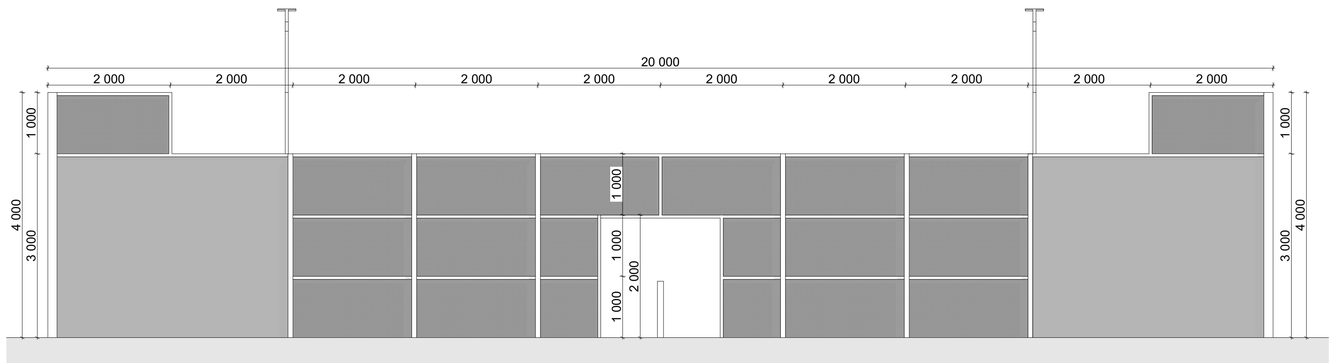
Project No
P2659



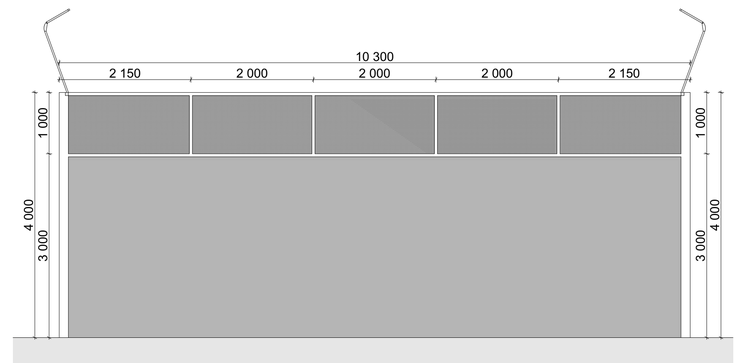
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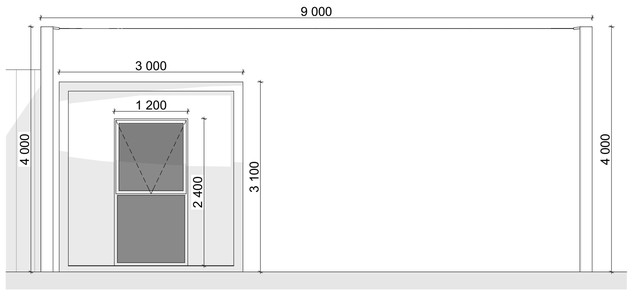
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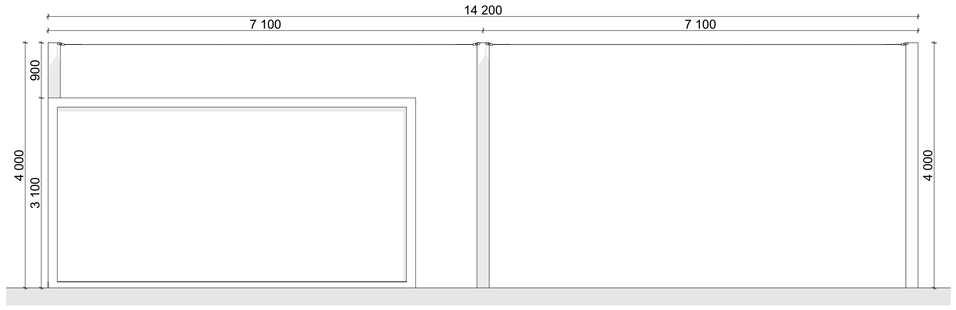
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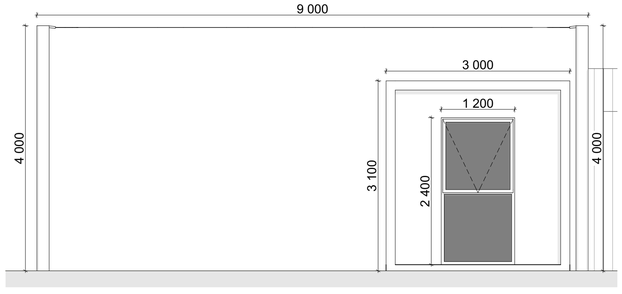
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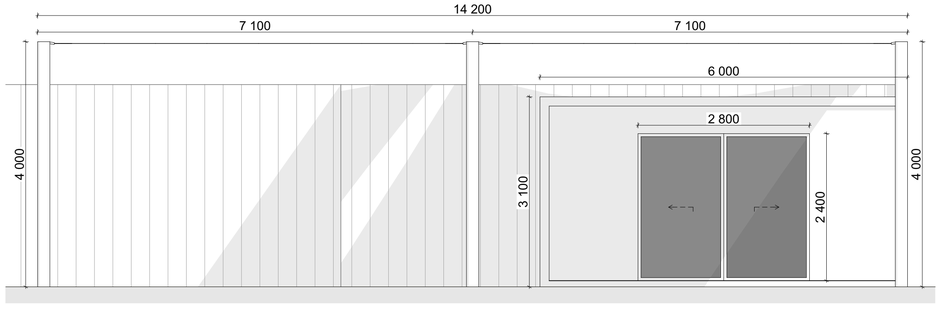
Shade & Equipment North Elevation 1:50



Shade & Equipment East Elevation 1:50



Shade & Equipment South Elevation 1:50



Shade & Equipment West Elevation 1:50

DRAFTEK

PLAN. BUILD. INSPIRE

10 Pine Road
Heatherpark
George
SACAP : PAD57692452

STAMPS / SIGNATURES:

Revision History

Revision	Date	Revision Details
5a	03/09/2026	Issued for discussion
5b	23/10/2026	Issued for discussion

Proposed new padel courts on Eaton Bowling Club site, Pratt Road, Eaton, for client: Outback Padel

Drawing Name
Elevations

Drawing Status
Submission

Drawn by
Janco Conradie

Checked by
Jaimie Forssman

Drawing Scale
As Shown

Layout ID **3**

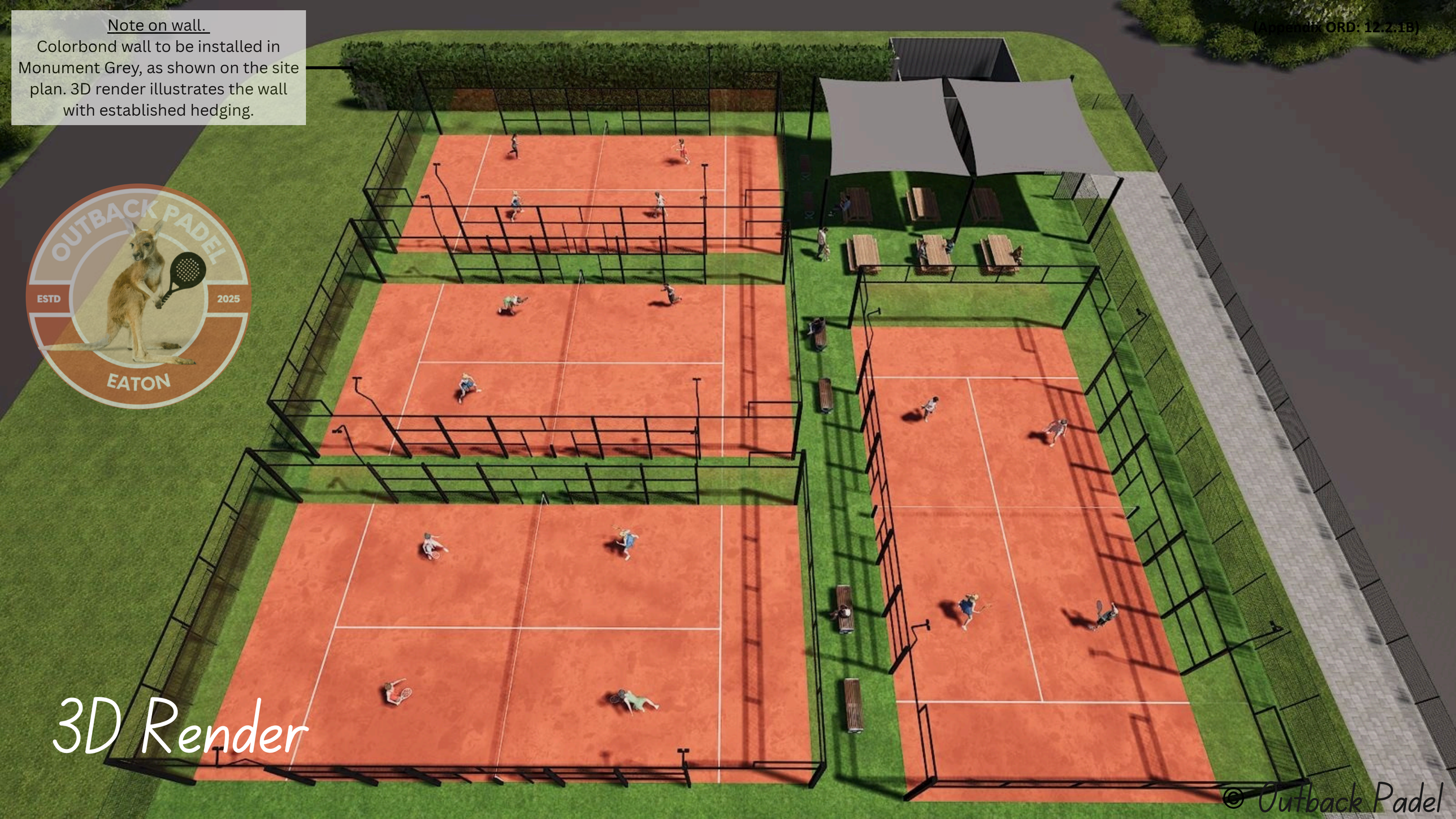
Project No **P2659**


OUTBACK PADEL
ESTD
2025
EATON
Court 1
Court 2
Court 3
Court 4
(Appendix ORD: 12.2.1B)
Note on wall.
Colorbond wall to be installed in Monument Grey, as shown on the site plan. 3D render illustrates the wall with established hedging.
3D Render
© Outback Padel


OUTBACK PADEL
ESTD
2025
EATON
3D Render
© Outback Padel

Note on wall.

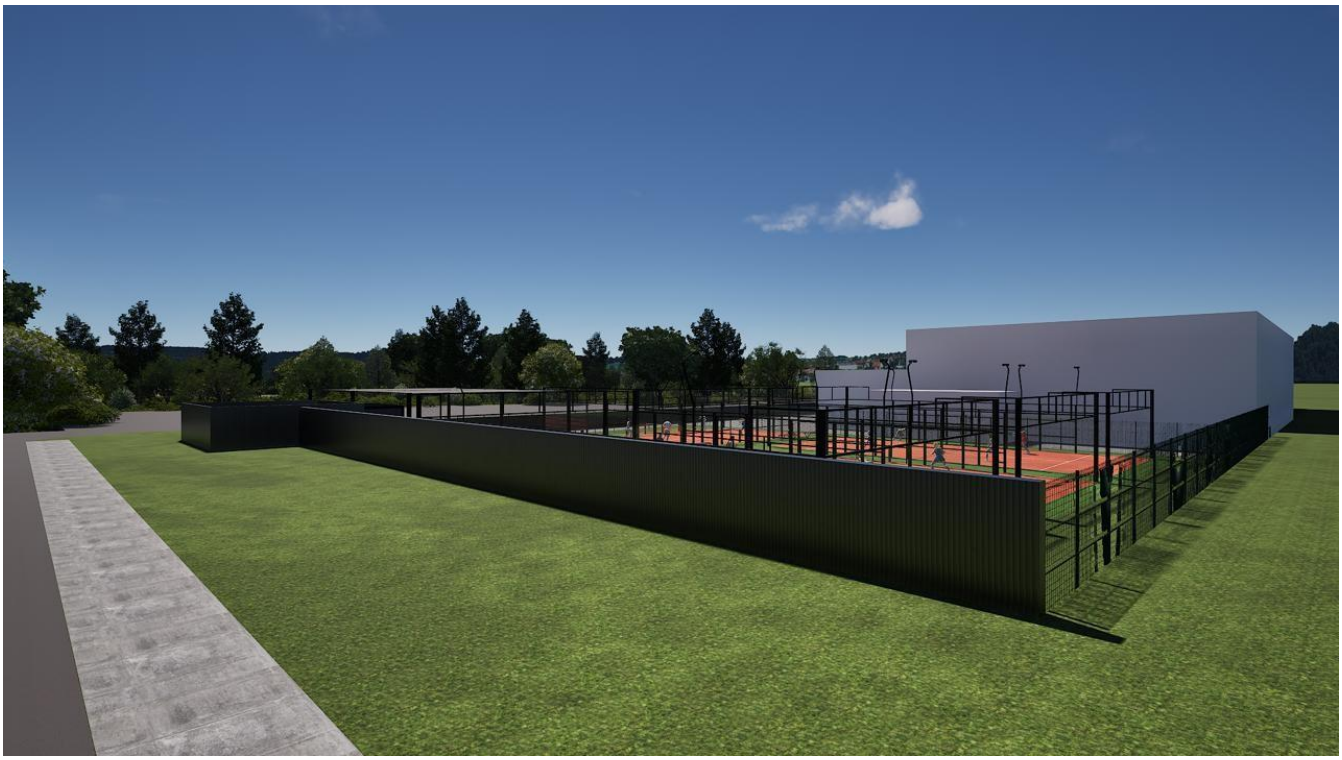
Colorbond wall to be installed in Monument Grey, as shown on the site plan. 3D render illustrates the wall with established hedging.



3D Render

© Outback Padel





(Appendix ORD: 12.2.1C)

REVERBERATE
CONSULTING

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Eaton – Padel Court
Environmental Noise Assessment

Reference: P191479RP1

REVERBERATE
CONSULTING

Document Information

Project	Eaton Padel Court	
Client	Outback Padel Pty Ltd	
Report title	Environmental Noise Assessment	
Project Number	P191479	
Author	Martti Warpenius Director m+61 414 394 220 martti@reverberate.consulting	

Revision Table

Report revision	Date	Comments
0	31 July 2026	Draft
1	11 September 2026	Update
2	14 September 2026	Updated Figure 1

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
dB	Decibel: a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of the loudness of that sound.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
L_{10}	Noise level exceeded for 10 % of the measurement time. The L_{10} level represents the typical upper noise level and is often used to represent traffic or industrial noise emission.
L_{90}	Noise level exceeded for 90 % of the measurement time. The L_{90} level is commonly referred to as the background noise level.
L_{AS}	A-weighted (slow weighted) sound pressure level
L_{A10}	A-weighted L_{10}
$L_{A10,adj}$	Adjusted L_{A10}. Adjustment based on obvious tonality, impulsive or Modulation characteristics in the audible noise at a receiver point. Based on the adjustment methodology in Environmental Protection (Noise) Regulations 1997 Regulation 9.
$L_{A1,adj}$	Adjusted, A-weighted noise level exceeded for 1 % of the measurement time. The $L_{A1,\ adj}$ level represents mostly short duration, high level sound events.
$L_{Amax,adj}$	Adjusted, A-weighted, slow-weighted maximum instantaneous noise level.
L_{wA}	A-weighted sound power level

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1.Introduction

Reverberate Consulting has been commissioned to conduct an environmental noise assessment for the proposed Padel courts at the Eaton Bowling and Social Club, Pratt Road, Eaton. The nearest and potentially most-affected residences are to the east of the site across the road from the courts.

This report details the assessment of noise emission in accordance with the Environmental Protection (Noise) Regulations 1997.

It was found that the noise generated from the Padel Court activity can be controlled to meet the Assigned Levels from the Noise Regulations. Treatments have been recommended to enable this.

2. Site Description

The Padel courts are to be located on a disused lawn bowls green at the Eaton Bowling and Social Club, refer Figure 1. This recreation club also contains other greens with lawn bowls activities. There are four Padel courts planned. For the court layout refer to Appendix D.

The usage of the courts is planned for day and evening, between the hours 7am – 10pm Monday to Saturday, and 9am to 10pm on Sundays and public holidays.

The nearest and potentially most affected residences are to the east of the site. These are identified as 59 Pratt Road, and 3 and 3A Bobin St. Other neighbours, through a combination of increased distances and increased shielding would be less affected by noise from the Padel site.



Figure 1: Site Plan – Eaton Padel Courts

3. Noise Assessment Criteria

3.1. Environmental Protection Act

The Environmental Protection Act (1986) provides for the prevention, control and abatement of pollution and environmental harm. This Act limits environmental noise in Section 3 (3) as follows:

For the purposes of this Act, noise is taken to be unreasonable if –

(a) it is emitted, or the equipment emitting it is used, in contravention of —
(i) this Act; or
(ii) any subsidiary legislation made under this Act; or
(iii) any requirement or permission (by whatever name called) made or given by or under this Act;
or

(b) having regard to the nature and duration of the noise emissions, the frequency of similar noise emissions from the same source (or a source under the control of the same person or persons) and the time of day at which the noise is emitted, the noise unreasonably interferes with the health, welfare, convenience, comfort, or amenity of any person; or

(c) it is prescribed to be unreasonable for the purposes of this Act.

Reverberate has used the above legislation to assess the noise impact from the site. More particularly, noises which have a distinct character, and are different to the ambient noise environment are assessed under the subsidiary legislation; the Environmental Protection (Noise) Regulations 1997.

The Noise Regulations have been used to assess Padel court noise emissions.

3.2. Environmental Protection (Noise) Regulations 1997

The Environmental Protection (Noise) Regulations 1997 (the Regulations) provide limits for acceptable noise from operations and activities. The Regulations specify the maximum permissible noise levels (termed Assigned Levels) at noise sensitive premises, caused by excessive nearby noise, during various times of the day.

The Assigned Levels have been calculated for all properties using the method shown in Appendix B. The resultant Assigned Levels are presented below in Table 1 and are applicable at some of the nearest, and most-affected neighbouring residential sites.

Due to the proposed hours of operation, the Sunday period and evening periods, are the critical assessment periods for the Padel court noise reaching neighbours.

Table 1: Environmental noise emission criteria (Assigned Levels) – 59 Pratt & 3A Bobin

Receiving Premises	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise Sensitive Premises - Highly Sensitive	0700 to 1900 hours Monday to Saturday	47	57	67
	0900 to 1900 hours Sunday and public holidays	42	52	67
	1900 to 2200 hours all days	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	37	47	57

The Assigned Level at the houses to the east of 3A Bobin, and 39 Pratt was 2 dB lower than that shown in Table 1, This was due to the greater distance, in excess of 100m, from these houses to buildings at the Eaton Bowling and Social Club, refer Appendix B.

From the analysis below it was found that the Padel courts emit L_{Amax} noise from padel ball impacts, and L_{A1} noise from participant vocalizations. The L_{A1} noise was the limiting noise emission from the Padel courts. To comply with the L_{A1} emission requirements would result in compliance with the L_{Amax} requirements as well.

The applicable L_{A1} Assigned Level at the most-affected neighbours, during Evening/Sunday periods, was then:

59 Pratt Rd and 3A Bobin St	52 dB
Other residences	50 dB

The Assigned Level is 5 dB less stringent during the daytime hours of 7am to 7 pm on Monday to Saturday.

The corresponding L_{Amax} Assigned Level is 5 dB higher, at 55/57 dB, than the L_{A1} Assigned Levels discussed above.

4. Environmental Noise Emission

4.1. Modelled Noise Sources

Previous noise measurements at other venues found the dominant noises from the site were:

- Padel ball bounce, on court or on racket
- Participant vocalization such as yells, shouts and cheers
- Carpark activity, esp. car door closing

These are summarised below in Table 2.

Table 2 – Modelled Sound Power Levels

Activity	Sound Power Level Lw dB
Participant vocalization (yells, shouts & cheers)	L_{A1} 94
Padel ball bounce (on court/racquet)	L_{Amax} 95
Car doors closing	L_{Amax} 84

Note that adjustments are to be applied to the noise sources outlined above. Under the Noise Regulations this is required where specific characteristics associated with the noise sources can exacerbate the actual or perceived annoyance experienced by residences around the site.

The nature of the Padel court noise has been assessed at numerous sites and has been found to be similar to basketball court and tennis court noise, and so would attract a similar adjustment. More specifically these noises all meet the definition of "impulsiveness" defined in the Noise Regulations. But, as with basketball noise, they have been classified here as having a 'modulation' character, with a +5 dB adjustment.

The reason these noises are classifies as having a 'modulation' character and not "impulsiveness" character is outlined by DWER (refer Appendix C). They write, with reference to basketball noise that in Section 6.2:

> *… While measurement has indicated that a ball bounce is impulsive under the criteria in the Noise Regulations, repetitive bouncing has characteristics, and is likely to elicit responses more similar to modulation…..*
>
> *… In addition, although one might potentially be initially startled by the first basketball bounce off the ground (e.g., at start of use of the pad) the highly repetitive nature of the basketball bouncing means the startling effect would quickly disappear as the relevance of the sound becomes obvious.*

DWER also found that other activity such as shouting on the basketball court, would both attract an adjustment to the L_{Amax} of +5 for tonality and +10 for impulsiveness.

Reverberate has previously established that tonality was evident in the vocalizations at the other Padel courts, however impulsiveness was not. The impulsiveness of the padel ball impacts was equally reduced.

In summary, the following adjustments have been applied to the Padel court noise reaching the nearest neighbours:

Padel ball bounce -	L_{Amax} =	+ 5 dB modulation
Padel court vocalisations -	L_{A1} =	+ 5 dB tonal
Car door closing -	L_{Amax} =	+ 10 dB impulsiveness

4.2. Noise model

Computer noise modelling was used to forecast the noise impacts to locations around the site. The software used was SoundPLAN Version 9, with the ISO9613 algorithms selected. These algorithms have been used as they allow for the influence of wind, atmospheric stability, barriers, building shielding and ground absorption. It is appropriate for the current configuration of noise sources and receiver locations.

The Input data used in modelling includes

- Meteorological Information;
- Topographical data;
- Buildings, barriers, fences, and other features which may shield noise
- Ground Absorption; and
- Source sound levels.

The corresponding 3-D noise model is shown overleaf in Figure 2, along with the Padel court locations, as well as surrounding buildings and barriers.

The following parameters were used as necessary in modelling for padel court activity.

- Pasquil Stability Factor F
- Temperature 15 ^{0}C (pre-7am)
- Temperature 20 ^{0}C (post-7am)
- Wind Speed 3 m/s
- Wind Direction Worst case – i.e., all directions
- Relative Humidity 50%
- Ground Absorption 0.65 in grassed areas
- 0.10 for paved areas such as roads and carparks

Adjustments were applied for the forecast noise reaching receptor locations, these are discussed above in Section 4.1.

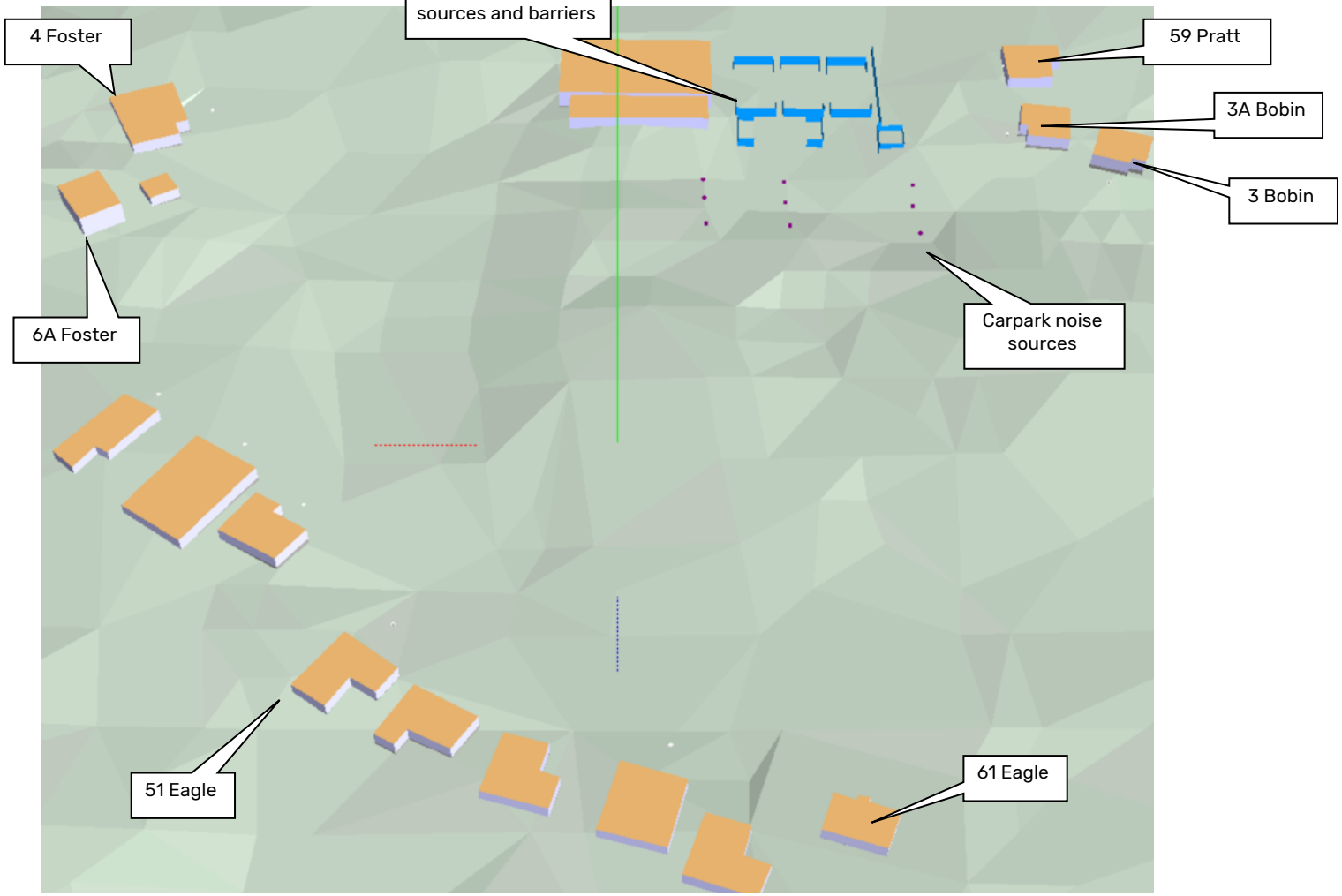


Figure 2 – 3-D SoundPLAN model of the proposed Padel court and surrounding neighbours

4.3. Forecast Noise and Discussion

The forecast noise levels at the closest and most-sensitive receivers are summarised in Table 3 below, using the maximum Sound Power Levels in Table 2 above. These results are based on the treatments in Appendix A being implemented.

Table 3 - Forecast Noise from Padel courts and surrounds

	Receiver									
Noise Source	3 Bobin Grnd Fl	3A Bobin Grnd Fl	43 Eagle Grnd Fl	45 Eagle Grnd Fl	47 Eagle Grnd Fl	51 Eagle Grnd Fl	57 Eagle Grnd Fl	4 Foster Grnd Fl	6A Foster 1st Fl	59 Pratt Grnd Fl
Players talking/shouting* - L1	49	52	49	50	48	45	44	42	46	52
Assigned Level - LA1	50	52	50	50	50	50	50	50	50	52
Compliance	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**
Padel Court - Lmax*	48	52	50	51	48	46	45	42	46	52
Assigned Level - LAmax	55	57	55	55	55	55	55	55	55	57
Compliance	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**
Note * Adjustment applied										
Cars in carpark- Lmax*	48	54	43	43	42	39	36	43	39	52
Assigned Level - LAmax	55	57	55	55	55	55	55	55	55	57
Compliance	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**	**Achieved**
Note * Adjustment applied										

The Table 3 results for Players talking/shouting and for vehicle activity in the carpark are also plotted below in Figure 3 and Figure 4.

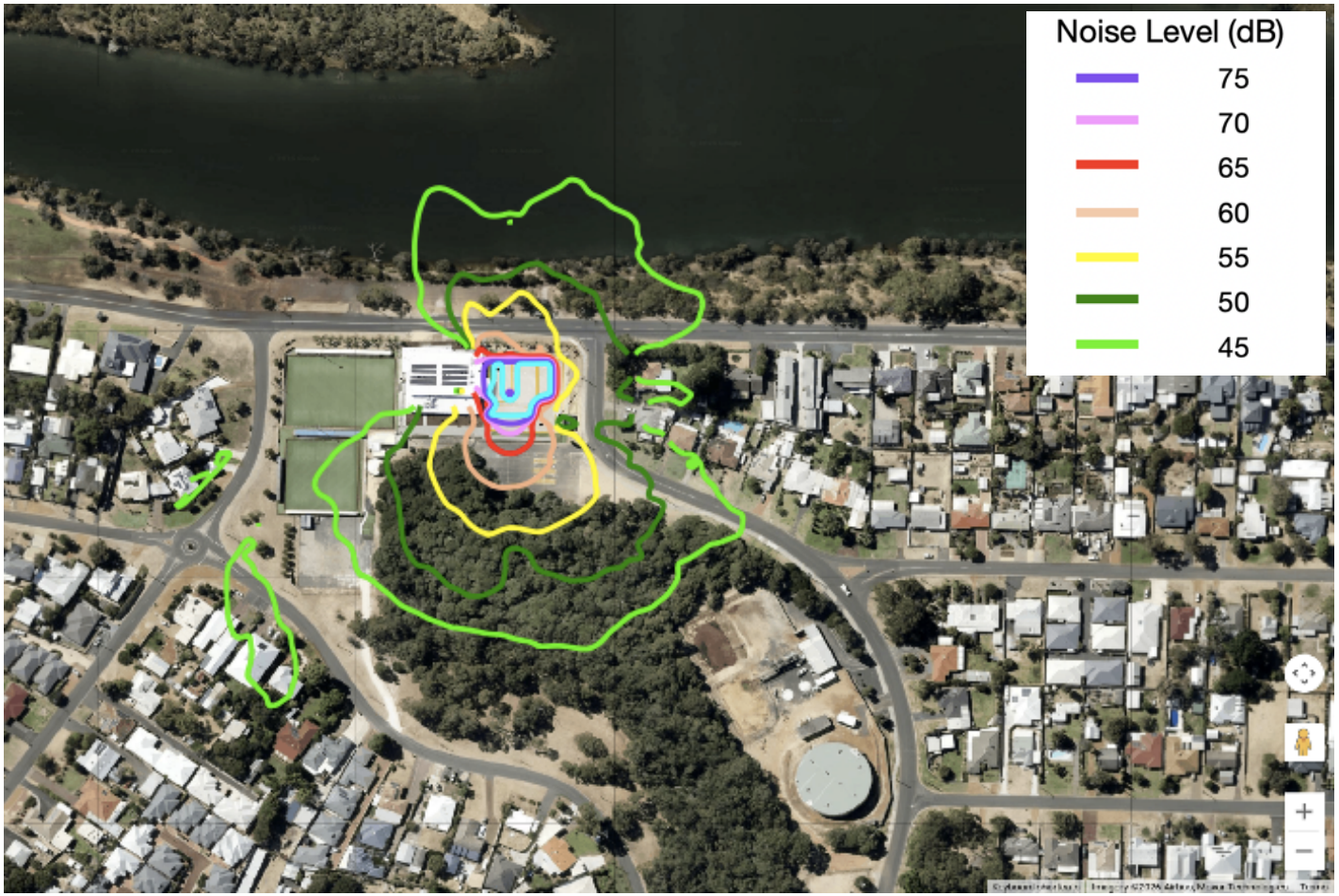


Figure 3 – Forecast Evening L_{A1} Padel Court noise – with treatments
(Assigned Level = 50/52)

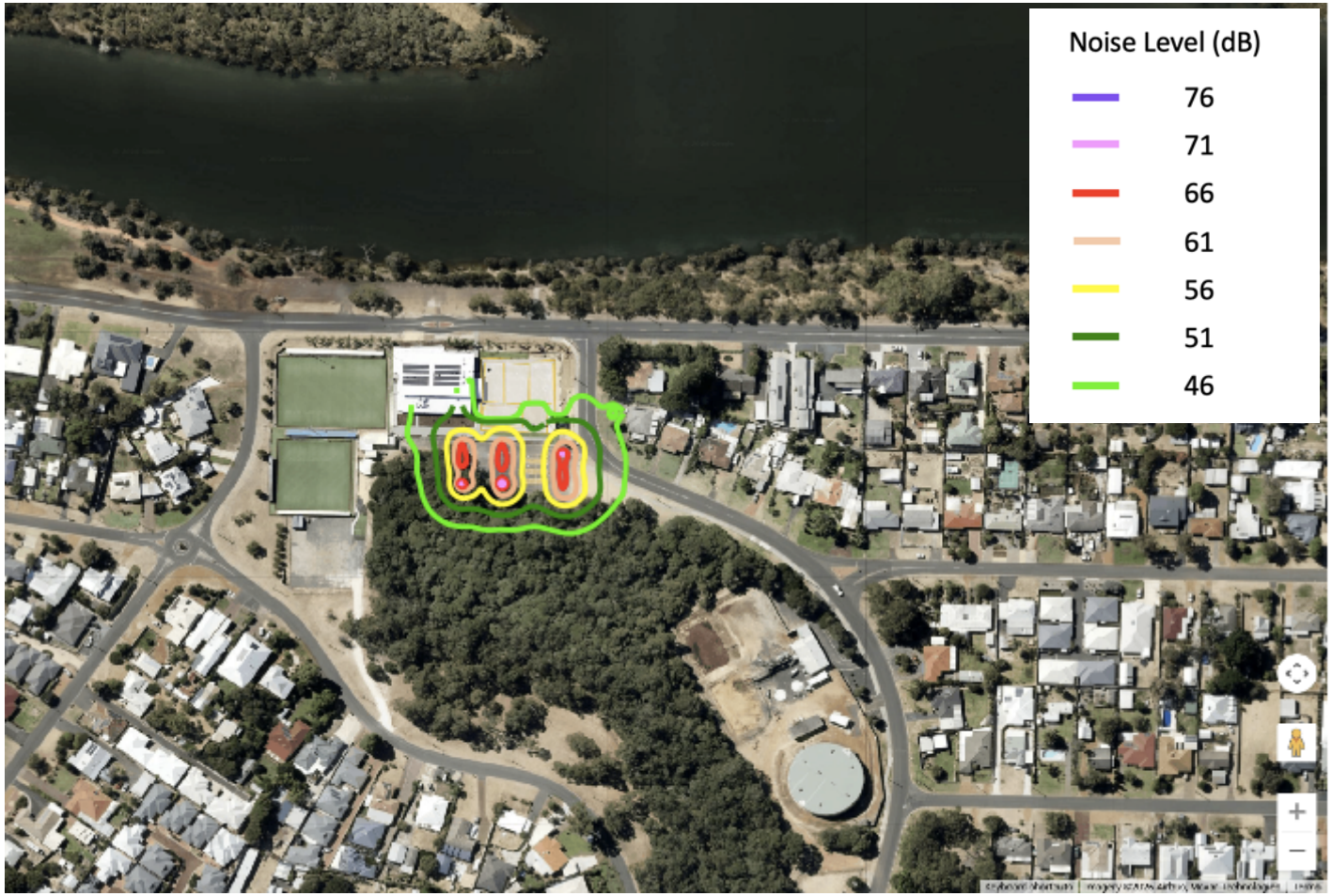


Figure 4 – Forecast Night-time carpark L_{Amax} noise
(Assigned Level = 55/57 dB)

5. Conclusion

Noise emissions from the Padel Courts and their associated activity have been forecast and assessed for the proposed Padel Courts at Eaton. Treatments have been recommended in Appendices A & D.

Using these treatments, the operation of all Padel Courts (i.e. 1 to 4) are forecast to meet the Assigned Levels during the day and the evening, and in the case of cars in the carpark, also during night-time periods.

On this basis the Padel court noise is considered acceptable.

Appendix A: Noise Management Plan

The elements outlined below are recommended as part of a comprehensive Noise Management Plan. They are recommended for compliance with the Environmental Protection Act 1986 and its subsidiary legislation: The Environmental Protection (Noise) Regulations 1997.

Noise Source or Activity	Requirement/Treatments[1]
Playing of music	No music played at the Padel court is to be audible at nearby neighbours.
Barrier	Noise barriers as outlined in Appendix D are recommended for evening and Sunday/public holiday operations. Barriers up to 3.3m high can be glass of equal thickness/ performance of existing padel court glazing. Alternatively, 2 x 0.48mm (i.e. 0.96mm) BMT colourbond, or other acoustically equivalent panelling can be used.

[1] The treatments outlined in this report are the minimum requirements for noise control. Increased thicknesses, heights, strengthened elements, or alternative treatments, may be required for other non-acoustic reasons including wind loading, weather proofing, buildability, structural stability, safety, or fire-rating

Appendix B: Determination of Assigned Level

The Environmental Protection (Noise) Regulations 1997 (EPR) provide limits for acceptable noise from operations generating excessive noise. The Regulations specify the maximum permissible noise levels (termed assigned levels) at noise sensitive premises, caused by surrounding noises, during various times of the day. Time of day affects the assigned levels for noise-sensitive premises, as follows –

- Lowest levels at night (10 pm to 7 am any day, or to 9 am Sundays and Public Holidays);
- Higher levels during the evenings (7 pm to 10 pm) and on Sundays and Public Holidays (9 am to 10 pm); and
- Highest levels during the day (7 am to 7 pm Monday to Saturday).

The baseline assigned levels from the Regulations are shown below in Table 4.

Table 4 – Baseline Assigned Levels

Receiving Premises	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise Sensitive Premises - Highly Sensitive	0700 to 1900 hours Monday to Saturday	45+IF	55+IF	65+IF
	0900 to 1900 hours Sunday and public holidays	40+IF	50+IF	65+IF
	1900 to 2200 hours all days	40+IF	50+IF	55+IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35+IF	45+IF	55+IF
Noise Sensitive Premises – any area other than highly sensitive area	All hours	60	75	80
Commercial	All hours	60	75	80
Industrial	All hours	65	80	90

The Assigned Levels above are then increased using an Influencing Factor (IF) as defined in the Regulations. The Influencing Factor is greater than zero where there are significant areas of land uses, within 100 m and 450 m radii of the receptor, including:

- industrial land use zonings;
- commercial zonings; and
- the presence of roads carrying significant traffic.
- A sporting facility with buildings associated with that use.

The Influencing Factor IF has been calculated for the applicable noise sensitive receptors in the current study. The percentage of industrial and commercial land within the prescribed circles centred on the noise sensitive premises, and the presence of roads with more than 6000 vehicles per day have been assessed for the properties.

No industrially zoned nor commercially zoned land was found in the areas surrounding the dwellings..

The Recreation Club, with its bowling greens is considered a sporting facility. There is a building within 100 m of the dwellings at 59 Pratt and 3A Bobin. This building is directly associated with the sporting facility use. Under the Noise Regulations Schedule 3, Cl 2 part (8), a +2 dB adjustment is applied for noise reaching these two dwellings.

For the other nearby dwellings, this building is more than 100m away and so no adjustment is applicable.

An example Influencing Factor calculation is shown below. These factors are based on the land zonings, high-traffic roads and sporting facilities as outlined above. and have been added to the baseline Assigned Levels to produce the final Assigned Levels in Section 3.2 above

Property = #3A Bobin

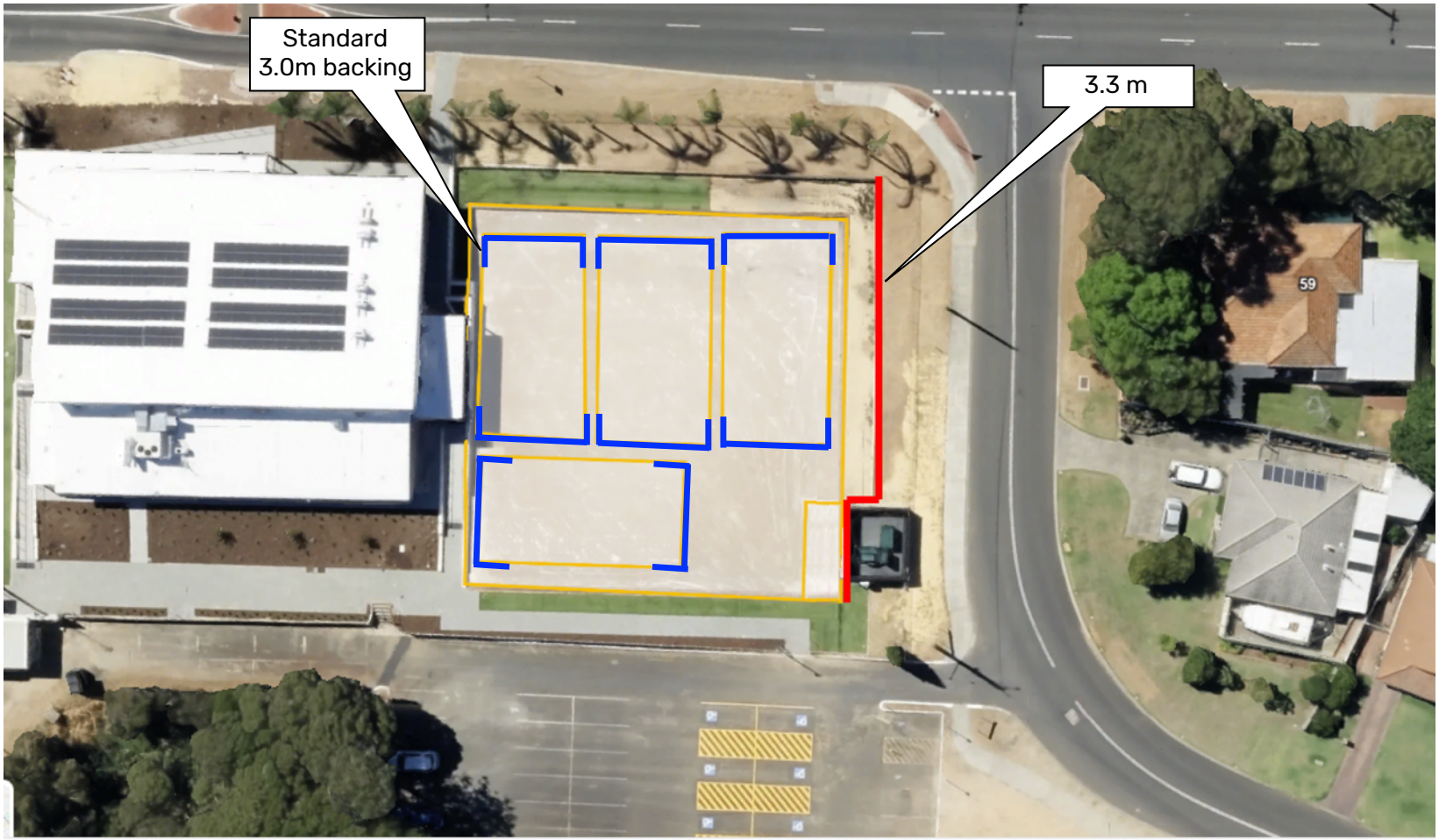
Type of Land	450m Radius	100m radius	Total	
Industrial Land	0%	0%	0	dB
Commercial Land	0%	0%	0	dB
Transportation Factor			0	dB
Sporting Facility with building			2	dB
TOTAL Influencing Factor			**2**	**dB**

Appendix C: DWER extract

The following extract is from Section 6.2 of *technical report - Noise emissions and impacts associated with outdoor community basketball facilities*, December 2022 by Government of Western Australia, Department of Water and Environmental Regulation.

> *…In the context of basketball noise, and based on complaints made to local government, the highly repetitive nature of the ball bouncing is generally the cause of annoyance. While measurement has indicated that a ball bounce is impulsive under the criteria in the Noise Regulations, repetitive bouncing has characteristics, and is likely to elicit responses more similar to modulation, so a similar 5 dB adjustment to the LAS10 measured level was considered to reflect the degree of annoyance it causes and reduce the likelihood of adverse reactions. In addition, although one might potentially be initially startled by the first basketball bounce off the ground (e.g., at start of use of the pad) the highly repetitive nature of the basketball bouncing means the startling effect would quickly disappear as the relevance of the sound becomes obvious. In this sense, a 10 dB adjustment for impulsiveness in accordance with the Noise Regulations, while appropriate for a conservative assessment, is considered to possibly overstate the adverse human response when applied to a LAS10 measured level of this sort.*

Appendix D: Site Layout & Barrier treatment


Standard
3.0m backing
3.3 m
59

Celeste de Munck

From: [redacted]
Sent: Friday, 2 October 2026 4:38 PM
To: Records
Subject: Application for Development Approval - Eaton Padel Ball Court - Lot 510 Pratt Road

⚠ **CAUTION:** This email originated from outside the Shire of Dardanup.
Do NOT click links or open attachments unless you recognize the sender and know the content is safe. Do NOT enter any username or passwords and report any suspicious content.

Dear Sir

As residents of [redacted] we request the following further information following your letter dated 29 September 2026:

1. what is the distance between the proposed development and our boundary fence facing Bobin Street;

2. what are the regulations for the proximity of the proposed development to residents in the adjacent area;

2. there are no street names on the Draftek plans;

3. is the proposed height of the 3.3m colorbond wall from the proposed "courts" or from the existing fence line; and

4. is the proposed vertical landscaping going to be on the inside of the property and/or on the outside of the property.

We look forward to your urgent response.

Kind regards

[redacted]

Celeste de Munck

From: [redacted]
Sent: Monday, 12 October 2026 1:16 PM
To: Records
Subject: APPLICATION FOR DEVELOPMENT APPROVAL - RESERVE (RECREATION PRIVATE - EATON PADEL BALL COURT) - LOT 510 PRATT ROAD

⚠ **CAUTION:** This email originated from outside the Shire of Dardanup.
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We **STRONGLY OBJECT** to the proposed Padel Ball Court Development at the Eaton Bowling and Senior Citizens Club.

We live at [redacted] and have lived here for 43 years having purchased the property from [redacted] after her parents passed away - they being the original owners/builders and early settlers to the area.

We envisaged that we would never be built out but now with the proposed erection of a 3.3m high fence, our view outside our western boundary windows will be severely impacted.

Why has it taken until 29 September 2026 to be advised that this development was being proposed? Surely we could have been contacted in the early stages to gain our views.

From what we understand, the proposed Padel Ball will generate a lot of noise and we are of the opinion that the Shire is trying to force us to accept something that was not designed for that purpose in this area which is a residential area.

The Bowling Club has been established for years which caters for mainly elderly citizens who do not commence their games at 7.00am and complete them at 10.00pm.

Why is the proposed Padel Ball development not located in a sporting area of Eaton ie. down Pratt Road where there is an oval for football and cricket and maybe soccer plus the tennis courts and basketball courts. There is also ample car parking available around this area.

We anticipate that the noise will be intolerable especially given the hours of operation.

The residents in the area are mainly senior citizens like us who do not wish to be disturbed at such early hours and late at night.

Another issue is the 3.3m colorbond fence which you plan to erect 1m inside your boundary. Does that regulation also apply if we want to put up a fence of that height? What an eyesore that will be looking out across the road from us! The transformer box colorbond fencing is bad enough!

We have recently had ducks and ducklings in our yard again going from the river back to the swamp and we have often seen the ducks and ducklings going from either the swamp or the river crossing the proposed development site. The proposed development will impact on them as well. There is even a Wildlife Crossing sign on Pratt Road right outside our property.

How many residents have been sent the letter from the Shire dated 29 September 2026 advising of the proposed development?

What is the situation with the lighting for the courts? How will this impact us?

What is the level that the noise should not exceed in our house and who is going to measure that?

To whom do we make complaints, not if but when there is a problem?

We are deeply troubled that this will severely adversely affect the resale value of our property.

The fact that it requires a 3.3m high wall clearly indicates that this development is NOT suited to this residential area.

Despite a lot of figures, we have no confidence that we will not be disturbed by the noise of vehicles, the people, the sound of the ball hitting the bat and people affected by alcohol after hours.

In the short amount of time we have had to try and understand and review this proposed development, we have found it extremely difficult to find anything positive for the residents about the Padel Ball courts, rather the opposite.

Surely demography dictates that putting a development for younger people in the older section of Eaton is not appropriate.

We will reiterate the email sent to you on Friday 2 October (the day we received the letter) to which we have not had the courtesy of a response with the following questions:

1. what is the distance between the proposed development and our boundary fence facing Bobin Street;

2. what are the regulations for the proximity of the proposed development to residents in the adjacent area;

2. there are no street names on the Draftek plans;

3. is the proposed height of the 3.3m colorbond wall from the proposed "courts" or from the existing fence line; and

4. is the proposed vertical landscaping going to be on the inside of the property and/or on the outside of the property.

Please **DO NOT** go ahead with this proposal. All we see ahead are problems and disturbances as it has the potential to destroy the relatively quiet lifestyle we have been fortunate enough to enjoy for the past 43 years.

There are far more suitable/appropriate locations than the Senior Citizens and Bowling Club for which, we understand, the Shire received the government grant.

Kind regards

[redacted]

[redacted]

7TH October 2026

As a long time resident of Eaton for over 70 years and [redacted] for over 50 years we **do not** support the proposed Padel Ball Court Development at the Bowling Club.
We live at [redacted] and have been at this address for 25 years.

1. Noise Levels.
From what we have read we understand that the Padel Ball Courts should be at least 100 meters from households. We are only 40 meters from these courts so this is too close to our house. Comparing tennis to Padel Ball for noise Padel Ball is a lot noisier, It is recommended that tennis is at least 50 meters from residences and Padel Ball 100 meters. Even though we have read in detail Reverberates recommendation it is a very big concern for us.

2. 7am start 10pm finishing.
This time will be a huge disturbance to us as our bedroom is facing the courts and by the time cars leave and the usual chatter and excitement with people leaving the area we envisage 11pm most nights. 15 hours a day till 10pm at night – 365 days a year. We are elderly Aussies and this is not acceptable.

3. Because there are 4 courts, the yelling and cheering and noise from Padel Ball and cars leaving and arriving will impact our peace. Noise travels worse at night and even with soundproofing we believe we will be hugely disrupted.

4. Complaints.
Where do we go for noise complaints as Bowling Club is separate and what will be done anyway by those in attendance.

5. A final question; how much will this impact the market value of our house if we have to sell. We are very very stressed with this situation as we moved here for the peace and beautiful surroundings.

6. The Bowling Club has a function on many Saturday evenings and the noise from the car park constantly wakes us. Also people waiting and talking in the car park for Taxis' at very late hours is already very disturbing but we tolerate that. 365 days a year is just ridiculous.

How would any of the councillors enjoy living opposite this? We would like an answer please.

Celeste de Munck

From: [redacted]
Sent: Wednesday, 14 October 2026 12:45 PM
To: Records
Subject: Application for Development approval Lot 510 Pratt Road Eaton

You don't often get email from carollamond135@gmail.com. Learn why this is important

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I live at [redacted]

I would like to express my concerns about some of the aspects concerning this proposed development of the Padel Ball Courts.

I have two main concerns, firstly I feel that a huge colourbond fence will look very **unsightly**, much like a fence found in a light industrial area. THIS IS AN URBAN AREA!
I would much prefer to see fences constructed of cyclone wire as in tennis courts. Even two or three tiers of limestone blocks with the Cyclone Fence above to gain the needed height would be acceptable.

My second issue is the **noise** that will be generated when balls go beyond the courts and hit the iron of the ColourBond fences.
We are already impacted by the noise frequently coming out of the bowling club both externally and internally of music being played.

I hope that you will seriously consider my concerns about this development.
Sincerely'
[redacted]

Celeste de Munck

From: [redacted]
Sent: Wednesday, 14 October 2026 2:20 PM
To: Records
Subject: RE: Application for development approval. Reserve (Recreation Private - Eaton Padel Ball Court) - Lot 510 Pratt Road Eaton.

You don't often get email from kashia.mellor19@hotmail.com. Learn why this is important

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To whom it may concern

As the home owner of [redacted] on an elevated property above [redacted]. I am emailing my concerns in regards to the Padel Ball court proposal.

Noise pollution: We already have enough noise coming from the bowling club on their social/bowling days and nights that travel down Eagle Cres, we do not need more noise impacting our sleep. My backyard already acts as an amphitheatre, catching the noise from the bowling club, adding a 3.3m fence to Bobin St will also assist the noise bouncing off and up to Eagle Cres.
We have a nice, somewhat quiet and elderly neighbourhood that quite enjoy their NATURAL environment and we do not want it disturbed.

Visibility concerns: The installation of a 3.3m high fence running along Bobin St will impact the view of those living on Bobin and impact resale value if it comes to it.

Future development concerns: The potential for carpark expansion due to premise participation, taking away our natural bushland. Traffic increase along Pratt Rd, Foster St and Bobin St.

SOLUTION: I personally think the upgrades to the unused basketball courts on Pratt Rd would be a better fit for Padel Ball courts!

Regards
[redacted]

Get Outlook for Android

Celeste de Munck

From: [redacted]
Sent: Wednesday, 14 October 2026 3:45 PM
To: Records
Subject: RE: APPLICATION FOR DEVELOPMENT APPROVAL. RESERVE (RECREATION PRIVATE-EATON PADEL BALL COURT)-LOT 510 PRATT ROAD EATON.

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To whom it may concern.
Regarding this application I have real concern regarding noise and visual issues.

The elevated properties on Eagle Crescent already get a lot of noise from existing usage of the bowling club. I am witness to that.

To put a 3.3m high colorbond fence up will just increase the noise. It will not absorb any noise. Think about the traffic noise that will bounce off the fence and impact the two closest properties on Pratt Road and Bobin Street then continue up Stanton Street affecting alot more.

A 3.3m colorbond fence should not even be considered in a residential area let alone an established suburb with so much natural environment.

The old tennis courts and basketball courts would be a far better option, or an industrial area.

Considering the new building was to be Eaton Bowling Club, Eaton Seniors and a Social Function Centre I feel it is already at capacity.

The old basketball and tennis courts are a far better option, as that area is under utilised. Other option would be an industrial area.

Please consider the neighbours in close proximity and respect there right to enjoy the views and amenities they have now.

Kind regards
[redacted]

(Appendix ORD: 12.2.1D)

10.10.26

[redacted]

Ref No: DAP-F0430547

CEO
Shire of Dardanup
PO Box 7016
Eaton WA
6232

SHIRE OF DARDANUP
RECEIVED
12 OCT 2026
Name: _____

Att: Lezia Ramsden

Dear Sir, Madam,

Re: Application For Development Approval – Reserve (Recreation Private – Eaton Padel Ball Court) – Lot 510 Pratt Road – Eaton.

As the Owner of [redacted] I am writing to raise my concerns over the Proposed Padel Ball Court at Lot 510 Pratt Road. The other property Owners that I have spoken with along Bobin St and adjacent properties on Pratt Rd and Hamilton Rd have all raised significant concerns about the proposed development.
These concerns are around;

- Noise.
- Traffic Impact.
- Parking.
- Hours of Operation

In the information provided we don't believe these any of these concerns have or will be sufficiently addressed in the immediate term and longer term.

Noise.

- The proposed 3m high colorbond screen will have very little effect on the reduction of noise on the continuous noise emitted from the hard ball used in the Padel Ball sport. There is historic information available about the noise issues especially when the sport is being played at night and in built up residential areas, especially when the screen wall is only located on one side of the proposed venue. The proposed wall would appear to be built at the current bowling green level which will provide little or no sound absorption to the Residents.
  Any noise attenuation walls should be constructed at least halfway up the current bank.
  This noise combined with raised voices and potential use of music will place an unacceptable nuisance to our residential amenity. This nuisance noise will be enhanced in the stillness of the night and the prevailing wind which is mostly from the west south west.

  Effect of padel ball noise in the Community in Australia

  The noise generated by padel courts in Australia can significantly impact the community, especially in residential areas. The sound of the ball hitting the court surface, combined with player interactions and cheering, can reach levels comparable to busy traffic or a vacuum cleaner. This noise, particularly during peak usage times, can disturb residents' quality of life, causing stress and sleep disruption. To mitigate these noise issues, **it is recommended to maintain a suitable distance between padel courts and residential areas, with a distance of at least 100 meters being a common guideline. Additionally, implementing sound barriers and acoustic panels around the court can help absorb and block noise**.

Traffic Noise Impact and Effect of noise from vehicle movements

The effects of nuisance noise on the adjacent residential properties cannot be under estimated especially in the stillness of night and the later hours. This will be elevated from car doors slamming, cars leaving the venue and driving off.
This traffic noise combined with raised voices and the increased traffic movements will place an unacceptable nuisance to our residential amenity.

Parking

- Parking requirements have not been addressed in the paperwork received. The current parking with the existing Bowling Club Parking to adjacent to Bobbin St is currently inadequate with regular events held at the existing facility seeing overflow parking on the verge to Bobbin St all the way down to adjacent the Hamilton Rd intersection.
  This provides an unacceptable traffic flow risk to traffic traveling along Bobbin St.
  This is uncontrolled parking is unacceptable to us. All parking should be redirected to the Carpark which is adjacent to Pratt Rd.

Operating Hours

- The Hours of Operation have not been provided, as such we will do not support any late-night operations past 8:00pm for the residential area. Any times outside of this will place an unacceptable nuisance to our residential amenity.
-

I also note that the Proposed Draft Plans provided have been drawn Overseas, any design work should comply with the relevant Australian Standards and Design requirements.

I wish to be kept informed with any further updates or developments with this proposal which I do not support.

Kind Regar[redacted]

[redacted]

RESPONSE TO PUBLIC SUBMISSIONS

Development Application – Proposed Padel Courts

Lot 510 Pratt Road, Eaton – Eaton Bowling and Social Club

1. Introduction

This document responds to six public submissions received by the Shire of Dardanup regarding the proposed four padel courts at the Eaton Bowling and Social Club. The matters raised have been consolidated into common themes to avoid unnecessary repetition. Part 3 – Appendix A records the issues raised across the submissions.

Independent acoustic and traffic/parking assessments submitted with the application form the technical basis for the responses. The applicant intends to proceed with the proposal and will provide amended drawings clarifying street names, relevant setbacks and the acoustic wall's relationship to existing ground and road levels.

PART 1 – SUMMARY OF CONSOLIDATED ISSUES

The submissions are addressed under six key issue categories:

1. Noise and Residential Amenity
2. Acoustic Barrier, Visual Impact and Landscaping
3. Traffic, Road Safety and Parking
4. Operating Hours and Operational Management
5. Site Context and Alternative Locations
6. Lighting and Other Matters

1. Noise and Residential Amenity

Concern Summary: Residents raised concerns about ball impacts, player voices, evening noise and potential effects on nearby and elevated homes.

High-Level Response: An independent Environmental Noise Assessment by Reverberate Consulting considered the four-court proposal and surrounding residential receivers. The assessment indicates compliance with the Environmental Protection (Noise) Regulations 1997 with the recommended acoustic treatment incorporated.

2. Acoustic Barrier, Visual Impact and Landscaping

Concern Summary: Concerns relate to the height, finish, visual appearance and effectiveness of the proposed acoustic wall.

High-Level Response: The proposed barrier is 3.3 m high from its base and uses double-sheeted Colorbond (two 0.48 mm sheets, a combined 0.96 mm thickness), in Monument Grey to match the Club. Bobin Street is approximately 1.5 m above the wall base; the visible height from street level is therefore approximately 1.8 m. The barrier is just outside the court area, within the existing Club fence line. Creepers are proposed on both sides to soften its appearance.

A detailed sketch prepared from Bobin Street is included to illustrate the proposed acoustic wall and its apparent height relative to the Street.

3. Traffic, Road Safety and Parking

Concern Summary: Submissions raised possible increased traffic, parking overflow and vehicle noise.

High-Level Response: The independent Transport Impact and Car Parking Assessment prepared by Move Consultants finds that the forecast vehicle movements can be accommodated by the local road network and available parking infrastructure. The detailed report remains the basis of the assessment.

4. Operating Hours and Operational Management

Concern Summary: Residents raised concerns regarding early starts, late finishes and the management of complaints and activity.

High-Level Response: The proposed hours are 7.00 am–10.00 pm Monday to Saturday, and 9.00 am–10.00 pm Sundays and public holidays. The facility will be operated through a managed court-booking system within the approved operating hours.

Outback Padel will be responsible for the management of the facility, with contact details made available for residents to raise any operational concerns. Complaints will be considered and managed as appropriate, in accordance with applicable regulatory requirements.

5. Site Context and Alternative Locations

Concern Summary: Some submissions suggested alternative public recreation or industrial sites.

High-Level Response: The proposal makes use of an existing, underutilised bowling green within an established Club and recreation site. The development has been progressed in conjunction with the Eaton Bowling and Social Club.

6. Lighting and Other Matters

Concern Summary: Questions were raised about lighting, vegetation, nearby properties and the scope of the development.

High-Level Response: Court lighting will be designed to comply with relevant Australian Standards and applicable approval requirements. The proposal occupies an existing developed bowling green and does not involve expansion of the existing car park.

PART 2 – DETAILED RESPONSES

A. Noise and Residential Amenity

The Environmental Noise Assessment by Reverberate Consulting (P191479RP1, Revision 2, 14 September 2026) models noise associated with the proposed four-court facility, including ball impact, player voices and parking activity, at relevant residential receivers. The assessment includes nearby homes on Pratt Road and Bobin Street and elevated receivers on Eagle Crescent.

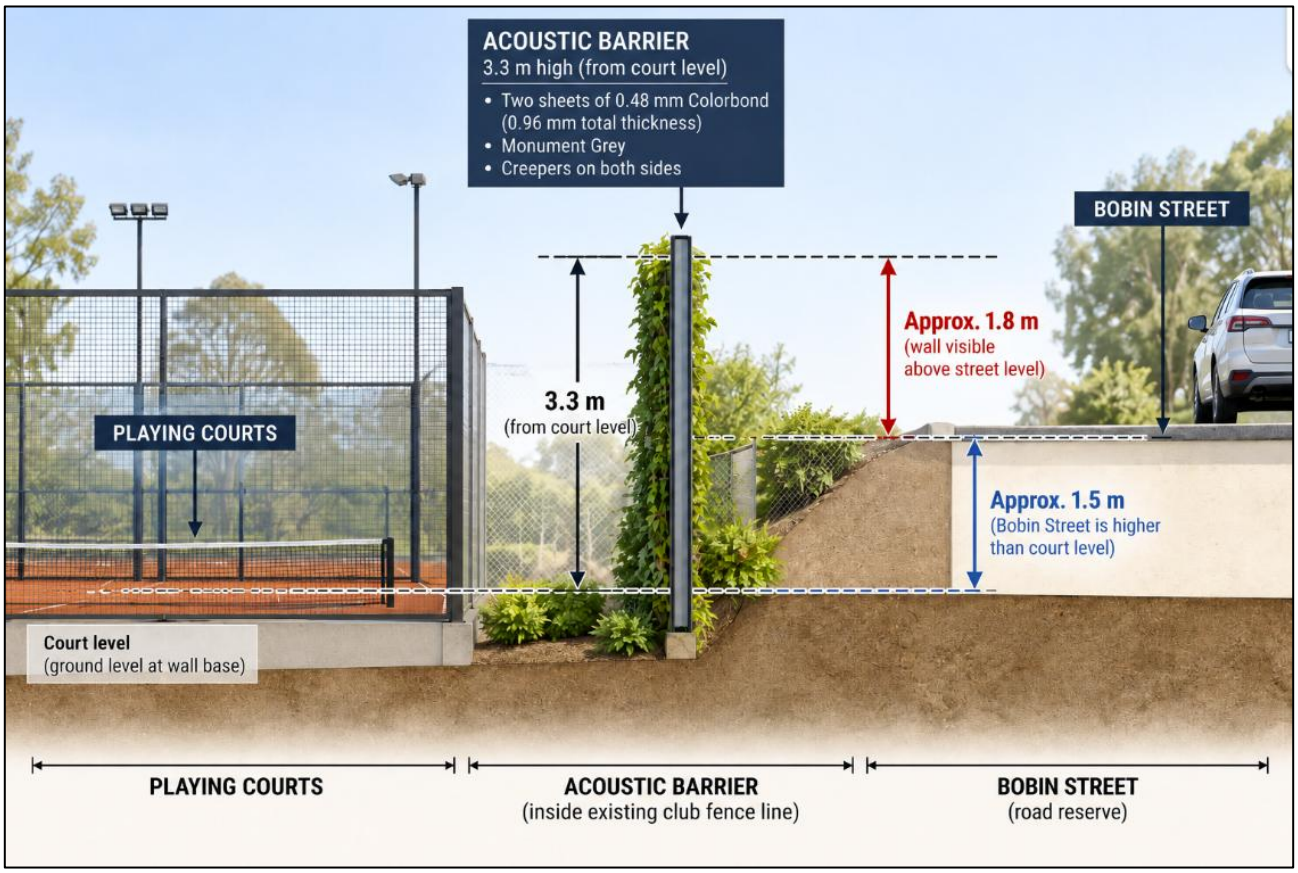
The assessment identifies the proposed acoustic barrier as a mitigation measure and predicts compliance with the applicable assigned noise levels under the Environmental Protection (Noise) Regulations 1997. The acoustic consultant's assessment should be read for the modelling assumptions, predicted levels and technical findings. The proposal does not rely on a prescribed 100 m separation distance as a substitute for the applicable regulatory noise assessment.

B. Acoustic Barrier, Visual Impact and Landscaping

The 3.3 m-high acoustic barrier is proposed immediately outside the playing-court area, wholly within the existing Bowling Club fence line. It will comprise two sheets of 0.48 mm Colorbond, providing a combined sheet thickness of 0.96 mm in accordance with the acoustic treatment specified for the proposal.

The finish will be Monument Grey, consistent with the colour of the existing Club buildings. Creepers are proposed along both sides of the wall to provide a softer landscaped presentation over time.

The wall height is measured from the wall base at the lower court level. Bobin Street is approximately 1.5 m higher than that base, meaning the wall will present at approximately 1.8 m above the street level. An amended cross-section will illustrate the wall, the road reserve and adjoining ground levels; final visible heights will be shown against the relevant surveyed levels. Illustration below:



The barrier serves an acoustic function and is materially different from standard tennis-court cyclone fencing. The courts also have their own enclosed perimeter, meaning the barrier is not intended to be a direct ball-impact surface during normal play.

C. Traffic, Road Safety and Parking

Move Consultants' Transport Impact and Car Parking Assessment (July 2026) considers likely site-generated traffic, local road conditions and existing parking supply. The assessment concludes that projected traffic can be accommodated within the surrounding road network and available parking capacity. Its findings address the matters raised regarding traffic volumes and parking demand without requiring alterations to the proposed court layout.

No extension of the existing parking area or clearing of surrounding bushland is proposed as part of this development.

D. Operating Hours and Operational Management

The proposed operating hours remain 7.00 am–10.00 pm Monday to Saturday and 9.00 am–10.00 pm on Sundays and public holidays. The proposed acoustic assessment considers the relevant operating periods. Court access and use will be managed through a booking-based operation.

Outback Padel will operate the padel courts separately from the Club's existing functions. Any operational complaints relating to the padel courts can be directed to the operator using contact details made available as part of the venue's operation.

E. Site Context and Recreational Use

The proposed courts are located on an underutilised bowling green within the existing Eaton Bowling and Social Club grounds. The proposal continues the site's recreational use and introduces an additional structured

sporting activity. Suggestions concerning other sites have been considered; however, this application relates to the identified Club land and the specific design and assessments submitted for that site.

F. Lighting and Other Matters

Court lighting will be designed and installed to applicable Australian Standards and approval requirements, including controls on spill and glare. The proposal does not entail clearance of bushland or an expansion of the Club's car park. Matters relating to the Shire's public notification process or private residential fencing requirements are separate to the applicant's proposed development.

PART 3 – APPENDIX A

Schedule of Issues Raised in Submissions

The following schedule consolidates the issues contained in the six submissions supplied by the Shire. It is not a verbatim reproduction of private submissions; each topic is addressed in Parts 1 and 2.

A1. Noise and Residential Amenity

Submission issue identified	Consolidated category
Ball impact and player voices, including evening impacts	Noise
Potential effects on closest residences and elevated properties	Noise
Concern about proximity or suggested 100 m separation	Noise
Existing Bowling Club noise and vehicle departures	Noise

These matters are addressed in Section A of Part 2.

A2. Acoustic Barrier, Visual Impact and Landscaping

Submission issue identified	Consolidated category
3.3 m wall height and apparent height from street	Barrier / Visual
Colorbond appearance, colour and potential loss of views	Barrier / Visual
Noise reflection and suitability of wall material	Barrier / Visual
Location of wall and proposed planting	Barrier / Visual

These matters are addressed in Section B of Part 2.

A3. Traffic, Road Safety and Parking

Submission issue identified	Consolidated category
Additional traffic on Pratt Road, Bobin Street and nearby roads	Traffic / Parking
Parking overflow and verge parking on Bobin Street	Traffic / Parking
Parking demand, car doors and departure movements	Traffic / Parking
Possible future parking expansion and loss of vegetation	Traffic / Parking

These matters are addressed in Section C of Part 2.

A4. Operating Hours and Operational Management

Submission issue identified	Consolidated category
7 am commencement and 10 pm conclusion	Operations
Sunday and public-holiday operation	Operations
Booking access, supervision and complaints contact	Operations

These matters are addressed in Section D of Part 2.

A5. Site Context and Alternatives

Submission issue identified	Consolidated category
Alternative padel locations on nearby courts, ovals or industrial land	Site Context
Compatibility with Club and surrounding residences	Site Context
Questions about Club capacity and recreational purpose	Site Context

These matters are addressed in Section E of Part 2.

A6. Lighting and Other Matters

Submission issue identified	Consolidated category
Lighting spill and glare	Other
Questions regarding site plans, distances and street names	Other
Wildlife, property values and notifications	Other
Alcohol and existing Club functions	Other

These matters are addressed in Section F of Part 2.

Conclusion

The proposal is for four managed padel courts on existing recreational land. The independent acoustic and transport assessments support the application, and amended plans will clarify the wall location, its 3.3 m construction height, the approximately 1.8 m visible height from Bobin Street and its proposed visual treatment. The applicant respectfully requests that the Shire continue assessment of the application on this basis.

RISK ASSESSMENT TOOL

AGENDA ITEM: ***Reserve (Recreation Private - Eaton Padel Ball Court) - Lot 510 Pratt Road, Eaton***

RISK THEME PROFILE:

10 - Management of Facilities, Venues, Events and Services
Choose an item.
Choose an item.
Choose an item.

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH / PEOPLE	Impacting the lifestyle and enjoyment of amenity by residents residing in nearby properties	Minor (2)	Unlikely (2)	Low (1 - 4)	This can be mitigated as the applicant has provided for acoustic panelling to meet the Environmental Protection (Noise) Regulation 1997 and the Reverberate Consulting's Environmental Assessment; a Light Management Plan is to be submitted and approved by the Shire to address light spill and the operating hours is restricted by the Shire.	Minor (2)	Unlikely (2)	Low (1 - 4)
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.