

DEVELOPMENT APPLICATION

Planning Report

Outback Padel Eaton

Proposed Padel Facility
Eaton Bowling and Social Club
Pratt Road, Eaton WA 6232

Prepared by: Outback Padel Pty Ltd

ABN: 17 683 506 603

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1. Executive Summary

This Planning Report has been prepared in support of a Development Application (DA) submitted to the Shire of Dardanup for the establishment of a padel facility at the Eaton Bowling and Social Club, Pratt Road, Eaton WA 6232.

The proposal involves the development of four padel courts on currently underutilised land within the Club grounds, together with an equipment store, shaded spectator and social seating areas, and an extensive landscaping program to enhance the existing amenity of the site.

The facility will be developed, funded and operated entirely by Outback Padel Eaton under a lease arrangement with the Club, at no cost to the Club or the Shire of Dardanup. The project represents a significant private investment in community sporting infrastructure in the Eaton area and will bring a fast-growing, internationally popular sport to the local community for the first time.

This report outlines the nature of the sport of padel, the credentials and track record of Outback Padel, the Club's endorsement of the proposal, the key elements of the proposed development, and the operational framework under which the facility will be managed.

The DA is accompanied by a suite of technical supporting documents including an Acoustic Assessment Report, a Traffic Impact Assessment, and a detailed Site Plan. These documents confirm that the proposal is appropriate to its setting and is capable of operating in a manner that is respectful of the surrounding neighbourhood.

Applicant: Outback Padel
Site: Eaton Bowling and Social Club, Pratt Road, Eaton WA 6232
Proposal: Four padel courts, equipment store, shaded seating and landscaping
Lease Term: Fixed rental lease on a 5 + 5 year term
Cost to Club / Shire: Nil
Club Endorsement: Members voted in favour of the project

2. The Sport of Padel

2.1 What is Padel?

Padel is a racket sport played in doubles on an enclosed court approximately one third the size of a court. The court is surrounded by glass and metallic mesh walls, which form an integral part of the game — players may use the walls much like squash, which gives padel its unique, exciting character. The sport uses a solid, stringless racket and a low-compression ball, making it easier to learn than and accessible to players of all ages and abilities.

A standard padel court measures 20 metres by 10 metres and is divided by a net. Games are typically played as doubles, creating an inherently social format that encourages group participation, team building and community connection. The sport can be enjoyed equally by casual beginners and competitive players, with no prior racket sport experience required to have fun.

2.2 Global and National Growth

Padel is currently the fastest-growing sport in the world by the number of new players and facilities. Originally popularised in Spain and Latin America, padel now has over 25 million active players across more than 90 countries. Europe has seen explosive growth, with Spain alone home to over 20,000 courts and the sport routinely filling arenas for professional events.

In Australia, padel has experienced remarkable momentum over recent years. The sport has moved from a handful of facilities in major cities to a rapidly expanding network of venues across all states and territories. National governing body Padel Australia reports consistent double-digit growth in player registrations year on year, with Western Australia emerging as one of the fastest-growing states in the country.

Internationally, the sport's profile continues to rise. Padel has been accepted as an exhibition sport at the 2028 Los Angeles Olympic Games and has lodged a bid for full Olympic recognition at Brisbane 2032 — a milestone that is expected to further accelerate the sport's profile and participation levels across Australia.

2.3 Who Plays Padel?

One of padel's greatest strengths is its inclusivity. The sport attracts a genuinely diverse player base spanning all age groups, genders, and levels of physical fitness. Its enclosed court, smaller playing area and social doubles format make it particularly appealing to:

- Families with children looking for an active shared activity
- Young professionals seeking a social sport to complement a busy lifestyle
- Older adults and seniors for whom the lower physical impact and social nature of the game is ideal
- Existing racket sport players (tennis, squash, badminton) looking for a fresh challenge
- Beginners and non-sporting individuals drawn in by friends, family or a casual hit

The sport's social atmosphere is a key driver of its popularity. Players regularly report that the post-game social interaction — whether at a bar, a café, or simply courtside — is as enjoyable as the game itself. This creates a natural synergy with club-based hospitality venues, which is precisely why established sports and social clubs are proving to be an ideal home for padel facilities across Australia.

2.4 Health and Wellbeing Benefits

Padel provides excellent cardiovascular exercise while being low-impact on joints, making it a highly suitable activity for ongoing participation across all life stages. A typical one-hour padel session provides significant aerobic and anaerobic benefit, improving coordination, reaction time, and overall fitness. Beyond the physical, the team nature of the sport delivers meaningful social and mental wellbeing benefits — reducing isolation, building friendships, and contributing to a sense of belonging and community.

3. About Outback Padel

3.1 Company Background

Outback Padel Pty Ltd is a Western Australian business dedicated to developing high-quality, community-focused padel and racket sports facilities. The company was founded by Jaimie and Kristin Forssman with a clear purpose: to bring people together through play, movement and shared sporting experiences.

Outback Padel was born from a deep love of racket sports and a recognition that emerging sports such as padel have a transformative ability to activate underutilised community spaces, create new revenue for clubs and organisations, and generate meaningful social connection. The company's model is built on partnership — working with established clubs, councils and landowners to bring infrastructure and management expertise, while sharing the long-term benefits of a thriving sporting facility.

The company is entirely self-funded and takes on full financial and operational responsibility for all facilities it develops. This means there is no financial risk or operational burden placed on the host organisation — whether that is a sporting club, a local government, or a private landowner.

3.2 Our Team

Jaimie Forssman is Co-Founder and Project Director of Outback Padel. A Chartered Accountant and CFO with extensive experience in project management, finance, commercial management and strategic leadership, Jaimie brings a rigorous and methodical approach to every project. He holds a Master of Science in Mining Engineering and has successfully delivered top-tier, multi-million dollar projects over his career. He is a committed and regular padel player with a deep personal investment in growing the sport throughout Western Australia.

Kristin Forssman is Co-Founder and Director of Outback Padel. A qualified accountant with a background in project management, Kristin brings her professional skills and a genuine passion for community-building through sport to the business. She is committed to ensuring that every Outback Padel venue delivers an inclusive, welcoming experience for players of all ages and abilities.

Together, the Forssman team has developed a strong network of relationships with padel equipment suppliers, court manufacturers, acoustic consultants, civil contractors and industry mentors across Australia and internationally — all of whom are engaged as strategic partners in delivering Outback Padel's facilities to the highest standard.

3.3 Established Track Record

Outback Padel has an established and growing track record of delivering racket sport facilities in Western Australia. The company's first venue, Rotto Rackets Sports, opened on Rottnest Island on 1 December 2025, providing the island's visitors and community with access to padel and pickleball in a stunning setting. The Rottnest venue has been well received and has demonstrated the company's ability to deliver and operate a quality facility.

Outback Padel is currently developing its first metropolitan padel facility - a six-court venue at the Morley Noranda Recreation Club in Perth's northern suburbs, planned to open in late 2026. This project further demonstrates the company's capacity to undertake larger-scale club-based developments and its commitment to delivering on its promises to host organisations.

The Eaton Bowling and Social Club represents Outback Padel's next significant step in bringing quality padel infrastructure to communities south of the Swan River, extending the sport's reach to the rapidly growing population of the Dardanup Shire and surrounding areas.

4. The Eaton Bowling and Social Club

4.1 Club Overview

The Eaton Bowling and Social Club is a well-established community sporting club located at Pratt Road, Eaton. The Club has a proud history of serving the local community through lawn bowls and social activities, providing a welcoming environment for members and their families. The Club premises include a clubhouse, bowling greens, car parking and associated facilities.

Like many established community clubs across Australia, the Eaton Bowling and Social Club recognises the need to evolve and diversify its sporting and social offerings in order to attract new members, generate sustainable revenue, and remain a vibrant hub for the broader community. The introduction of padel at the Club is a direct response to this strategic imperative.

4.2 Member and Committee Endorsement

The Club's decision to pursue this project was not taken lightly. Outback Padel presented the proposal to the Club's committee and membership through a thorough consultation process, and the concept was subsequently put to a formal vote at a Special General Meeting of the Club held on 30 September 2025.

The Club's members voted in favour of the proposal, giving Outback Padel a clear mandate to proceed. Following this endorsement, the Club signed a Letter of Intent with Outback Padel, and the parties have since worked collaboratively to develop the detailed project plans and supporting technical studies that accompany this Development Application.

The proposal has the full support of the Club's committee and management, who view the introduction of padel as an exciting opportunity to breathe new life into the facility, attract a new generation of community members, and secure the Club's long-term financial sustainability.

5. Proposed Development

5.1 Site Description

The proposed padel facility will be located on currently underutilised land within the Eaton Bowling and Social Club grounds at Pratt Road, Eaton. The site is an existing hardstand and open area adjacent to the Club's main building, which has the space and configuration to comfortably accommodate the proposed development while maintaining the integrity and operations of the existing bowling greens and clubhouse.

Access to the padel facility will be via the Club's existing driveway and car park arrangements. The car park provides ample existing capacity to service both the existing Club activities and the proposed padel courts without the need for additional parking infrastructure.

5.2 What is Being Proposed

The proposed development will be delivered in two phases. Phase 1 will include three padel courts, with the full complement of four courts to be completed in Phase 2, along with the full landscaping program. The complete development will comprise:

- Four padel courts, constructed to international standard dimensions (20m x 10m each), with glass and mesh perimeter enclosures and LED court lighting
- A container-style equipment store providing rental rackets, balls and accessories to ensure all players have access to equipment during operating hours
- A shaded social seating and spectator area with quality outdoor furniture, creating an inviting space for players to relax before and after their games
- Surrounding paving and pathways connecting the courts to the existing Club facilities
- An extensive landscaping program incorporating a significant number of new trees, shrubs and planted areas, designed to soften the visual impact of the development, enhance the green character of the site, and create an attractive, welcoming outdoor environment

The overall design philosophy is to create a green, activated outdoor space that complements and enhances the existing Club environment rather than simply adding sporting infrastructure. Significant attention has been given to landscaping, with the intention of making the padel precinct an attractive and enjoyable space that adds to the visual amenity of the Club grounds.

5.3 Court Design and Quality

All courts will be constructed to professional specifications using high-quality materials sourced from established padel court manufacturers. The court surface will be an artificial grass system specifically designed for padel, providing optimal playing performance and player safety. Perimeter structures will comprise a combination of toughened glass panels and coated metallic mesh, consistent with international padel standards and the designs used at established facilities across Australia and internationally.

The facility will be fitted with energy-efficient LED lighting to support safe and enjoyable evening play. All electrical infrastructure will be installed to Australian Standards and will be the responsibility of Outback Padel to maintain for the duration of the lease.

6. Operational Framework

6.1 Operating Hours

The proposed operating hours for the facility are 7:00am to 10:00pm Monday to Saturday, and 9:00am to 10:00pm on Sundays and Public Holidays. These hours have been established in consultation with the findings of the Acoustic Assessment submitted with this DA and are consistent with the Environmental Protection (Noise) Regulations 1997.

6.2 Booking and Access System

Court bookings will be managed through Outback Padel's online booking platform, allowing players to conveniently book and pay for court time via smartphone app or website at any time. The facility will employ a smart digital access control system, whereby each booking generates a unique secure access code valid only for the duration of the relevant booking period. This system ensures that access to the courts is restricted to authorised users, that the courts are secure outside operating hours, and that a clear record of facility access is maintained at all times.

The digital access system significantly reduces the need for permanent on-site staffing during lower-demand periods, while allowing the facility to operate safely and securely throughout its full operating hours.

6.3 On-Site Management and Atmosphere

While the facility is designed to operate efficiently as a largely self-managed venue, Outback Padel is committed to ensuring it is also a warm, welcoming and vibrant place to play. The facility will have an on-site presence through a coach and club manager who will be responsible for running coaching programs, managing community events, organising tournaments and engaging with players and Club members.

Outback Padel will work closely with the Club's own management team to ensure that the padel precinct integrates seamlessly with the Club's existing operations and culture. Players will be encouraged to use the Club's bar and social facilities before and after their games, creating additional foot traffic and revenue for the Club and strengthening the social fabric of the venue overall.

6.4 Maintenance

All courts and associated infrastructure will be maintained by Outback Padel in accordance with a scheduled maintenance program and on an as-needs basis. Outback Padel takes full responsibility for ensuring that courts and facilities are maintained to a high standard for the duration of the lease, at no cost to the Club or the Shire.

6.5 Lease Arrangement

Outback Padel will occupy the designated area under a formal lease or sub-lease agreement with the Eaton Bowling and Social Club. The lease provides for a fixed monthly rental payment to the Club on a 5-year term with a 5-year renewal option. The arrangement provides the Club with a reliable and predictable income stream and offers long-term certainty for all parties.

Outback Padel will cover all costs associated with the development, including construction, utilities, equipment, maintenance and insurance. There is no financial contribution or capital commitment required from the Club or the Shire.

7. Community and Social Benefits

7.1 New Sport for the Eaton Community

The establishment of a padel facility at the Eaton Bowling and Social Club will bring a world-class, internationally popular sport to the Eaton, Dardanup and broader south-west metropolitan community for the first time. Residents who have travelled to Perth's northern and eastern suburbs to access padel facilities will now have access to a quality venue close to home.

7.2 Revitalising the Club

The padel facility is expected to significantly increase foot traffic through the Club, attracting new audiences including families with children, young professionals, and active adults who may not previously have engaged with the Club. This increased patronage is expected to benefit the Club's bar, social functions and overall membership, strengthening the Club's long-term viability and its role as a community hub.

Padel players who use the Club's facilities on a regular basis will be required to take up a social membership with the Club, in keeping with the Club's existing membership rules. This creates a direct and meaningful pathway for the padel community to become part of the broader Club family.

7.3 Inclusive Access

Outback Padel is committed to ensuring that padel is genuinely accessible to the whole community. Coaching programs will be available for beginners of all ages, and the Club and Shire will be provided with complimentary court time for community events, school programs and organised group activities. Pricing will be structured to be accessible for families and regular participants.

7.4 Health and Active Lifestyle

The facility directly supports active living in the community, providing an engaging and enjoyable activity that encourages regular physical exercise. Padel's low-impact nature means it is suitable for sustained participation across all life stages, providing long-term health benefits for participants and contributing to the Shire's goals for a healthy and active community.

7.5 Employment

The facility is expected to directly employ a minimum of three people during its first year of operation, increasing to four or more in subsequent years as the facility grows. These roles will include a head coach/venue manager and supporting casual staff. Outback Padel will prioritise local employment where possible.

7.6 Tournament and Event Potential

A four-court padel facility has the capacity to host local, regional and state-level tournaments, bringing visitors from across the region to Eaton and generating economic activity for local businesses. Outback Padel has experience running tournaments and community events, and the Eaton facility will be incorporated into the company's growing events calendar.

8. Strategic Alignment with the Shire of Dardanup

The proposed development aligns strongly with the Shire of Dardanup's 2050 Vision, which identifies five guiding aspirations for the community: Healthy, Self-Sufficient, Sustainable, Connected, and Innovative. The Outback Padel Eaton project contributes directly to each of these aspirations:

- **Healthy:** The facility promotes active participation in sport and physical activity, supporting the health and wellbeing of residents of all ages.
- **Self-Sufficient:** The project is entirely privately funded, generates lease income for the Club, and creates no operational or financial burden for the Shire.
- **Sustainable:** The development makes productive use of underutilised land within an existing community facility, avoids the need for the Shire to invest in new sporting infrastructure, and is designed with energy efficiency and landscaping as priorities.
- **Connected:** Padel's social, community-oriented nature will strengthen connections between residents, attract new community members to the Club, and create a vibrant social hub for the area.
- **Innovative:** Padel is a modern, forward-looking sport that reflects the Shire's commitment to embracing innovative approaches to community recreation and facility activation.

The project also supports the Shire's broader goals for co-located, multi-functional community facilities by introducing a complementary sporting activity that works alongside the Club's existing bowling programs rather than competing with them. The Club's capacity to serve the community is significantly enhanced through the diversification of its sporting offer.

9. Technical Supporting Documents

This Development Application is supported by a suite of technical reports and plans prepared by qualified and experienced consultants. These documents address the key technical considerations associated with the proposed development and confirm that the proposal can operate appropriately in its setting.

9.1 Acoustic Assessment Report

An Acoustic Assessment Report has been prepared by a qualified acoustic engineer and is submitted with this DA. The report assesses the potential noise impact of the proposed padel facility on surrounding residential properties and confirms that the development, as proposed, is capable of complying with the Environmental Protection (Noise) Regulations 1997 at all assessed times of operation.

The assessment has informed the proposed operating hours for the facility and has identified appropriate design measures that will be incorporated into the facility's construction to optimise acoustic performance. These measures will be formally certified as part of the building approval process.

9.2 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared and is submitted with this DA. The assessment examines the traffic generation associated with the proposed use and confirms that the existing road network and car parking arrangements at the Club are adequate to accommodate the additional demand generated by the padel facility without adverse impact on local traffic conditions.

9.3 Site Plan

A detailed Site Plan has been prepared showing the layout of the proposed development, including the location and dimensions of the four padel courts, equipment store, seating areas, access pathways, and landscaping. The Site Plan confirms that the development can be accommodated within the available space at the Club and that it does not compromise the existing bowling greens, car parking or site access arrangements.

10. Conclusion

The establishment of Outback Padel Eaton at the Eaton Bowling and Social Club represents a genuinely exciting opportunity for the Eaton community and the Shire of Dardanup. The project will deliver world-class padel courts, a welcoming social space and an extensive landscaping improvement to an existing community facility — at absolutely no cost to the Club or the Shire.

The proposal has been developed thoughtfully and collaboratively, with the full endorsement of the Club's membership and committee. It is supported by thorough technical assessments confirming the development's suitability for its setting. It aligns directly with the Shire's own strategic vision for a healthy, connected and innovative community.

Padel is growing rapidly across Australia and the world. The Eaton Bowling and Social Club is ideally positioned to be at the forefront of that growth in the south-west metropolitan region — providing residents with a vibrant, inclusive and social sporting destination that they can enjoy for decades to come.

Outback Padel respectfully requests that the Shire of Dardanup grant Development Approval for the proposed padel facility, and looks forward to working constructively with the Shire and the Club to bring this exciting project to life.