

Supplementary Information

Ordinary Council Meeting

Tuesday 24 March 2026

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Addendum - Item 10.1.2 - Policy Review: Code Of Conduct Complaint Management

ADDITIONAL INFORMATION

Officers have identified several matters requiring clarification and refinement to ensure full alignment with the *Local Government Act 1995* and the *Local Government (Model Code of Conduct) Regulations 2021*. These are detailed below.

Appointment of Temporary Authorised Complaints Assessor

Clause 14B(4) of the Model Code Regulations requires that, when appointing an Authorised Complaints Assessor, the Council resolution must state that the Council is satisfied the person is suitably qualified, explain why the Council considers the person suitably qualified, and state that the Council is satisfied that the person is impartial and has no close association with any council member or employee of the local government. The officer’s recommendation has been updated to ensure that these points are explicitly stated.

Authorisation of Chief Executive Officer as Behaviour Complaints Officer

The officer’s recommendation recommends that the Council repeal Delegation MCC- D01 as, in accordance with Regulation 14B(3)(c) of the Model Code, an employee of the City is not permitted to make findings on complaints. The current recommendation is also for Council to note that the Manager Governance and Strategy and Coordinator Governance are authorised to receive behavioural complaints under Regulation 11(3) of the Code. On further reflection, officers would like to update the recommendation for the Chief Executive Officer to also be authorised to receive complaints and withdrawals of complaints, given that that role will no longer be responsible for making findings on behavioural complaints. In view of this, the revised instrument of authorisation is included in table 1, below.

Table 1

Instrument of Authorisation for Behaviour Complaints Officer

<p>Function Authorised: <i>This is a precis only. Authorised Officers shall only action in full understanding of the delegated statutory power, inclusive of conditions (see below).</i></p>	<p><i>Authorised to receive and withdraw complaints under Regulation 11(3) of the Local Government (Model Code of Conduct) Regulations 2021.</i></p>
<p>Statutory Power being Authorised:</p>	<p><i>Local Government (Model Code of Conduct) Regulations 2021:</i></p> <ol style="list-style-type: none"> <i>1. Receipt of Complaints made in accordance with Regulation 11(2); and</i> <i>2. Withdrawal of Complaints in accordance with Regulation 14.</i>
<p>Power is originally assigned to:</p>	<p>Local Government</p>
<p>Statutory Power of Authorisation:</p>	<p><i>Regulation 11(3)</i> The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.</p>
<p>Position/s Authorised</p>	<p>Chief Executive Officer, Manager Governance and Strategy; and Coordinator Governance</p>
<p>Legislative Conditions on this Authorisation:</p>	<p>A complaint must be made-</p> <ol style="list-style-type: none"> (a) in writing in the form approved by the local government; and (b) to a person authorised under clause 11(3); and

	<p>(c) within one month after the occurrence of the alleged breach.</p> <p>The withdrawal of a complaint must be –</p> <p>(a) in writing; and</p> <p>(b) given to a person authorised under clause 11(3)</p>
Compliance Links:	<p><i>City of Bayswater Code of Conduct for Council Members, Committee Members and Candidates</i></p> <p><i>Code of Conduct Complaints Management Policy</i></p>
Record Keeping:	<p>All documentation relative to the decision is to be retained as required by the legislation.</p>

Register of Complaints

In relation to the proposed behavioural complaints register, officers further note that subsections 5.96C(4)(a) and (b) of the *Local Government Act 1995* provide that regulations may be made to prescribe what information may or may not be disclosed in relation to a complaint, and that the Office of the Local Government Inspector has indicated it is awaiting further advice from the Department regarding publication issues for both Division 3 and Division 4 complaints. Once this advice is issued, it may be necessary to review the *Code of Conduct Complaint Management Policy* and, if required, amend the policy and register template to ensure ongoing compliance with any prescribed requirements.

Treatment of Recurrent Behaviour Breaches

Following further clarification from the Local Government Inspectorate, officers note that Regulation 3A of the Model Code operates so that, once an Elected Member has had two behavioural breaches after 1 January 2026, all subsequent behavioural breach complaints about that Elected Member must be treated as recurrent behavioural breaches and referred to the Inspector, with no time limit or “reset” period applying.

In other words, the requirement to refer recurrent behavioural breaches to the Inspector applies in perpetuity for that Elected Member and is not confined to a particular term or number of years. This corrects earlier officer advice to Council, which implied that the obligation to refer complaints as recurrent behavioural breaches could cease or reset after a period of time.

Recommendation Implications

The Officers Recommendation has been updated to the following:

That Council:

1. **Adopts the revised *Code of Conduct Complaint Management Policy* as contained in Attachment 3.**
2. **Notes that in accordance with Regulation 14B(3)(c) of *Local Government (Model Code of Conduct) Regulations 2021*, as amended on 1 January 2026, an employee of a local government is not permitted to make findings on behavioural complaints.**
3. **Repeals Delegation MCC-D01 Model Code of Conduct 2021 – Authority to Make a Finding on Division 3 Code of Conduct Complaints, for the reason set out in Limb 2 above.**

ABSOLUTE MAJORITY REQUIRED

4. **Authorises the continuation of the Manager Governance and Strategy and Coordinator Governance, and appoints the Chief Executive Officer, to receive behavioural complaints and withdrawals of behavioural complaints, in accordance**

with Regulation 11(3) of the *Local Government (Model Code of Conduct) Regulations 2021* as shown in the instrument of authorisation contained in Table 1 of this report.

5. Requests the Chief Executive Officer to advertise an Expression of Interest in accordance with the City's *Procurement Policy* for an Authorised Complaint Assessor to assess and make findings on behavioural complaints in accordance with Clause 2.2 of the revised Policy as contained in Attachment 3, and bring a further report to the Council Meeting of 23 June 2026 for Council to appoint the Authorised Complaint Assessor by an absolute majority in accordance with Regulation 14B(3) of the *Local Government (Model Code of Conduct) Regulations 2021*.
6. Appoints MCR Workplace Investigations from the WALGA Preferred Supplier Panel to perform the Authorised Complaint Officer function in accordance with Clause 2.2 of the revised Policy as contained in Attachment 3, by an absolute majority in accordance with Regulation 14B(3) of the *Local Government (Model Code of Conduct) Regulations 2021*, until the Council has formally appointed an Authorised Complaint Officer following the procurement process described in Limb 5 and in doing so states:
 - (a) That Council is satisfied that MCR Workplace Investigations is suitably qualified and experienced to perform the Authorised Complaint Officer function;
 - (b) The Council is satisfied that MCR Workplace Investigations' has demonstrated experience in managing behavioural complaints for Western Australian local governments and notes its appointment to the WALGA Preferred Supplier Panel; and
 - (c) That Council is satisfied that MCR Workplace Investigations is impartial and has no close association with any member of Council or any employee of the City.

ABSOLUTE MAJORITY REQUIRED

Addendum - Item 10.1.3 - Motions From The 2024/25 AGM Of Electors

ADDITIONAL INFORMATION

An error has been identified in Attachment 10.1.3.2, whereby AGM Motion 9 has been incorrectly attributed to Chris Buswell from Maylands. This motion should be attributed to Georgina Ker of Bedford.

This will be corrected in the minutes of this meeting.

Recommendation Implications

The officer's recommendation remains unchanged.

Addendum - Item 10.4.1 - Development Application - Proposed Padel Courts Additions To Noranda Sporting Complex

ADDITIONAL INFORMATION

Four documents have been provided by the applicant, which are attached to this addendum as listed below:

Attachment 1: Development Plans

Attachment 2: Planning Report

Attachment 3: Acoustic Report

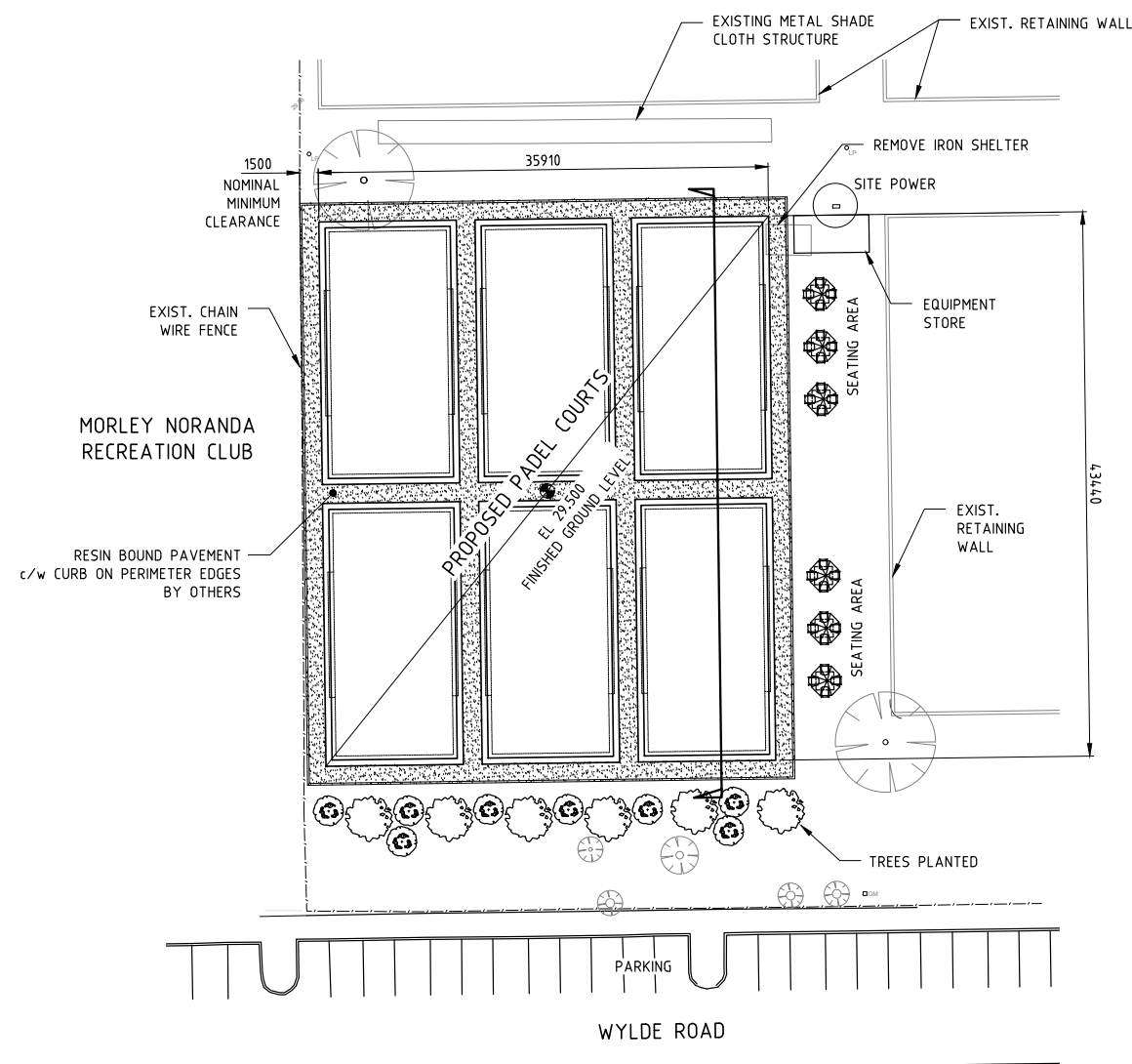
Attachment 4: Traffic Impact Statement

These attachments will be included in the officer's report in the minutes for this meeting.

Recommendation Implications

The officer's recommendation remains unchanged.

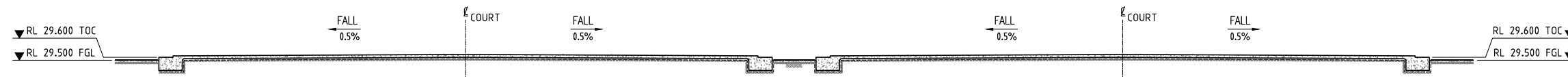
OBPMNa-DWG-101 REV B (Padel Court Development - Site Development Plan) pdf 10/03/25



CIVIL NOTES:

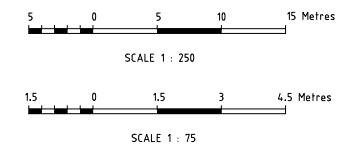
1. ALL DIMENSIONS ARE IN MILLIMETRES (mm) U.N.O.
ALL ELEVATIONS ARE IN METRES (m)
ALL COORDINATES ARE IN METRES (m)
2. A CONTINUOUS UNIFORM GRADE IS REQUIRED BETWEEN ALL LEVELS SHOWN.
3. ALL EARTHWORKS MUST ADHERE TO AS 3798-2007 GUIDELINES, INCLUDING THE REMOVAL OF UNSUITABLE MATERIALS SUCH AS TOPSOIL, UNCONTROLLED FILL, ORGANIC AND DETERIOUS MATERIALS.
4. PROOF COMPACT THE EXPOSED SURFACE TO ACHIEVE A MINIMUM DENSITY RATIO OF 98% STANDARD COMPACTION, APPLICABLE TO COMMERCIAL FILL.
5. BACKFILL UP TO DESIGN LEVELS USING SUITABLE FILL MATERIAL CONSISTING OF FREE-DRAINING SANDY GRAVEL, FREE OF ORGANIC MATTER AND DELETERIOUS MATERIALS. PLACE THE FILL IN 300MM LAYERS AND COMPACT TO ACHIEVE A MINIMUM OF 96% COMPACTION EFFORT.
6. CONTRACTOR TO LOCATE AND IDENTIFY ALL SERVICES WITHIN THE SITE, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
7. CONTRACTOR TO CONFIRM SETOUTS AND LEVELS PRIOR TO CONSTRUCTION.

SITE DEVELOPMENT PLAN
1:250



SECTION A-A
1:75

PRELIMINARY
NOT FOR CONSTRUCTION
INFORMATION ONLY



REFERENCES	DRG No	REV	DATE	REVISION	DRN	CHK	ENG APP	PROJ APP
SLAB PLAN AND DETAILS	OBPMNa-C-003	B	10.03.25	ISSUED FOR DEVELOPMENT APPROVAL	JR	JM	DM	
PADEL COURTS LAYOUT PLAN	OBPMNa-C-002	A	10.02.25	ISSUED FOR INTERNAL REVIEW	JR	JM	DM	

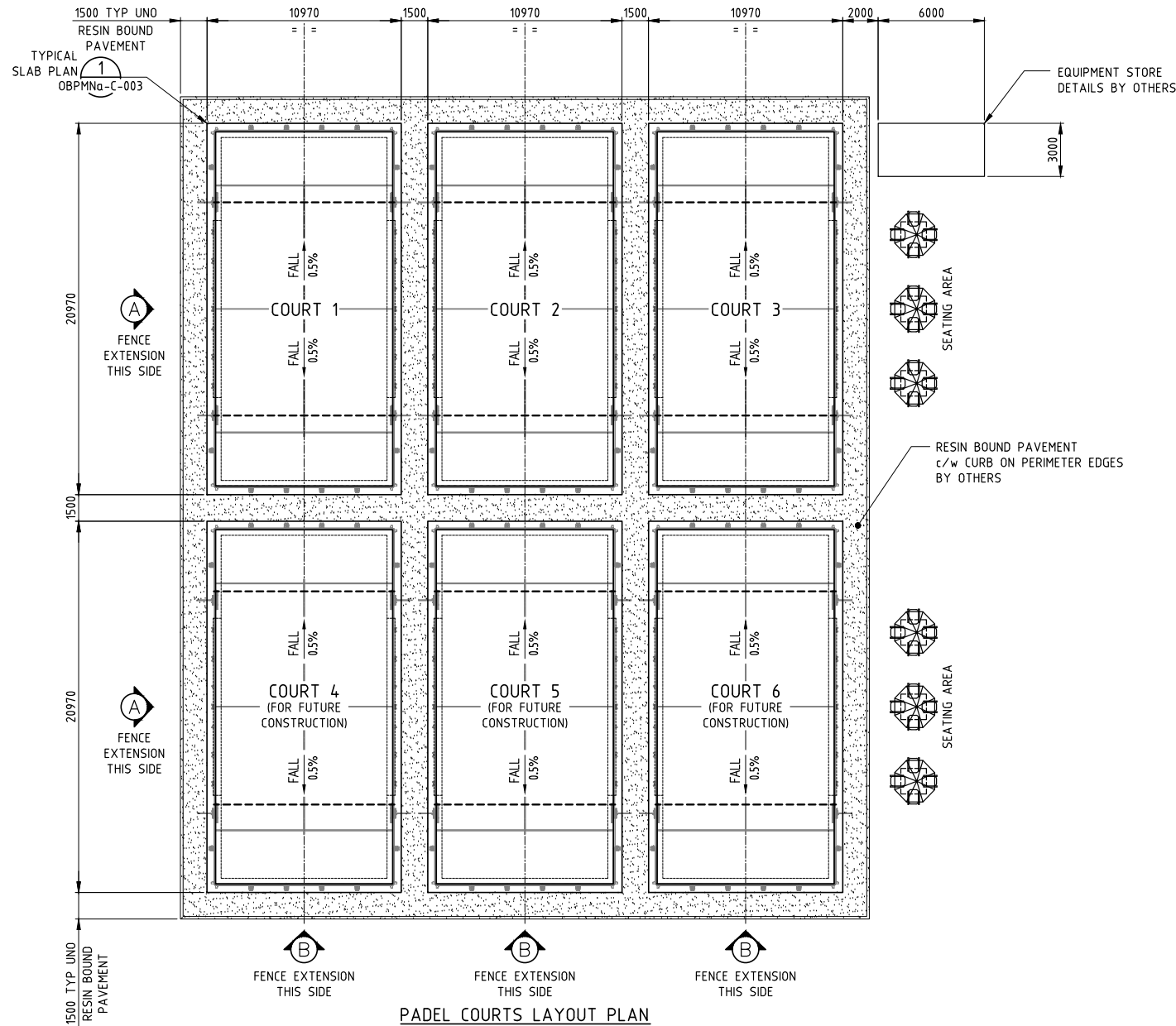


YENEM ENGINEERING SERVICES
ABN 93113519663
UNIT 1 / L19, 1 Spring St
PERTH WA 6000
TEL: 08 9380 9365
EMAIL: yenem@yenem.com.au

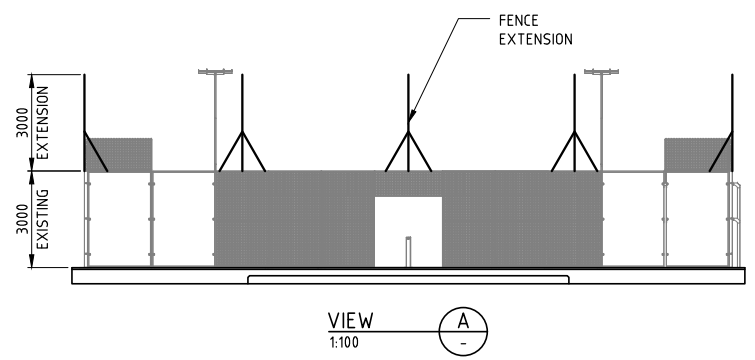
DRAWN	JR	09.29.25
CHECKED	JM	10.02.25
DESIGNED	JM	10.02.25
ENGINEER APP	DM	10.03.25
PROJ APP	-	
CLIENT APP	-	

OBPMNa MORLEY BOWLING CLUB DEV. APPLICATION PADEL COURT DEVELOPMENT SITE DEVELOPMENT PLAN			
A1	SCALE AS SHOWN	DRG No OBPMNa-C-001	REV B

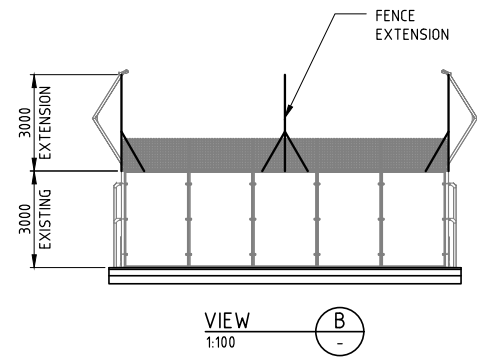
OBPMNa-DWG-102 REV B (Padel Court Development - Padel Courts Layout Plan) pdf 10/03/25



PADEL COURTS LAYOUT PLAN
1:150



VIEW A
1:100



VIEW B
1:100

1. GENERAL NOTES:

- 1.1 ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE LATEST EDITIONS OF CURRENT STANDARDS, THE SUPPLIED DRAWINGS AND ANY SUPPLIED SPECIFICATIONS.
- 1.2 DRAWINGS SHALL NOT BE SCALED. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE REFERRED TO THE SUPERINTENDENT FOR CLARIFICATION.
- 1.3 ALL DIMENSIONS ARE IN MILLIMETRES.
- 1.4 ALL LEVELS AND GRID CO-ORDINATES ARE IN METRES.

2. FOUNDATIONS AND EXCAVATION:

- 2.1 FOOTINGS SHALL BE EXCAVATED TO DIMENSIONS SHOWN ON DRAWINGS. BACKFILL ANY OVER-EXCAVATION BELOW FOUNDATION WITH BLINDING CONCRETE.
- 2.2 COMPACT FOUNDING DEPTH TO ACHIEVE 95% MDD UNLESS AN ALLOWABLE BEARING PRESSURE OF 250 KPA CAN BE ACHIEVED WITH LESS COMPACTION.
- 2.3 BACKFILL AROUND FOOTINGS WITH 'SELECT FILL' IN 150mm LAYERS GRANULAR MATERIAL.
- 2.4 BACKFILLING SHALL NOT COMMENCE AGAINST CONCRETE UNTIL A MINIMUM OF 4 DAYS HAVE ELAPSED SINCE COMPLETING THE CONCRETE POUR.

3. CONCRETE:

- 3.1 ALL CONCRETE WORKS SHALL BE IN ACCORDANCE WITH AS 3600.
- 3.2 ALL CONCRETE SHALL BE GRADE N32 UON THE NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 MM UON. THE SLUMP SHALL BE 80 MM UON.
- 3.3 BLINDING CONCRETE WHERE REQD SHALL BE GRADE N15, 50 MM MIN. THICK.
- 3.4 CONSTRUCTION JOINTS ARE ON INDICATIVE POSITION. CAN BE ALTERED ONSITE BASED ON CONCRETE POUR CAPACITY.
- 3.5 SCABBLE AND CLEAN ALL CONSTRUCTION, PEDESTAL AND PLINTH JOINTS AND DAMPEN IMMEDIATELY PRIOR TO POURING.
- 3.6 ALL EXPOSED INTERNAL AND EXTERNAL CORNERS IN CONCRETE SHALL BE PROVIDED WITH A 20mm FILLET OR CHAMFER.
- 3.7 MINIMUM LAP AND COG LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS. UNLESS OTHERWISE STATED ON THE DRAWINGS.

	STD LAP	COG	LONG LAP*
N12	400	200	500
N16	500	250	750

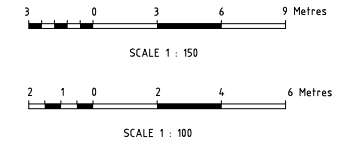
* LONG LAPS SHALL BE USED FOR TOP BARS AND FOOTINGS ≥ 300 THK AND FOR ALL HORIZONTAL BARS IN WALLS UON. WHERE THERE ARE LAPS OF DIFFERENT SIZED BARS, THE LAP FOR THE SMALLER BAR SHALL BE USED.

REINFORCEMENT NOTATION (EXAMPLE N16-300 OR R10-300)

- N = DEFORMED CLASS N BARS.
- R = GRADE 250R PLAIN BAR
- 16 = BAR SIZE IN MILLIMETRES
- 300 = SPACING OF BARS

- 3.8 THE CONTRACTOR SHALL SUPPLY ALL NECESSARY BAR CHAIRS, SUPPORT AND SPACER BARS TO PLACE REINFORCING IN ITS CORRECT POSITION DURING CONCRETE PLACEMENT.
- 3.9 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

PRELIMINARY
NOT FOR CONSTRUCTION
INFORMATION ONLY



SLAB PLAN AND DETAILS	OBPMNa-C-003	B	10.03.25	ISSUED FOR DEVELOPMENT APPROVAL	JR	JM	DM
SITE DEVELOPMENT PLAN	OBPMNa-C-001	A	10.02.25	ISSUED FOR INTERNAL REVIEW	JR	JM	DM
REFERENCES	DRG No	REV	DATE	REVISION	DRN	CHK	ENG APP



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DRAWN	JR	09.29.25	OBPMNa
CHECKED	JM	10.02.25	MORLEY BOWLING CLUB DEV. APPLICATION
DESIGNED	JM	10.02.25	PADEL COURT DEVELOPMENT
ENGINEER APP	DM	10.03.25	PADEL COURTS LAYOUT PLAN
PROJ APP	-		
CLIENT APP	-		
	A1	SCALE AS SHOWN	DRG No OBPMNa-C-002
			REV B



Outback Padel Noranda

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Introduction

Padel is a rapidly growing global sport that delivers physical, mental and social benefits, with a strong emphasis on community connection and team engagement.

Morley Noranda Recreation Club (“the Club”) supports the introduction of padel courts at its facility and is working with Outback Padel to progress the proposal.

This business case / planning report, supported by the Club, outlines the proposed integration of Padel courts within the Club’s existing facility on unused land. By diversifying its sporting offerings, the Club aims to create additional revenue streams while enhancing community involvement and activity.

The initiative is designed to provide the Noranda, Morley, Bayswater and broader communities with access to the unique appeal of Padel, fostering connection, health and inclusive participation.

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JAIMIE FORSSMAN

Co-Founder & Project Director

Jaimie Forssman is a skilled Chartered Accountant and CFO with extensive experience in project management, finance, commercial management and strategic leadership. He co-founded Outback Padel to introduce the exciting and inclusive sport of padel to Western Australia, combining his passion for community development and innovation.

Jaimie has a strong background in project management, having successfully delivered top-tier, multi-million-dollar projects over the past six years in directorship roles. He also has a MSc in Mining Mining Engineering, further demonstrating his dedication to strategic thinking and problem-solving.

A lifelong sports enthusiast, Jaimie is deeply passionate about padel and plays weekly, further fuelling his commitment to growing the sport in Western Australia. He is dedicated to fostering community connections and ensuring that padel becomes a widely enjoyed sport in the region, welcoming players of all ages and skill levels to experience the game's social and physical benefits.

KRISTIN FORSSMAN

Co-Founder

Kristin Forssman is the co-founder and director of Outback Padel, bringing her expertise and dedication to the venture. A qualified accountant with a background in project management, Kristin combines her professional skills with a deep commitment to fostering community connections through sport.

As a dedicated stay-at-home mum to two children, she balances her leadership role at Outback Padel with her passion for family and community. Kristin's ability to manage complex projects and her drive to create inclusive and welcoming spaces make her an integral part of the team, ensuring Outback Padel delivers an exceptional experience for all.

Kristin has always prioritised her physical and mental well-being and actively promotes a healthy and active lifestyle. She has a strong passion for sport, particularly padel and recognises its ability to bring people together, enhance fitness and improve overall well-being. Her love for sport drives her commitment to making Outback Padel a vibrant, community-focused facility, welcoming players of all ages and abilities to enjoy the game while fostering friendships and staying active.

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Company Overview



The company was born from a deep love of racket sports and a shared vision to bring people together through play, movement, community and connection.

We've seen firsthand how racket sports transcend age, background and ability, especially with the addition of Padel and Pickleball. They're more than games, they're platforms for connection. Spaces where people come together, build friendships and belong. This belief is what inspired us to create Outback Padel.

Our passion for racket sports runs deep. Growing up immersed in tennis, with a mother who coached for many years and a lifetime spent around sports clubs, this journey has been shaped over decades. Long before Padel and Pickleball gained traction in Australia, we were actively playing, learning and building networks. Over the years, we've developed strong relationships with mentors, suppliers, consultants and court builders across the local and international racket sports community, many of whom are now strategic partners in our venture.

Outback Padel Pty Ltd (ABN: 17 683 506 603) is a self-funded, purpose-driven business dedicated to developing modern racket sport facilities, primarily padel and pickleball, that are inclusive, accessible and grounded in strong community values. We have secured a new venue on Rottnest Island, Rotto Rackets Sports, which commenced on 1 December 2025. We work alongside leading experts to ensure every project is delivered to the highest standard.

We're committed to making a positive impact in Western Australia by creating vibrant, accessible sporting spaces. This project is about more than building courts, it's about activating underutilised areas, promoting healthy living and contributing to the growth of padel and other emerging racket sports across Australia.

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Our "Why"

In a world that feels increasingly disconnected, we believe in the power of play to bring people together.

Outback Padel exists to create welcoming spaces where **connection** thrives through movement, shared experiences and a strong sense of **community**.



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Strategic Alignment with the City of Bayswater's Community Plan (10 years)



Our Vision of the City of Bayswater in 2035

Growing a connected, innovative, sustainable City

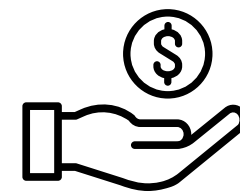
Our vision provides a foundation for the future and is based on the following principles:

- Growing** ✓
Our City is thriving, creating a sought-after destination to live and visit.
- Connected** ✓
Our City is connected and accessible, with lively, attractive centres where people of all backgrounds, ages and abilities are supported to gather, enjoy and live.
- Innovative** ✓
Our City embraces innovation, a leader that adapts to change to meet our needs for the future.
- Sustainable** ✓
Our sustainable City is committed to preserving our environment and heritage, optimising our assets and resources, and ensuring financial resilience for future generations.

Social	Built	Natural	Economic	Leadership and Governance
1 NO POVERTY	3 GOOD HEALTH AND WELL-BEING	3 GOOD HEALTH AND WELL-BEING	1 NO POVERTY	3 GOOD HEALTH AND WELL-BEING
2 ZERO HUNGER	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	3 GOOD HEALTH AND WELL-BEING	5 GENDER EQUALITY
3 GOOD HEALTH AND WELL-BEING	11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	8 DECENT WORK AND ECONOMIC GROWTH	11 SUSTAINABLE CITIES AND COMMUNITIES
10 REDUCED INEQUALITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	13 CLIMATE ACTION	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	16 PEACE, JUSTICE AND STRONG INSTITUTIONS
11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION	14 LIFE BELOW WATER	11 SUSTAINABLE CITIES AND COMMUNITIES	17 PARTNERSHIPS FOR THE GOALS
		15 LIFE ON LAND	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	

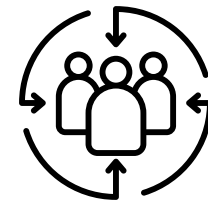
This project ticks a number of boxes for the City and enhances the overall quality of life for its residents.

© Outback Padel



Revenue Growth

Outback Padel will provide lease payments, ensuring a steady income stream for the Club and increase foot traffic through the Club.



Enhanced Community Engagement

Padel courts will attract new audiences, including families, young professionals and fitness enthusiasts, fostering a sense of community.



Increased Membership

Padel players are likely to explore and participate in bowling activities, leading to potential growth in Club memberships.



Infrastructure Investment

Initial infrastructure investment in the Club.

Future infrastructure investment.

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Access & Inclusion

Padel appeals to a diverse audience, from children to retirees, to people from diverse cultural backgrounds. Work with the Club and City to partner with local community groups & provide free hours of play.



Social Events

Hosting tournaments, youth programs and family activities will strengthen community ties.



Health Benefits

Encourages physical activity and an active lifestyle.



Olympic Sport

Padel will be an exhibition sport at the Olympics in 2028 and full debut at the 2032 in Brisbane.



Employment Generation

Directly employ 1 to 3 personnel dependent on size and use of local contractors.

© Outback Padel

Overview of the plan



Location: Morley Noranda Recreation Club, on unutilised ground. Development of six padel courts, surrounding paving, a container-style equipment shop and seating areas. Seating area and the shop will provide essential equipment to support player needs and enhance the overall visitor experience.



Zero Cost: No cost to the Club and City. Electricity and other utilities covered by Outback Padel.



Rent: Rental paid monthly to the Club or city.



Funding: No funding required from the Club or City.



Morley Noranda Recreation Club: Padel players will be encouraged to become members & use other Club facilities (other sports, bar, membership, etc.) to increase its revenue.



Contractor: Local experienced contractors for build.



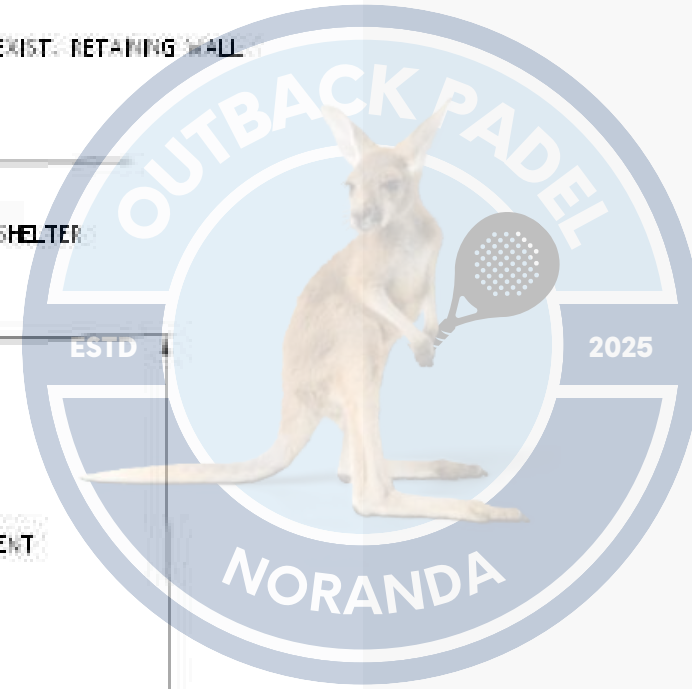
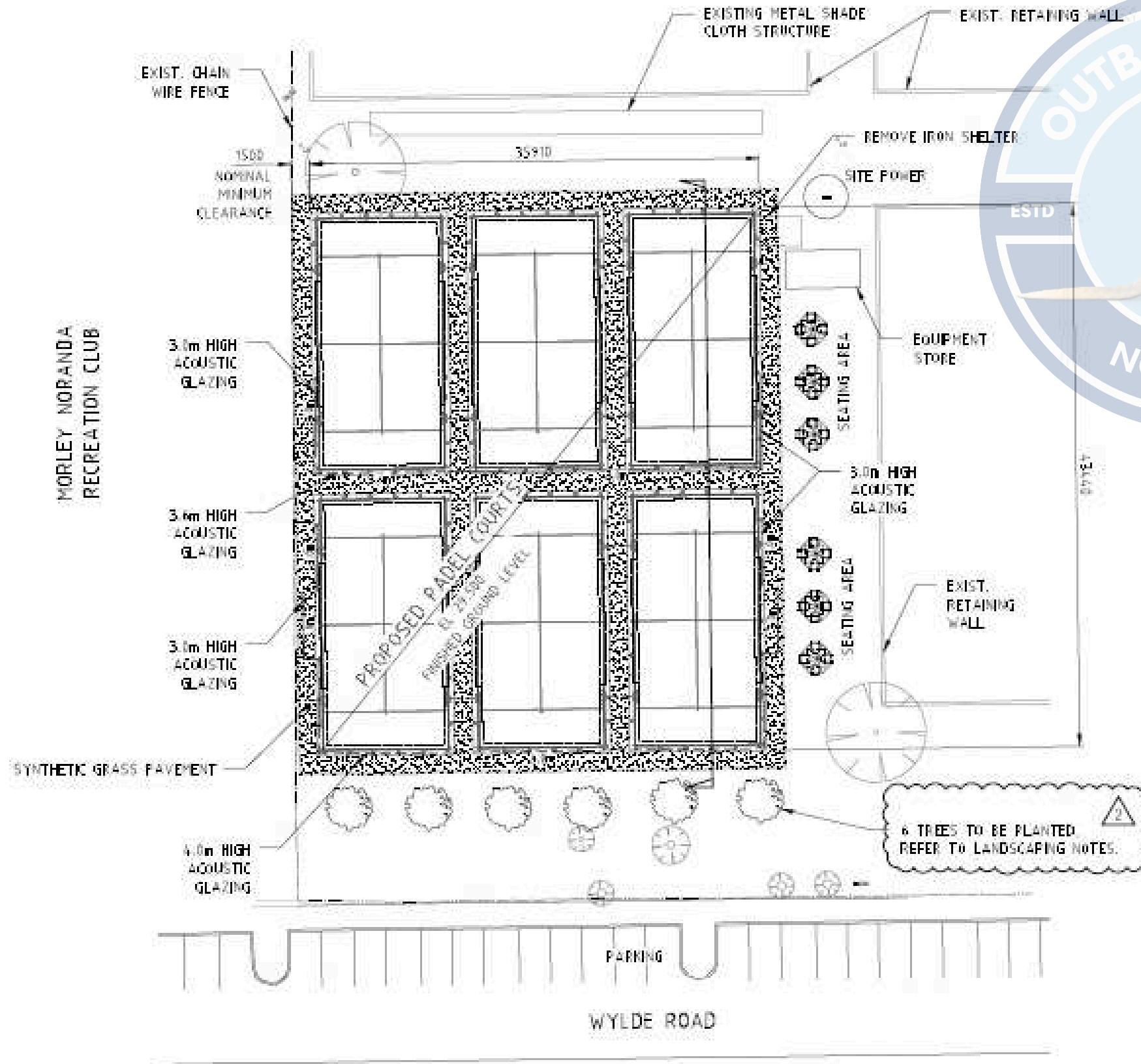
Risk: The proposal presents low risk for the City, with Outback Padel assuming the majority of the operational and financial risk while delivering a financial benefit to the City.



© Outback Padel



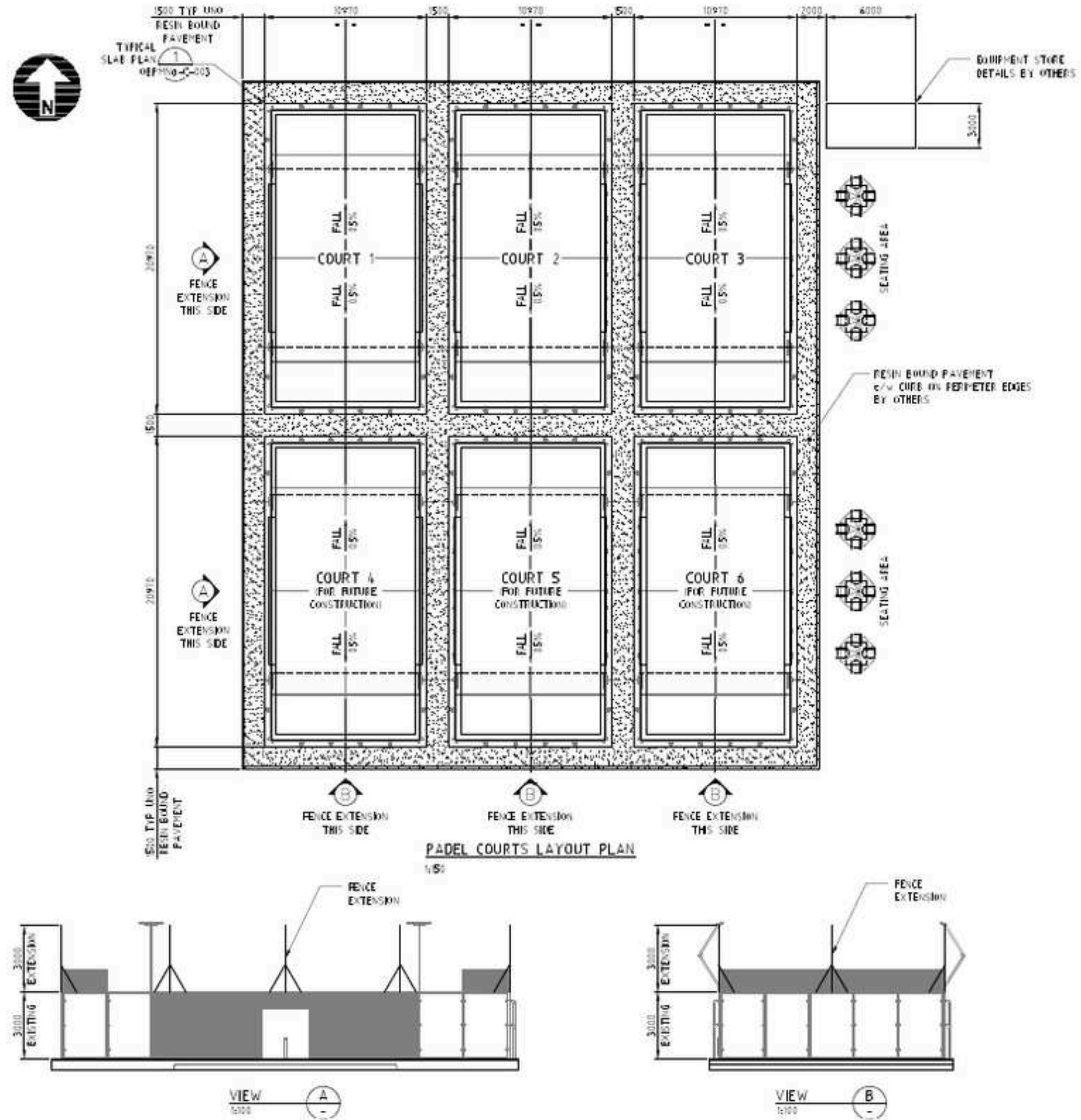
Site Plan



SITE DEVELOPMENT PLAN
1:250

© Outback Padel

Site Plan



© Outback Padel

Operational plan



Bookings and payments: are done online & on our app.



Sub-lease period: Minimum of 10 years.



Operation and Management Structure: The operation will be overseen by the Management Team of Outback Padel. We will work closely with the Club and City. We will have a coach /Club manager on site mainly to run coaching, customer engagement & organise tournaments.



Collaborative working approach: We'll work closely with the City and Club to ensure alignment. Padel players will be encouraged to join the Club and use its facilities, helping drive additional revenue through food, drink, membership growth and long-term viability.



Maintenance: Courts will be maintained by Outback Padel according to a set maintenance schedule as well as adhoc requirements. We would be responsible to ensure courts are well maintained for the duration of the lease.



Acoustic considerations: With acoustic treatment, 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.



Equipment shop: Small equipment shop and vending machine on site for rentals. Therefore players will always have access to equipment during operating hours.

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OSAKA * 大阪



Outback Padel is an Official Distributor

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Marketing & Launch Services



Promotional Campaigns

Digital advertising, partnerships with local schools and introductory offers for Club members.



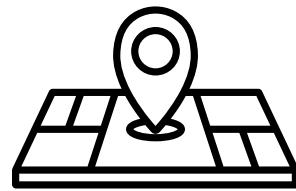
Grand Opening

A launch event with padel demonstrations and trial sessions to generate excitement and awareness.

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Key Terms on Sub-Lease Agreement

01



Duration

Minimum 10 year lease

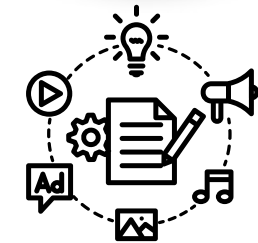
02



Sub-Lease Agreement

Fixed monthly rental


03



Insurances

Outback Padel will maintain appropriate insurances.

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*Fully Funded by Outback Padel
No Investment Required from the Club or City*

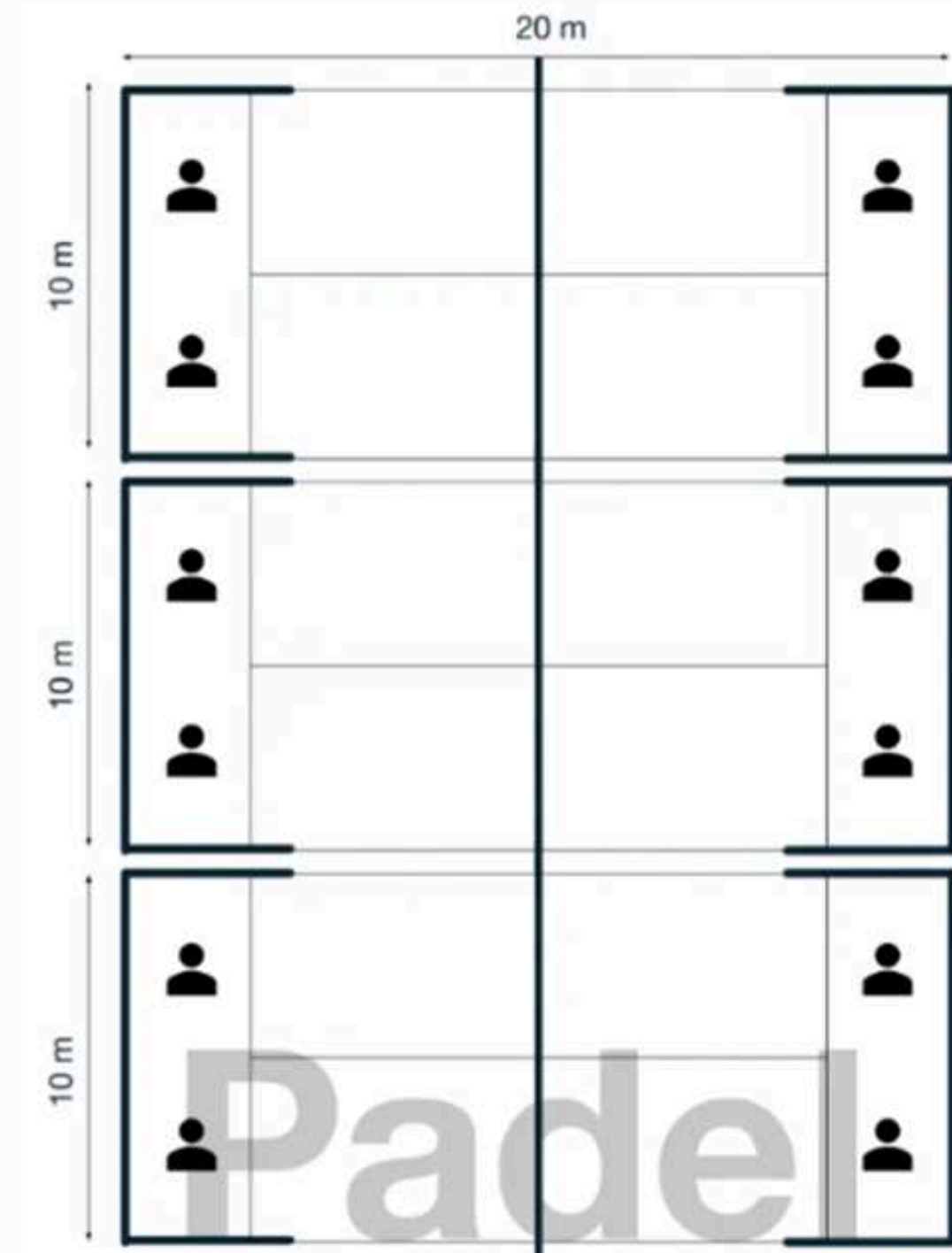
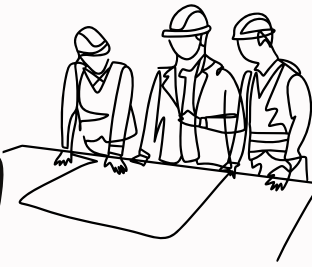
Outback Padel will fully fund this investment, covering all costs associated with the construction, installation and ongoing maintenance of the padel courts.

There is no financial outlay required from the Club or City - our goal is to establish a mutually beneficial partnership that enhances the Club's facilities without any financial burden.

We have received the letter of intent and are ready to proceed with the development once we obtain the development approval and building permits.

© *Outback Padel*

Court Design



© Outback Padel

*Thank you for taking the time
to read our overview*



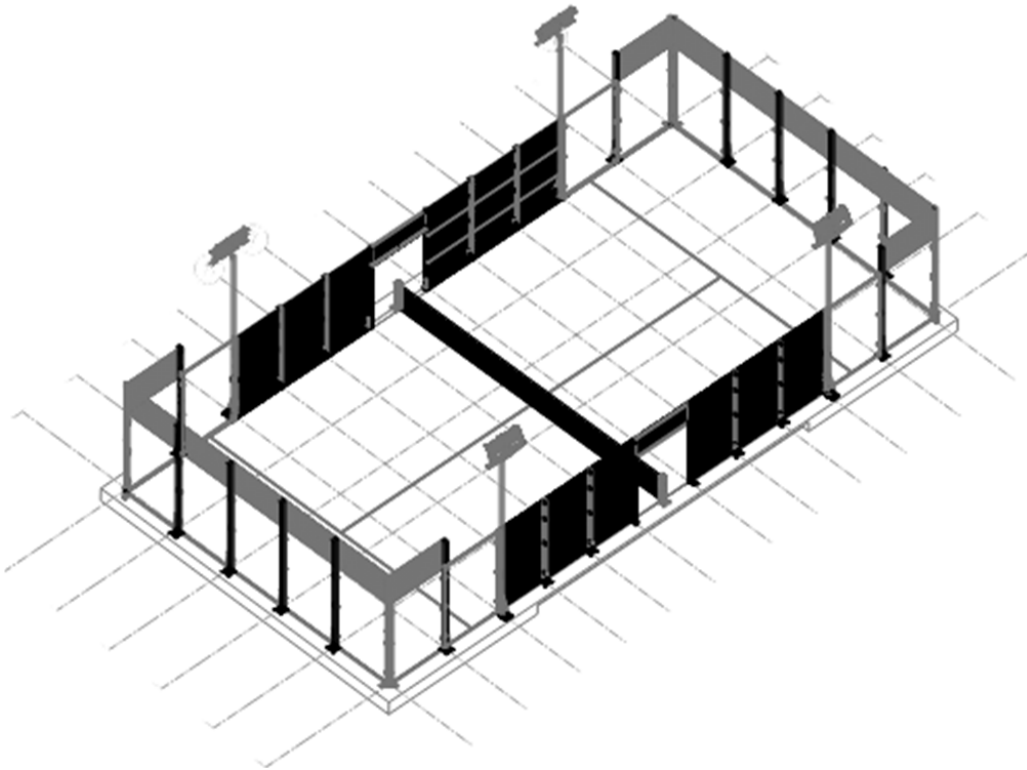
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ENVIRONMENTAL ASSESSMENT 2509096 Rev. 1

PROPOSED PADEL COURT NORANDA

85 MCGILVRAY AVENUE, NORANDA WA 6062

OUTBACK PADEL PTY LTD



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ND Engineering
Consulting Engineers

nde

31 YEARS 1994 – 2025
... still thinking outside the square ...



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REFERENCES

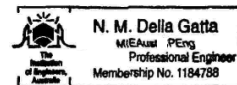
- A. Environmental Protection (Noise) Regulations 1997 (aka EPNR).
- B. Plans provided:- 2b. Engineering Drawings Padel Court Design [63487].

REVISIONS

Revision N°:	Date:	Issue / Comment	Status
0	3 OCT 2025	BPA	Superceeded
1	23 OCT 2025	BPA	Current

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SUMMARY

- 0.1 ND Engineering's opinion is that the proposed padel courts will comply with the intent of the Noise Regulations (Reference A) subject to implementation of the recommendations contained in Section 5 'Recommendations' including operating hours, speakers and construction.

INTRODUCTION

- 1.1 ND Engineering was commissioned to provide an environmental acoustic assessment of the proposed padel court at 85 McGilvray Avenue Noranda. The proposed padel courts areas of interest comprise:
 - a. Six padel courts to be developed in either one or two stages;
 - b. Spectator seating area for 2 to 15 persons;
 - b. Speakers for background music.
- 1.2 The main objective of this assessment is to determine if the noise emissions of the padel courts complies with the Noise Regulations noting that the design of the padel courts is of a fixed design as per the drawings (Reference B) contained in ANNEX B – BASE PLANS and to be upgraded with acoustic panels and acoustic barriers as per ANNEX E – NOISE MODELLING.

DESCRIPTION

- 2.1 The reader is encouraged to see how to play padel at the following link prior to reading the report: https://www.youtube.com/watch?v=NX-68fxhL_4
- 2.2 The proposed padel courts areas of acoustic interest comprise:
 - a. Six padel courts with the main source of noise being the ball striking the racquet at waist level or lower, glass walls and the steel mesh walls. The primary strike is that of the ball striking the racquet at waist level or lower with wall strikes being a lot quieter secondary strikes after the ball has bounced off the ground; and
 - b. Spectator seating area on the Eastern side of the facility for 2 to 15 persons which is a fairly small crowd with observations being they are mainly comprises of either friends, family or people waiting their turn at the courts; and
 - b. Speakers mast mounted at~3.2m above ground level for background music which is maintained below 70 dB(A) @ 1m from the mast so that it does not interfere with conversation
- 2.3.1 The nearest noise sensitive 'Residential' premises of primary interest are as per ANNEX A – LOCATION FIGURE A1 being:
 - a. #93 to #107 Wylde Road approximately 32m South of the padel courts; and
 - b. #2 Boxhill Street cnr Wylde Road approximately 40m SW of the padel courts; and;
 - c. #1 Rokeford Way cnr Wylde Road approximately 109m SE of the padel courts.



- 2.3.2 Other noise sensitive 'Residential' premises of secondary interest are as per ANNEX A – LOCATION FIGURE A2 being:
 - a. 150m to the West at Peet Court; and
 - b. 240m to the East on McGilvray Avenue.

- 2.4 The Assigned Noise Levels assessment associated with the noise sensitive premises is contained in ANNEX C – ASSIGNED NOISE LEVELS.
 The following TABLE C6 shows the outcome of the Assigned Noise Levels.

Table C6 – ASSIGNED NOISE LEVELS					
Noise sensitive premises at locations a building directly associated with a noise sensitive use.	Time of day	Time of day	Assigned Noise Levels dB(A)		
			LA10	LA1	LAm _{ax}
. . within 15 m of . .	Day	0700-1900 hrs Monday to Saturday	45	55	65
		0900-1900 hrs Sunday, Public holidays	40	50	
	Evening	1900-2200 hrs all days	40	50	55
	Night	2200-0700 hrs Monday to Saturday	35	45	
2200-0900 hrs Sunday, Public holidays					
. . greater than 15 m from . .	All hours		60	75	80

- 2.5 Refer to the following Annexes for more detailed location and site descriptions:
 - a. Annex A Location.
 - b. Annex B Site Plans.
 - c. Annex F Photos.



ASSESSMENT

- 3.1.1 The assessment, using the data collected in ANNEX D – MEASUREMENTS, is conducted via noise modelling using SOUNDPLAN V8.2 noise modelling software with CONCAWE conditions. The outcomes of the noise modelling are contained in ANNEX E – NOISE MODELLING.
- 3.1.2 The noise modelling was based on using the measured noise of the ball/racquet impact as a calibration point when applying the noise as a point source inside the court at various locations. Locations for the ball/racquet noise source was taken along the centreline of the court at the serving lines and centre of the court so that the noise distribution could be visualised. See ANNEX E NOISE MODELLING for APPENDIX E1_STAGE 1 & APPENDIX E2_STAGE 2. The models were tested for the various times of the day/night with the Assigned Noise Levels as allowed under the Noise Regulations.
- 3.1.3 The outcome of the noise modelling showed that all times were predicted to comply with the noise regulations being every day from 6am to 10pm.
- 3.2 Advice on the speakers, based on good practice and site observations, is to:
 - a. Have all speakers pointing to the North away from the Southern residences; and
 - b. Not having music playing between:
 - (1) 10pm to 7am Monday to Saturday; and
 - (2) 10pm to 9am Sundays and Public Holidays.
- 3.3 Construction advice based on a review of drawings (Reference B), site observations and modelling are to:
 - a. Confirm that the courts are constructed as per ANNEX B – BASE PLANS utilising 12mm tempered glass; and
 - b. Have a 5mm thick x 50mm wide flexible rubber strip to prevent metal to metal contact between the mesh walls and the supporting/fixing structure as observations showed a lot of rattling noise when struck by the ball. Also as part of regular maintenance have the mesh walls fixings adjusted and tightened to minimise rattling; and for
 - c. STAGE 1 - the BASE Plans shall be upgraded to incorporate the configuration shown in FIGURE E1 – STAGE 1 ACOUSTIC UPGRADES; and for
 - d. STAGE 2 - the BASE Plans shall be upgraded to incorporate the configuration shown in FIGURE E2 – STAGE 2 ACOUSTIC UPGRADES.

CONCLUSIONS

- 4.1 ND Engineering's opinion is that the proposed padel courts will comply with the intent of the Noise Regulations (Reference A) subject to implementation of the recommendations contained in Section 5 'Recommendations' including operating hours, speakers and construction.



RECOMMENDATIONS

- 5.1 The recommendations presented in this report are in outline format only and require:
 - a. Detailed final design of components by appropriately experienced persons in accordance with the current relevant editions of Australian Standards, Regulations, Gas Installation Code/s and the BCA.
 - b. Completion of minor details, including acoustic/vibration details, on site by competent and qualified tradesmen and technicians.
 - c. New materials and equipment to:
 - Be installed in accordance with the manufacturer's and/or supplier's instructions; and
 - Comply with, and be installed in accordance with, the BCA.
 - d. Installer of materials and/or equipment to comply with: Regulatory safety requirements; Safety procedures on the relevant Materials Safety Data Sheets (MSDS); and Site safety requirements.
 - e. A site inspection to fully determine the extent of the work and the nature of the site.

- 5.2 The following **recommendations** are made:
 - a. **Operating hours** 6am to 10pm every day.
 - b. **Speakers:** have all speakers pointing to the North and not having music playing at NIGHT being Monday to Saturday 10pm to 7am and Sunday & Public Holidays 10pm to 9am.
 - c. **Construction:**
 - (1) The courts are constructed as per ANNEX B – BASE PLANS utilising 12mm tempered glass and having a 5mm thick x 50mm wide flexible rubber strip to prevent metal to metal contact between the mesh walls and the supporting/fixing structure. Also as part of regular maintenance have the mesh walls fixings adjusted and tightened to minimise rattling; and for
 - (2) STAGE 1 - the BASE Plans shall be upgraded to incorporate the configuration shown in FIGURE E1 – STAGE 1 ACOUSTIC UPGRADES; and for
 - (3) STAGE 2 - the BASE Plans shall be upgraded to incorporate the configuration shown in FIGURE E2 – STAGE 2 ACOUSTIC UPGRADES.



ANNEXES:

- A. LOCATION.
- B. BASE PLANS.
- C. ASSIGNED NOISE LEVELS.
- D. MEASUREMENTS.
- E. NOISE MODELLING.
 - APPENDIX E1 - STAGE 1 MODELLING.
 - APPENDIX E2 - STAGE 2 MODELLING.
- F. PHOTOS.
- G. ACOUSTIC PANEL DATA SHEETS.



ANNEX A – LOCATION



FIGURE A1 – SITE DETAIL



FIGURE A2 – SITE OVERVIEW



ANNEX B – BASE PLANS

B1. This annex contains the base plans prior to the acoustic modifications.

The acoustic modifications are contained in ANNEX E Appendix E1 and ANNEX E Appendix E2.

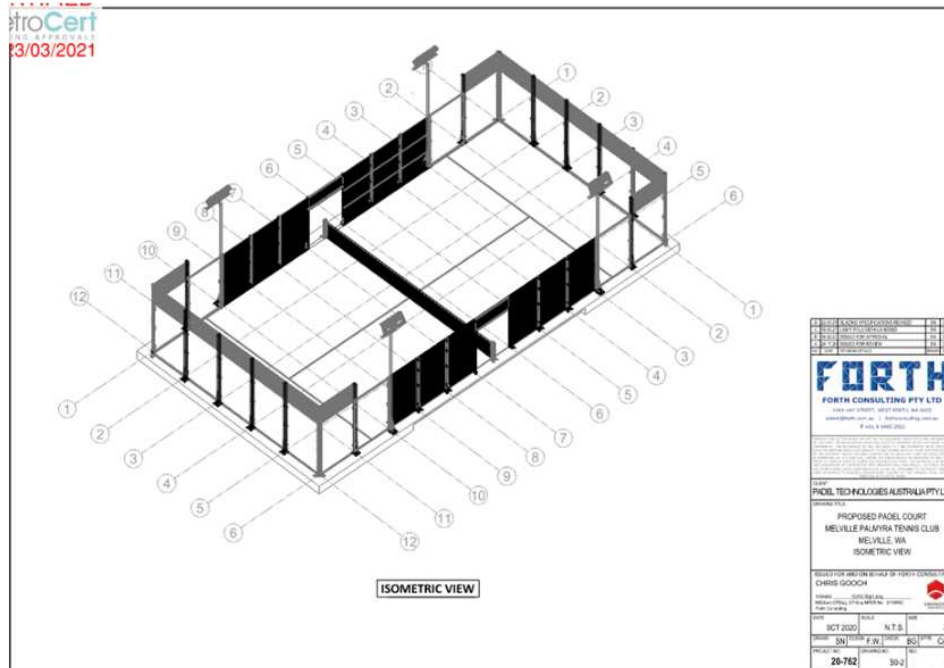


FIGURE B1 – 3D VIEW



ENVIRONMENTAL ASSESSMENT 2509096 Revision 1
 PROPOSED PADEL COURT NORANDA - 85 MCGILVRAY AVENUE, NORANDA WA 6062

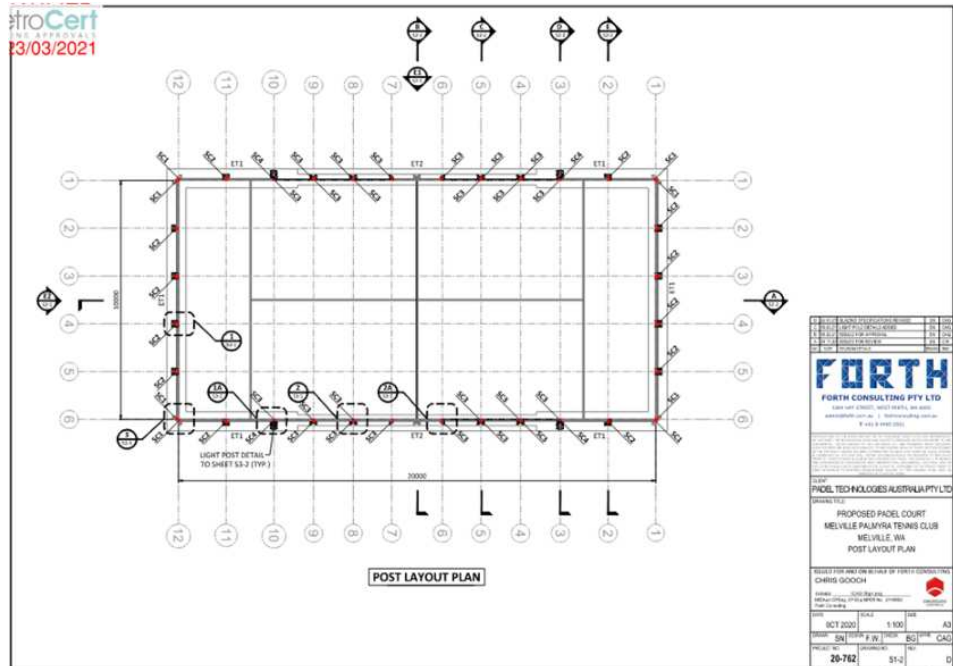


FIGURE B2 – PLAN

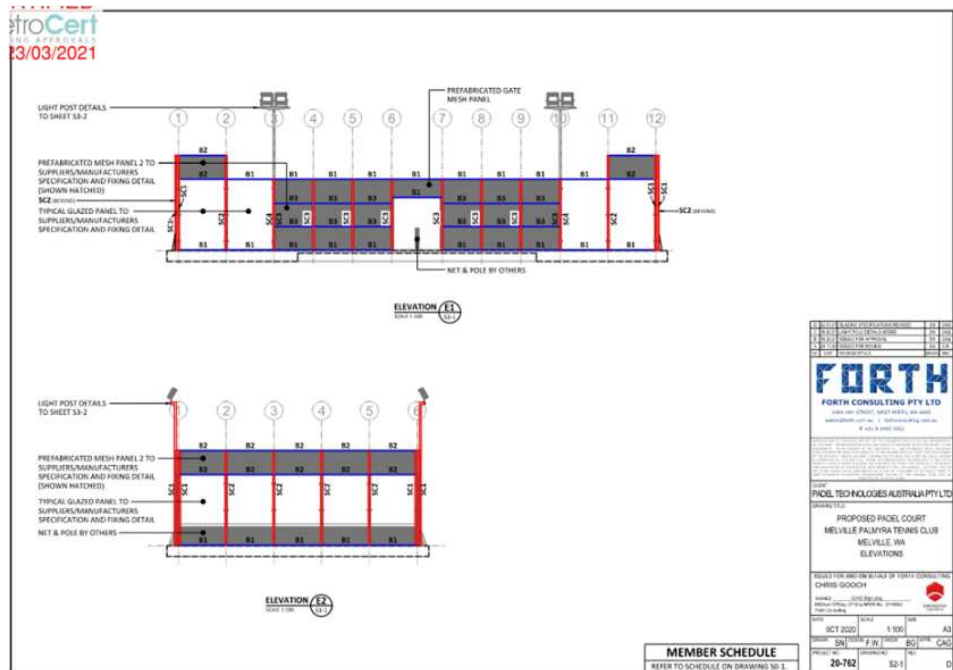


FIGURE B3 – ELEVATIONS



ANNEX C - ASSIGNED NOISE LEVELS

- C0. The permitted noise levels at a premises receiving noise is determined as the Assigned Noise Level.
- C1. The Assigned Noise Level (ANL), as determined by Reference A the Noise Regulations, comprises a Base Noise Level (BNL) and an Influencing Factor (IF) adjustment to take into consideration noise from nearby features such as major roads, industrial premises and commercial premises.
- C2.0 The assigned noise level comprises three criteria being the LAmax, LA1 and LA10.
- C2.1 LAmax represents the single maximum noise event independent of the measurement period.
- C2.2 LA1 represents the 1 percentile highest A weighted sound pressure levels over a minimum representative measurement period of 9 seconds in 15 minutes.
- C2.3 LA10 represents the 10 percentile highest A weighted sound pressure level over a representative measurement period of 90 seconds in 15 minutes.
- C3. ND Engineering's assessment is based primarily on the LAmax criteria.
- C4. The base assigned noise levels are shown in the following table.

Table C4 – ASSIGNED ‘BASE’ NOISE LEVELS					
Noise sensitive premises at locations a building directly associated with a noise sensitive use.	Time of day		Assigned Noise Levels dB(A)		
			LA10	LA1	LAmax
. . within 15 m of . .	Day	0700-1900 hrs Monday to Saturday	45+IF	55+IF	65+IF
		0900-1900 hrs Sunday, Public holidays	40+IF	50+IF	
	Evening	1900-2200 hrs all days	40+IF	50+IF	55+IF
	Night	2200-0700 hrs Monday to Saturday 2200-0900 hrs Sunday, Public holidays	35+IF	45+IF	
. . greater than 15 m from . .	All hours	All hours	60	75	80
Commercial	All hours		60	75	80
Industrial	All hours		65	80	90

- C5. The table on the following page shows the IF calculation for the adjustments to the BNL for the nearest residences to the site being centred on the Western corner of the site.



Table C5 – INFLUENCING FACTOR					
INFLUENCING FACTOR CRITERIA			ASSESSMENT		
Item	Criteria	Value	Criteria	Value	Totals
Major Road within the					
- 100 m radius inner circle	veh/day > 15000	6 dB	-	0	0
- 450 m radius outer circle	veh / day > 15000	2 dB	-	0	
Minor Road within the					
- 100 m radius inner circle	15k > veh/day > 6k	2 dB	-	0	(Transport Factor ≤ 6)
Type A 'Industrial and Utility premises' within the					
- 100 m radius inner circle	1/10 x Area%	< 10	-	0	0.3
- 450 m radius outer circle	1/10 x Area%	< 10	-	0	
Type B 'Commercial premises' within the					
- 100 m radius inner circle	1/20 x Area%	≤ 5	-	0	(≤ 30)
- 450 m radius outer circle	1/20 x Area%	≤ 5	0.3	0	



INFLUENCING FACTOR = 0.3 say 0 .

C6. The ANL at receiving noise sensitive premises, residential in the vicinity of the noise sources, as allowed under Reference A are shown in the following table.

Table C6 – ASSIGNED NOISE LEVELS					
Noise sensitive premises at locations a building directly associated with a noise sensitive use.	Time of day	Time of day	Assigned Noise Levels dB(A)		
			LA10	LA1	LAmx
. . within 15 m of . .	Day	0700-1900 hrs Monday to Saturday 0900-1900 hrs Sunday, Public holidays	45	55	65
			40	50	
	Night	1900-2200 hrs all days	40	50	55
			2200-0700 hrs Monday to Saturday 2200-0900 hrs Sunday, Public holidays	35	



ANNEX D – MEASUREMENTS

- D1. Noise sources at a typical padel court facility are background music, players vocalising, spectators vocalising and the ball hitting the racquet.
- D2. **Background music** produced by one or more loud speakers mounted on a mast ~3.2m above ground level. See ANNEX F Photo F3. .
- Measurements indicated an average maximum noise level of LA10 = 67 dB(A) with a maximum instantaneous noise level LAmax = 67 dB(A) all at 1m from the mast. These background music noise levels are not significant and would not affect residents 30m to the South. See Annex A Figure A1.
- However, it would be prudent have all speakers pointing to the North and not to have music playing at NIGHT being Monday to Saturday 10pm to 7am and Sunday & Public Holidays 10pm to 9am.*
- D3. **Players vocalising** enthusiastically is not considered to be significant. People vocalising do not attract any penalties for special characteristics under the Noise Regulations (Reference A).;
- D4. **Spectators vocalising** enthusiastically is not considered to be significant given an anticipated number of 2 to 15 spectators.. Spectators vocalising do not attract any penalties for special characteristics under the Noise Regulations (Reference A).;
- D5. **Ball hitting the racquet** is a significant noise source and the following are noted:
- Measurements were taken on Thursday 23 SEP 25 at Padel Perth Reabold 24 Oceanic Dr, Floreat WA 6014.
- Measurements were taken at Court 1 with a couple playing and at Court 3 with two couples playing. The measurement location in each case was at the entry to the court in line with the net.
- The main source of noise being the ball striking the racquet at waist level or lower, glass walls and the steel mesh walls. The primary strike is that of the ball striking the racquet at waist level or lower with wall strikes being a lot quieter secondary strikes after the ball has bounded off the ground.
- Observations indicted that the significant noise of interest was the maximum instantaneous noise level LAmax which occurs when the ball was hit with the following results during the primary strike:
- Court 1 1x couple LAmax = 69.3 dB(A) sound pressure level
 - Court 3 2 couples LAmax = 72.6 dB(A) sound pressure level.
- However, the noise produced by the ball and racquet impact measured above, as per the Noise Regulations (Reference A) for LA peak – LA slow max > 15 dB, was found to be greater than 20 dB thus attracting a +10dB adjustment for impulsiveness with the following results:
- Court 1 1x couple LAmax = 79.8 dB(A) sound pressure level
 - Court 3 2 couples LAmax = 82.6 dB(A) sound pressure level
 - Average used for modelling LAmax = 81.0 dB(A) sound pressure level.



ANNEX E – NOISE MODELLING

- E0. This annex contains the noise modelling for the courts for Day and Night with the two scenarios being APPENDIX E1_STAGE 1 for the three Northern courts and APPENDIX E2_STAGE 2 for all six courts.

- E1. General notes for this annex:
 - a. North top of page for noise models.
 - b. The courts are constructed as per:
 - (1) ANNEX B – BASE PLANS utilising 12mm tempered glass and having a 5mm thick x 50mm wide flexible rubber strip to prevent metal to metal contact between the mesh walls and the supporting/fixing structure; and for
 - (2) STAGE 1 - the BASE Plans shall be upgraded to incorporate the configuration shown in FIGURE E1 – STAGE 1 ACOUSTIC UPGRADES; and for
 - (3) STAGE 2 - the BASE Plans shall be upgraded to incorporate the configuration shown in FIGURE E2 – STAGE 2 ACOUSTIC UPGRADES.
 - c. SoundPlan V8 software CONCAWE conditions for DAY conditions being:
 - Temperature 20°C, humidity 50%RH
 - Wind speed 4 m/s blowing from source to noise receivers with Pasquil Stability 'E'.
 - d. SoundPlan V8 software CONCAWE conditions for NIGHT conditions being:
 - Temperature 10°C, humidity 50%RH
 - Wind speed 3 m/s blowing from source to noise receivers with Pasquil Stability 'F'.
 - e. Noise contours are ~1.4 m above ground level.
 - f. See ANNEX C - ASSIGNED NOISE LEVELS for assigned noise levels.



E2. This annex contains the following figures for compliant scenarios:

APPENDIX E1

- Figure E11.1- STAGE 1 COURTS N1, N2, N3 - DAY Assigned Noise Level LAmax = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm
- Figure E11.2- STAGE 1 COURTS N1, N2 & N3 - NIGHT Assigned Noise Level LAmax = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am
- Figure E12.1- STAGE 1 COURTS N1, N2, N3 - DAY Assigned Noise Level LAmax = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm
- Figure E12.2- STAGE 1 COURTS N1, N2 & N3 - NIGHT Assigned Noise Level LAmax = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am
- Figure E13.1- STAGE 1 COURTS N1, N2, N3 - DAY Assigned Noise Level LAmax = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm
- Figure E13.2- STAGE1 COURTS N1, N2 & N3 - NIGHT Assigned Noise Level LAmax = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am

APPENDIX E2

- Figure E21.1- STAGE 2 COURTS N1 to N3 & S1 to S3 - DAY Assigned Noise Level LAmax = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm
- Figure E21.2- STAGE 2 COURTS N1 to N3 & S1 to S3 - NIGHT Assigned Noise Level LAmax = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am
- Figure E22.1- STAGE 2 COURTS N1 to N3 & S1 to S3 - DAY Assigned Noise Level LAmax = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm
- Figure E22.2- STAGE 2 COURTS N1 to N3 & S1 to S3 - NIGHT Assigned Noise Level LAmax = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am
- Figure E23.1- STAGE 2 COURTS N1 to N3 & S1 to S3 - DAY Assigned Noise Level LAmax = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm
- Figure E23.2- STAGE 2 COURTS N1 to N3 & S1 to S3 - NIGHT Assigned Noise Level LAmax = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am



APPENDIX E1 ‘STAGE 1 MODELLING’

- E1.1 This Appendix to Annex E contains the noise modelling for STAGE 1 being the construction of the three Northern courts.
- E1.2 The base plan for STAGE 1 shall be upgraded to incorporate the configuration shown in FIGURE E1 – STAGE 1 ACOUSTIC UPGRADES.

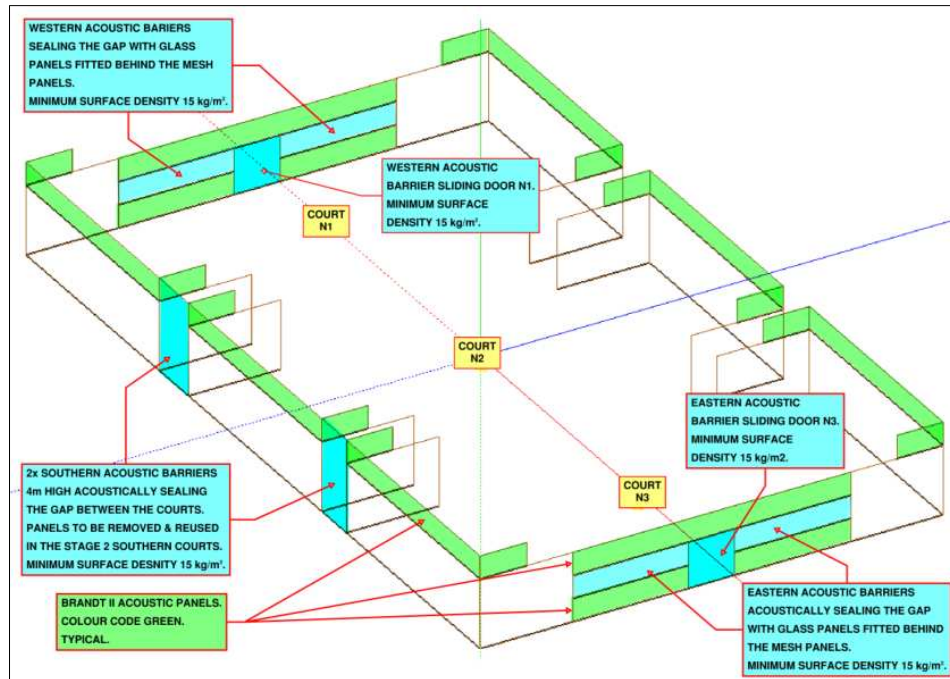


FIGURE E1 – STAGE 1 ACOUSTIC UPGRADES

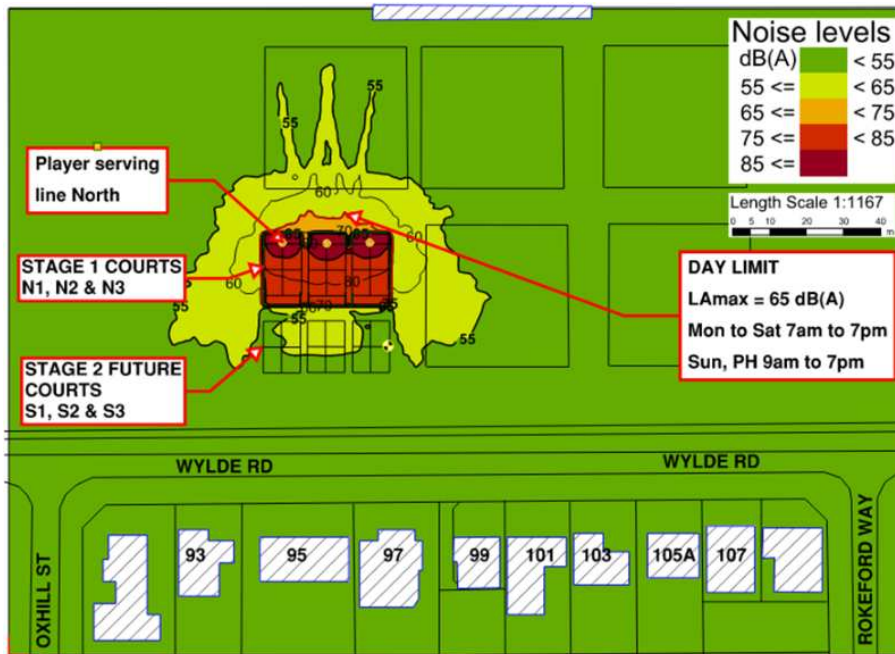


Figure E11.1- STAGE 1 COURTS N1, N2, N3 - DAY Assigned Noise Level L_{Amax} = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm

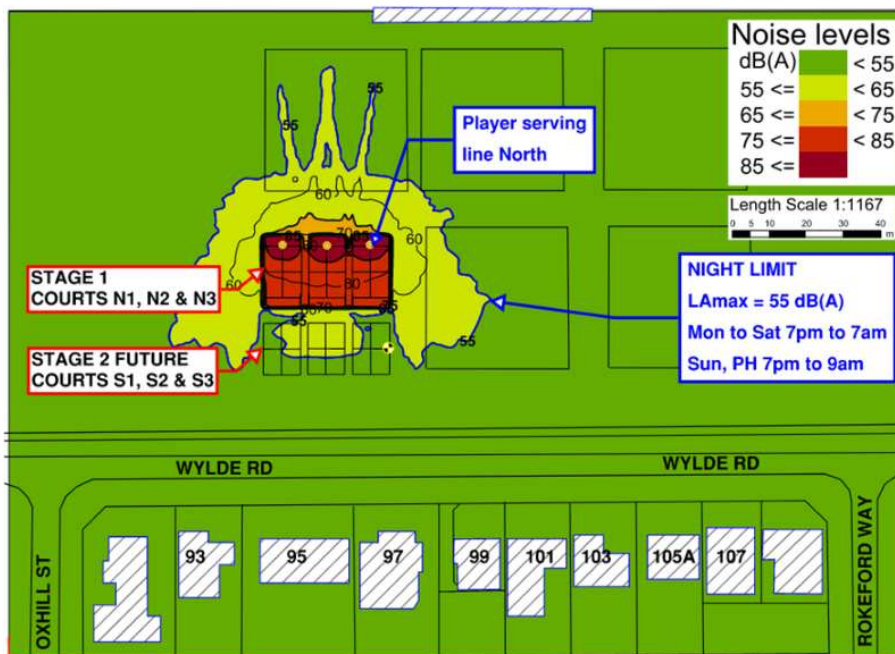


Figure E11.2- STAGE COURTS N1, N2 & N3 - NIGHT Assigned Noise Level L_{Amax} = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am

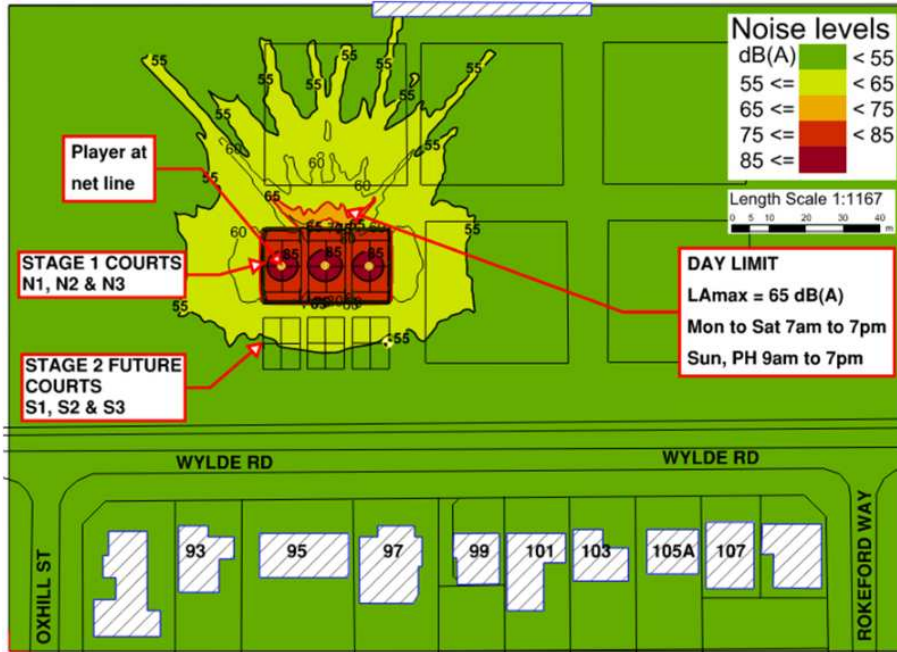


Figure E12.1- STAGE 1 COURTS N1, N2, N3 - DAY Assigned Noise Level L_{Amax} = 65 dB(A)
 Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm

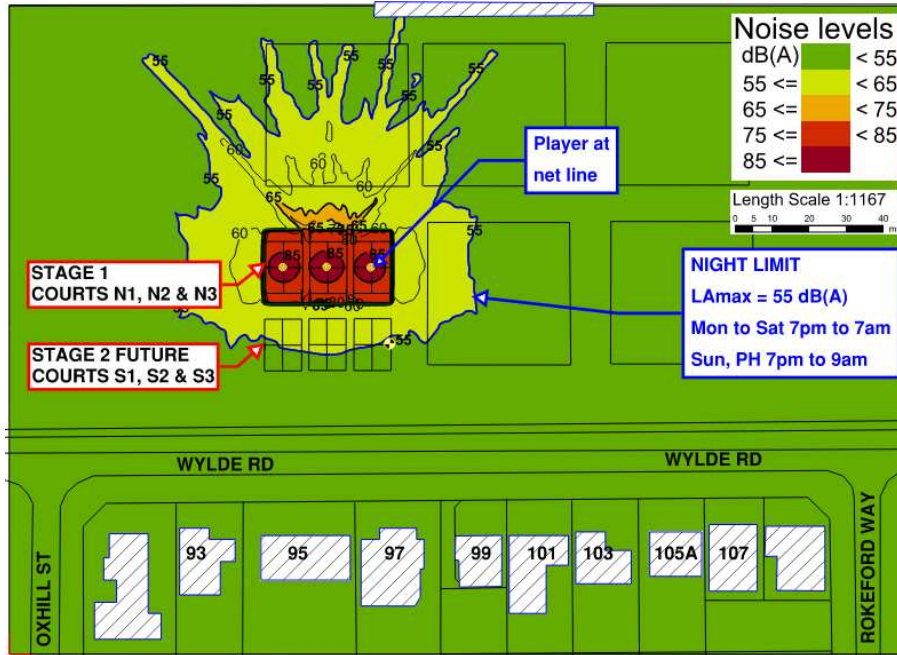


Figure E12.2- STAGE COURTS N1, N2 & N3 - NIGHT Assigned Noise Level L_{Amax} = 55 dB(A)
 Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am

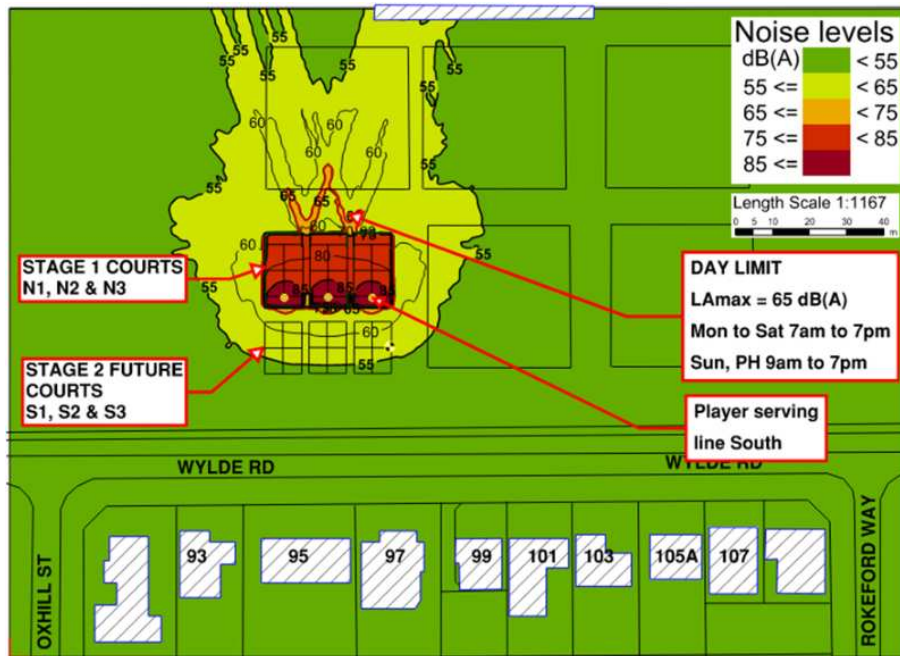


Figure E13.1- STAGE 1 COURTS N1, N2, N3 - DAY Assigned Noise Level LAmax = 65 dB(A) Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm

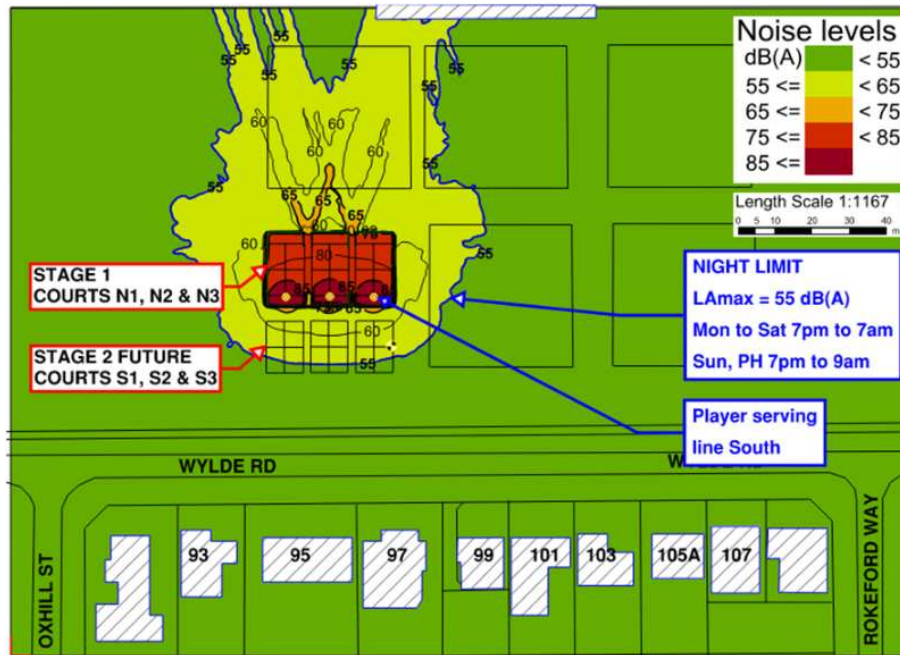


Figure E13.2- STAGE COURTS N1, N2 & N3 - NIGHT Assigned Noise Level LAmax = 55 dB(A) Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am



APPENDIX E2 'STAGE 2 MODELLING'

- E2.1 This APPENDIX 2 to ANNEX E contains the noise modelling for STAGE 2 being the construction of the three Southern courts in addition to the three Northern courts constructed in STAGE 1.
- E2.2 The base plan for STAGE 1 shall be upgraded to incorporate the configuration shown in FIGURE E2 – STAGE 1 ACOUSTIC UPGRADES.

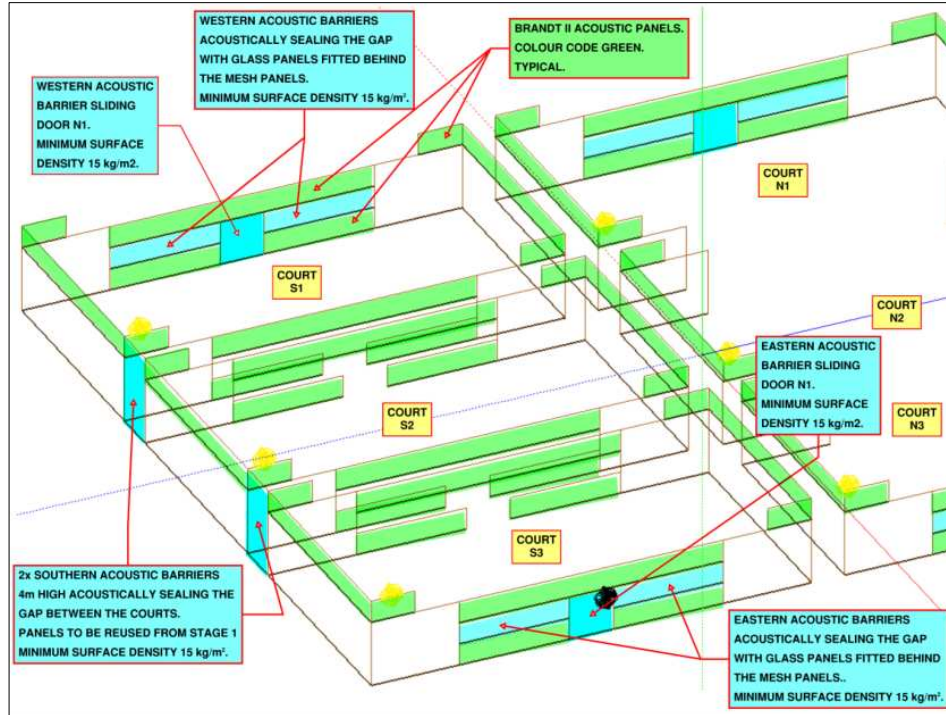


FIGURE E2 – STAGE 2 ACOUSTIC UPGRADES

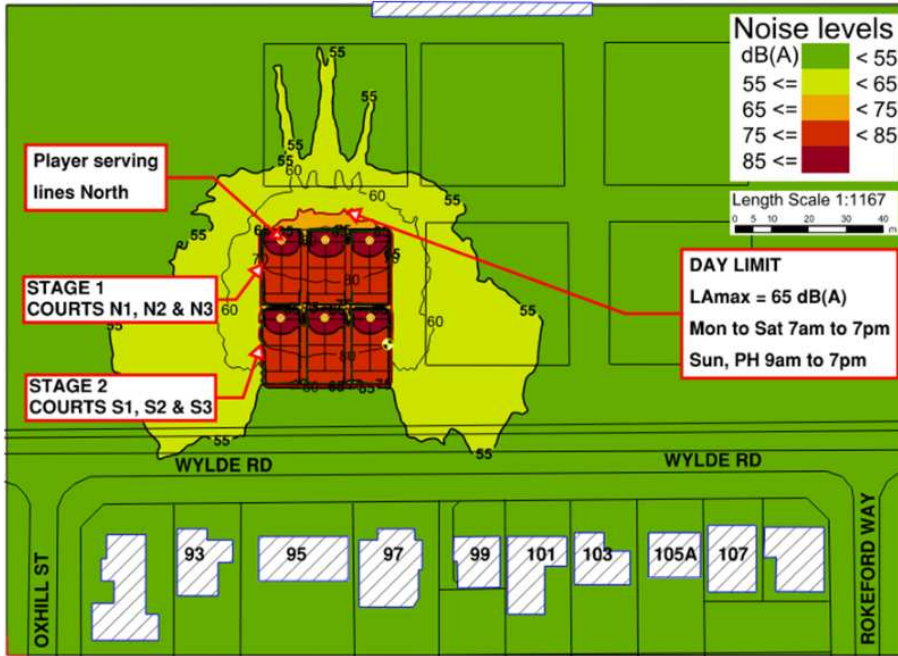


Figure E21.1- STAGE 2 COURTS N1 to N3 & S1 to S3 - DAY Assigned Noise Level L_{max} = 65 dB(A) Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm

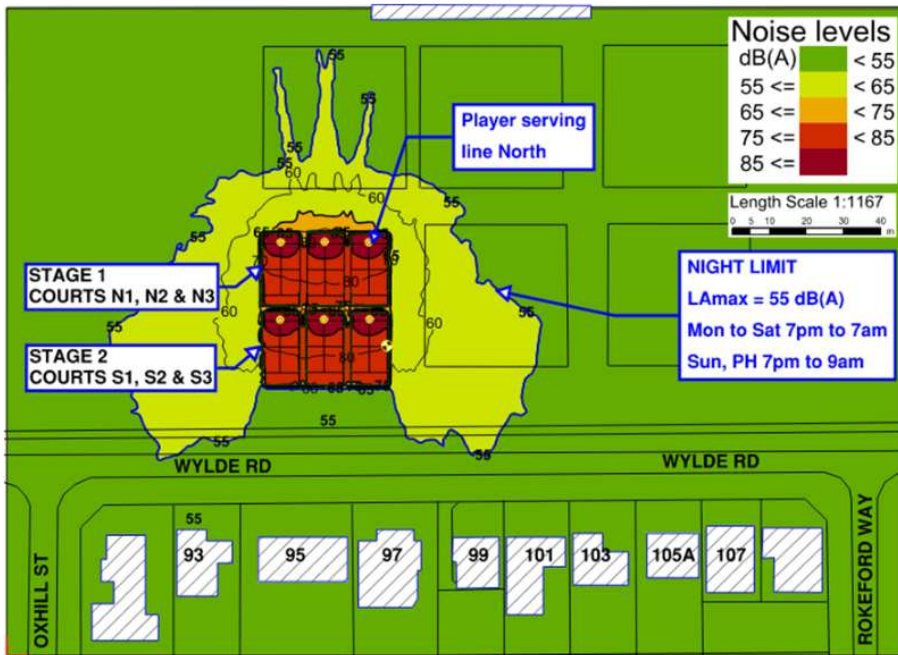


Figure E21.2- STAGE 2 COURTS N1 to N3 & S1 to S3 - NIGHT Assigned Noise Level L_{max} = 55 dB(A) Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am

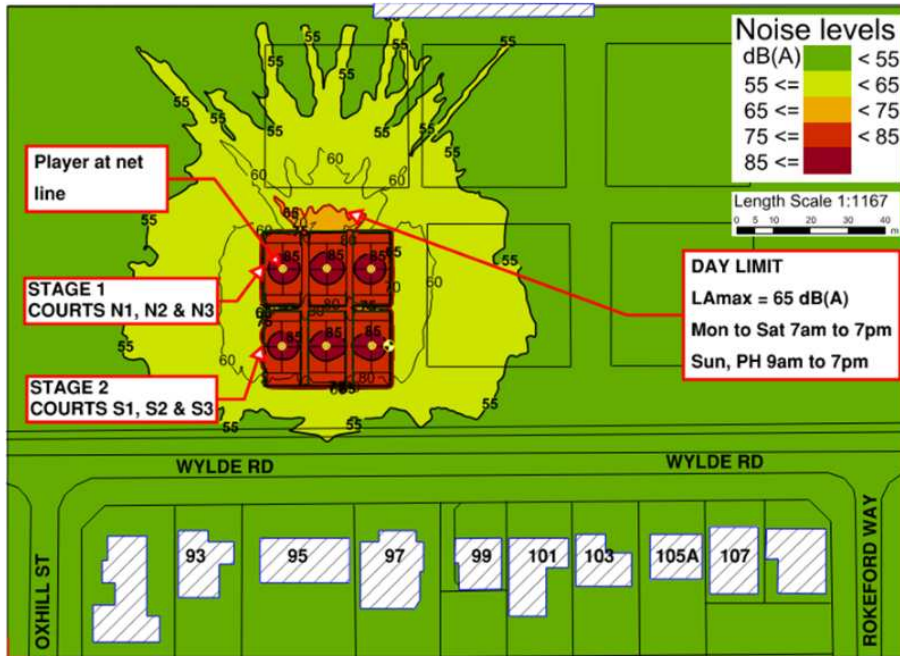


Figure E22.1- STAGE 2 COURTS N1 to N3 & S1 to S3 - DAY Assigned Noise Level L_{max} = 65 dB(A) Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm

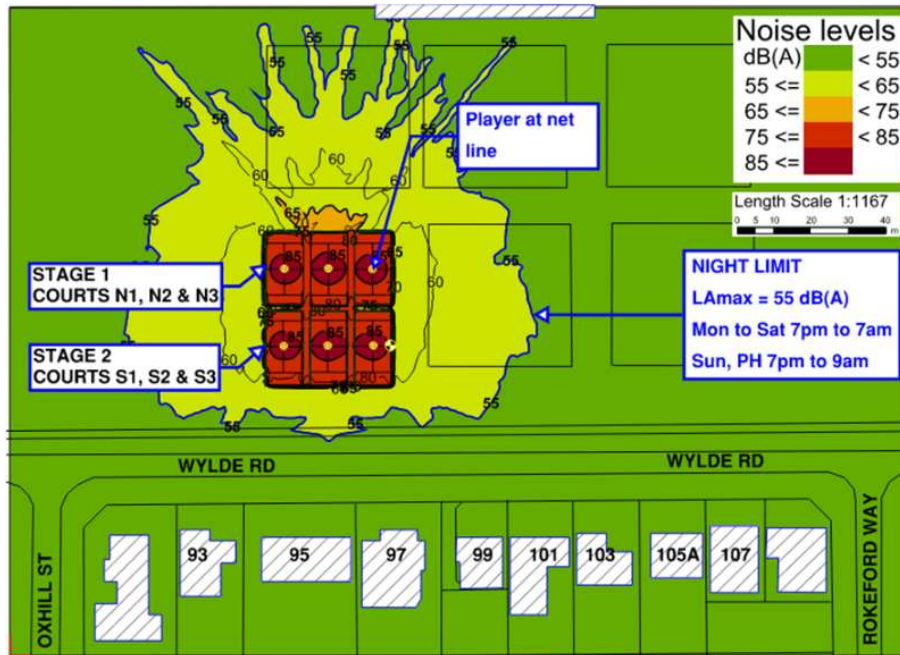


Figure E22.2- STAGE 2 COURTS N1 to N3 & S1 to S3 - NIGHT Assigned Noise Level L_{max} = 55 dB(A) Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am

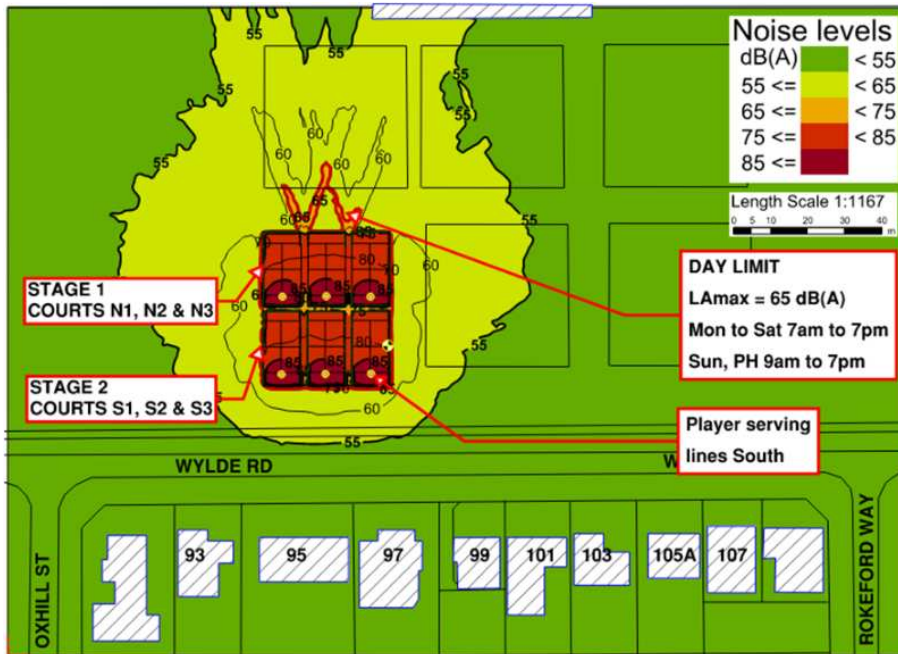


Figure E23.1- STAGE 2 COURTS N1 to N3 & S1 to S3 - DAY Assigned Noise Level L_{max} = 65 dB(A) Monday to Saturday 7am to 7pm and Sunday & Public Holidays 9am to 7pm

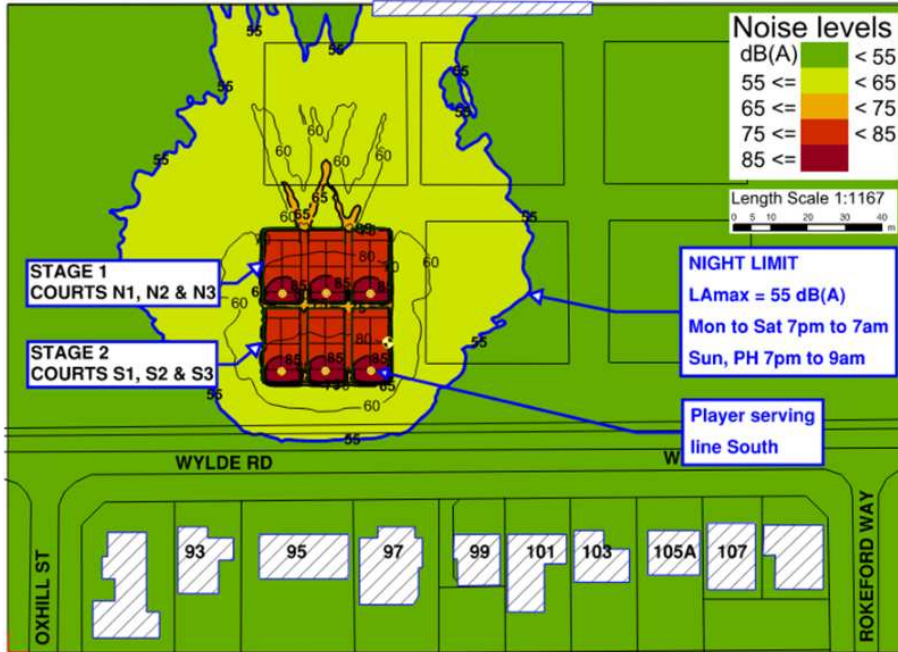


Figure E23.2- STAGE 2 COURTS N1 to N3 & S1 to S3 - NIGHT Assigned Noise Level L_{max} = 55 dB(A) Monday to Saturday 7pm to 7am and Sunday & Public Holidays 7pm to 9am



ANNEX F – PHOTOS



PHOTO F1 – COURT 3



PHOTO F1 – COURT 3



PHOTO F3 – LOUD SPEAKER

See to play padel https://www.youtube.com/watch?v=NX-68fxhL_4



ANNEX G - ACOUSTIC PANELS DATA

- G1. This annex contains the relevant images and data for the Brandt II acoustic panels.
- G2. FIGURE G1 below shows a configuration of the Brandt II acoustic panels. The actual configuration required for Stage 1 and Stage 2 of the padel courts is shown in the appendices to ANNEX E.



FIGURE G2 – PHOTO OF A PADEL COURT FITTED WITH THE ACOUSTIC PANELS

- G3. FIGURE G3 below shows a configuration of the Brandt II acoustic panels as proposed to be used in the Noranda courts prior to the addition of the acoustic barriers. The actual configuration required for Stage 1 and Stage 2 of the padel courts is shown in the appendices to ANNEX E.



FIGURE G3 – IMAGE OF A PADEL COURT FITTED WITH THE ACOUSTIC PANELS PRIOR TO ADDITION OF THE ACOUSTIC BARRIERS



G4. FIGURE G5 below shows the acoustic panels absorption data, yellow highlighted, used in the modelling.

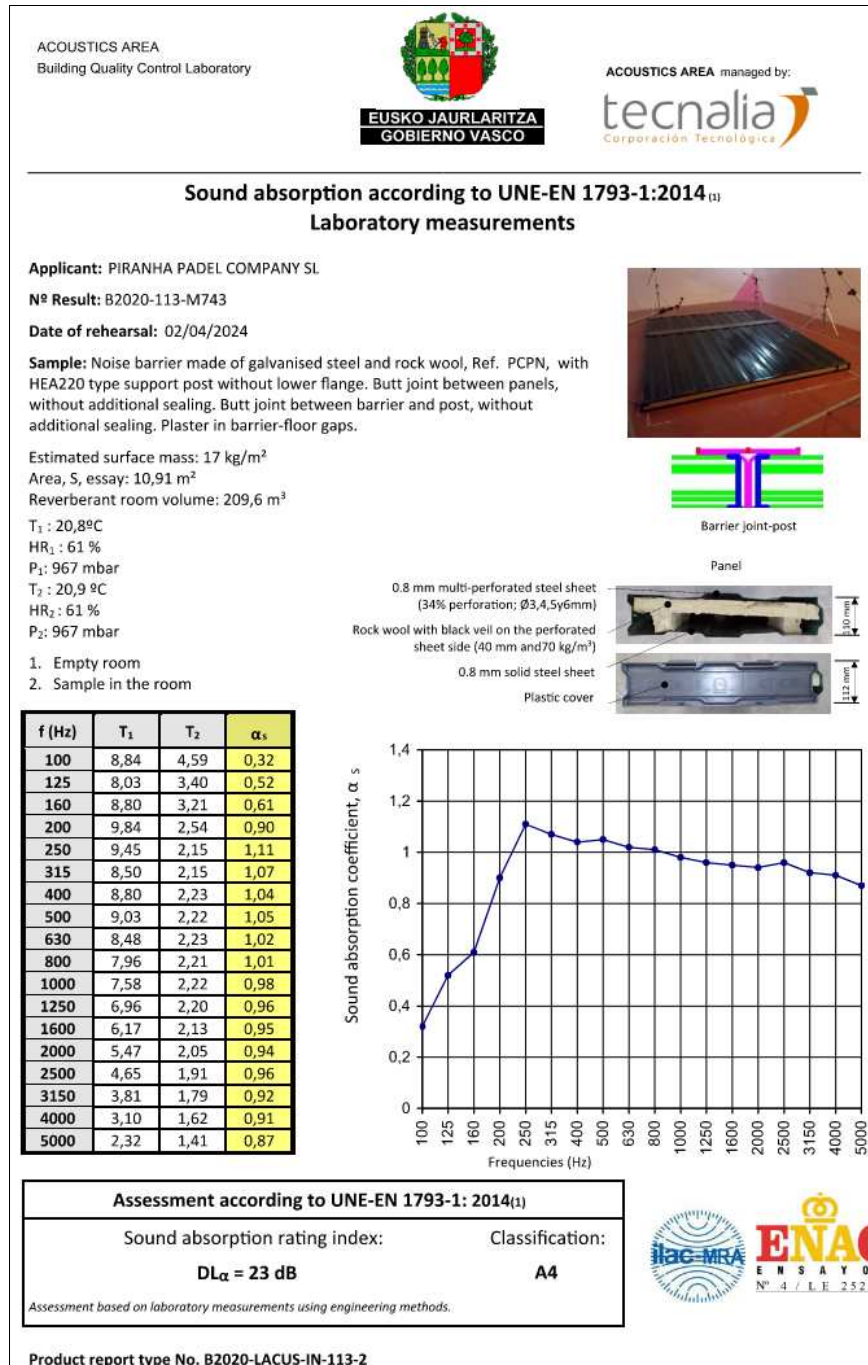


FIGURE G4 – ACOUSTIC PANEL SOUND ABSORPTION TEST CERTIFICATE



Project: **Transport Impact and Car Parking Assessment – V1**
85 McGilvray Avenue, Noranda
Proposed Padel Courts, Morley Noranda Recreation Club

Owners: **Outback Padel Pty. Ltd.**

Author: Heidi Herget

Signature: 

Date: 24th September 2025

P.O. Box 1146 BOORAGOON WA 6954
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MC

Client: Outback Padel Pty. Ltd.

Project: 85 McGilvray Avenue

September 2025

Document Status.

Ver. No.	Author	Reviewed by	Date	Issued for	Signature	Date
1	HH	HH	23/09/2025	FINAL		25/09/2025



Client: Outback Padel Pty. Ltd.
Project: 85 McGilvray Avenue

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1. INTRODUCTION

Move Consultants has been commissioned to prepare a Transport Impact and Parking Assessment for the development of padel courts at the existing Morley Noranda Recreation Club located at 85 McGilvray Avenue, Noranda in the City of Bayswater. This assessment has been prepared in accordance with the City of Bayswater’s *Town Planning Scheme No.4* and the WAPC *Transport Impact Assessment Guidelines – Vol. 4: Individual Developments* as well as in the context of brief car parking demand surveys for the local public parking infrastructure of the site.

1.1 Location

The Morley Noranda Recreation Club Bowling Club is located in the north-west corner of the intersection of Wyle Road and McGilvray Avenue and is shown in **Figure 1**. The proposed development site is located on the north side of Wyle Avenue within the south-western quadrant of the site.



Figure 1 – Local Context

The location of the site in a regional context is shown in **Figure 2**.



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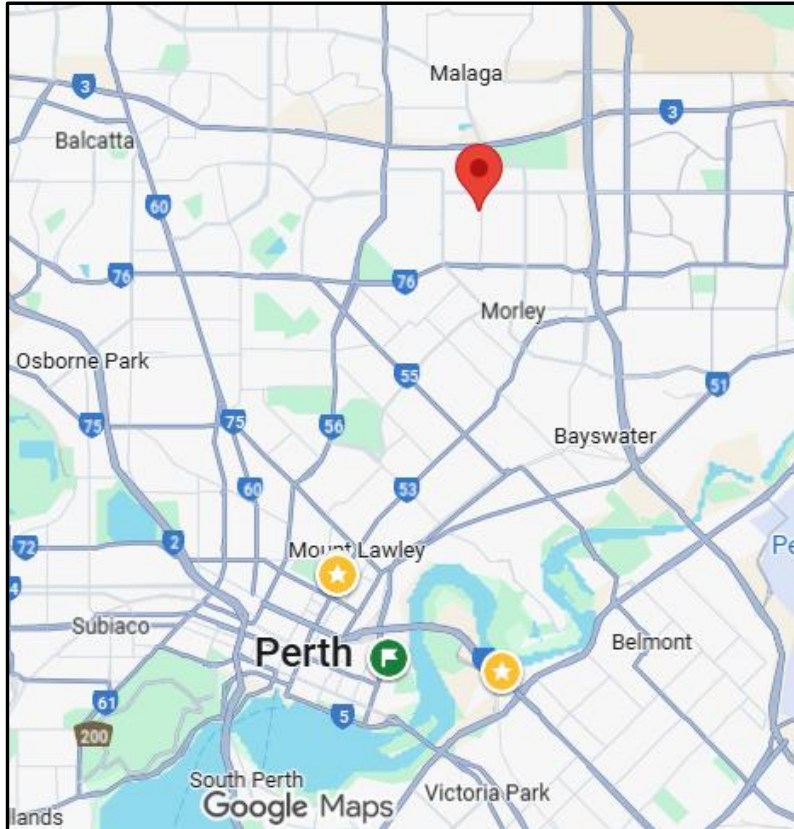


Figure 2: Metropolitan Context

The proposal consists of the construction of six (6) padel courts on lands within the south-west corner of the existing bowling greens to the immediate east of the athletics oval. Typically, the courts will be available for use from 7:00 a.m. to 10:00 p.m. seven (7) days per week with a maximum of 24 players plus three (3) staff on site at any one time with courts to be booked in advance for time periods ranging from one (1) hour to 90-minutes per court.

Site visits were undertaken on Monday 22nd and Tuesday 23rd September 2025 and Saturday 20th September 2025 to identify any potential traffic-related issues associated with the proposal and to undertake ‘spot surveys’ with regard to traffic on the boundary road network, and public car parking demands within the existing on-and off-street public supply.

In addition to the data collection, a review of the existing road geometry, travel patterns and speed zoning in place was also undertaken.



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1.2 Scope of Assessment

This report has been prepared in accordance with the Western Australian Planning Commission's *Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments* (2006), the City of Bayswater's planning policies and relevant industry standards such as Australian Standards and Austroads guidelines

Specifically, this report aims to assess the impacts of the proposed development on the boundary road network in the vicinity of the site to identify any modifications, to site or road layout, which may be required to serve the proposed site. In addition, the assessment considers the proposed access, circulation, and egress arrangements to and from the site and car parking demands associated with the proposal.

For this purpose, the traffic operations on the adjacent and broader local road network have been assessed under both existing and future proposed traffic conditions with regard to the potential impacts from additional traffic generated by the proposed development of the site.

2. EXISTING MOVEMENT NETWORK

2.1 Road Infrastructure

Benara Road, to the north of the site, has been classified as a *District Distributor A* road under the Main Roads WA *Functional Road Hierarchy* and operates under a posted speed limit of 60 kph. It has been constructed as single divided carriageway with a fixed raised central median to the north of the proposal. Existing traffic volumes are in the order of 9,700 vpd and is owned, operated and maintained in the vicinity of the site by the City of Bayswater.

Camboon Road has been classified as a *District Distributor A* road under the Main Roads WA *Functional Road Hierarchy* and operates under a posted speed limit of 60kph. Catherine Street has been constructed as single divided carriageway with a flush central median to the west of the site. Existing traffic volumes for Camboon Road in the vicinity of the site are in the order of 13,700 vpd and is operated, owned and maintained in the vicinity of the site by the City of Bayswater.



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McGilvray Avenue, to the east of the site, has been classified as a *District Distributor B* road under the Main Roads WA *Functional Road Hierarchy* and operates under a posted speed limit of 60kph. It has been constructed as a single divided carriageway in the vicinity of the proposal. Existing traffic volumes are in the order of 9,700 vpd in the vicinity of the site. Benara Road is operated, owned and maintained in the vicinity of the site by the City of Bayswater.

Wyle Road is classified as an *Access Road* under the Main Roads WA *Functional Road Hierarchy* and operates under a posted speed limited of 50kph. It has been constructed as a single undivided carriageway. Public parking the form of right-angle embayed parking is in place on the northern side of Wyle Road adjacent to the southern boundary of the recreation club and the subject site. The existing traffic volumes on Wylde Road are in the order of 900 vpd. Wylde Road is operated, owned and maintained in the vicinity of the site by the City of Bayswater.

An extract from the MRWA’s *Functional Road Hierarchy* is shown in **Figure 3**.



Figure 3 – MRWA Functional Road Hierarchy (Source: Main Roads WA)

The intersection of Benara Road/McGilvray Avenue is operated by a 4-way single circulating roundabout. The intersection of McGilvray Avenue/Wylde Road is operated via Give Way control unsignalised control on the minor McGilvray Avenue approach.



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2.2 Pedestrian and Cycling Infrastructure

Benara Road and Camboon Road have been designated as key links within the *Perth Bicycle Network* (NE15). Footpaths are in place on both sides of Benara Road and on the east side of Camboon Road, respectively, with an off-road shared path in place on the west side of Camboon Road. A shared path is in place on Benara Road between McGilvray Avenue and Garson Court.

High quality shared paths are in place on both sides of McGilvray Avenue with McGilvray Avenue south of Wyle Road designated as a *Bicycle Boulevard* or *Good Riding Environment*. A footpath is in place on the north side of Wyle Road adjacent to the southern boundary of the proposal.

The pedestrian and cycling infrastructure are shown in **Figure 4**.

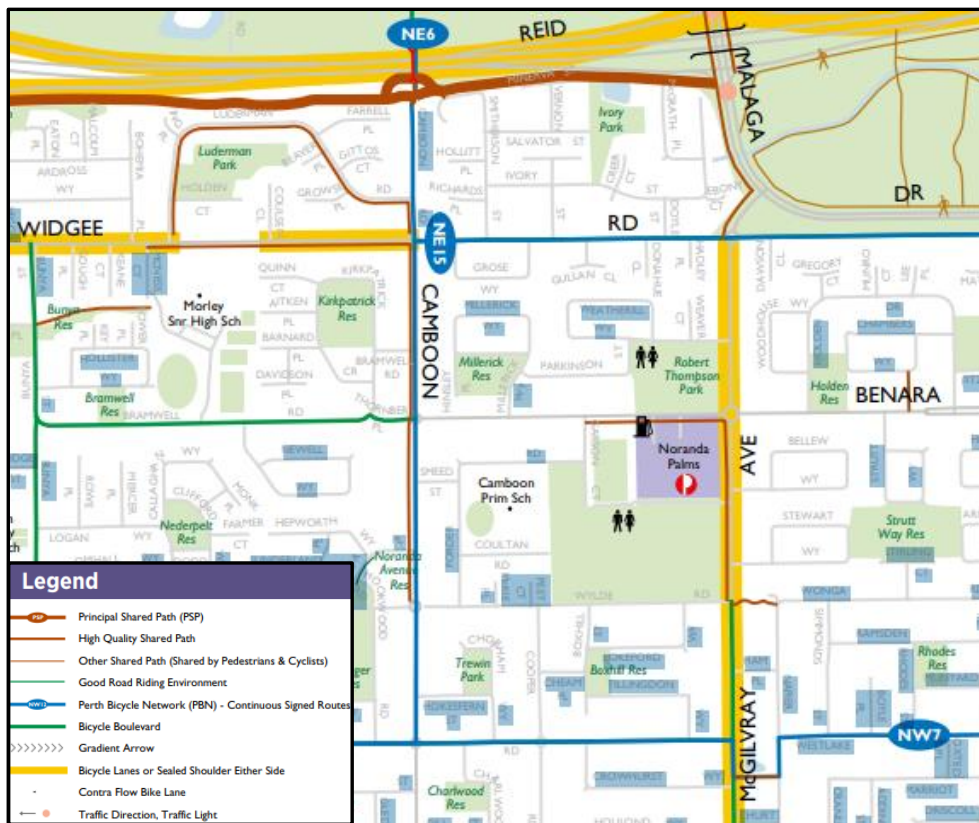


Figure 4: Existing Pedestrian and Cycling Network (Source: Department of Transport)



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2.3 Public Transport Infrastructure

The closest bus stops are in place to the north of the site on both sides of Benara Road, east of McGilvray Avenue, approximately 650 m north-east of the site and on Camboon Road 520m due north-west of the site. The following routes provide line haul services in the vicinity of the site:

- Route 350: Mirrabooka Bus Station to Caversham via Cherrywood Avenue, Benara Road and Noranda Station
- Route 351: Galleria Bus Station to Ballajura Station via Crimea Street, Malaga Drive and Bellefin Drive
- Route 352: Galleria Bus Station to Morley Station via McGilvray Avenue, Benara Road and Emberson Road

These services provide a combined frequency of 10- to 20-minute service frequency during the weekday peak and midday periods with hourly services during weekday evenings and on Sundays and public holidays. Services on weekends and public holidays typically consist of a combined 30-minute service until early evening. **Figure 5** and **Figure 6** show the line haul bus services in the vicinity of the site.

Noranda Railway Station is located approximately 2.2km to the north-east of the site.

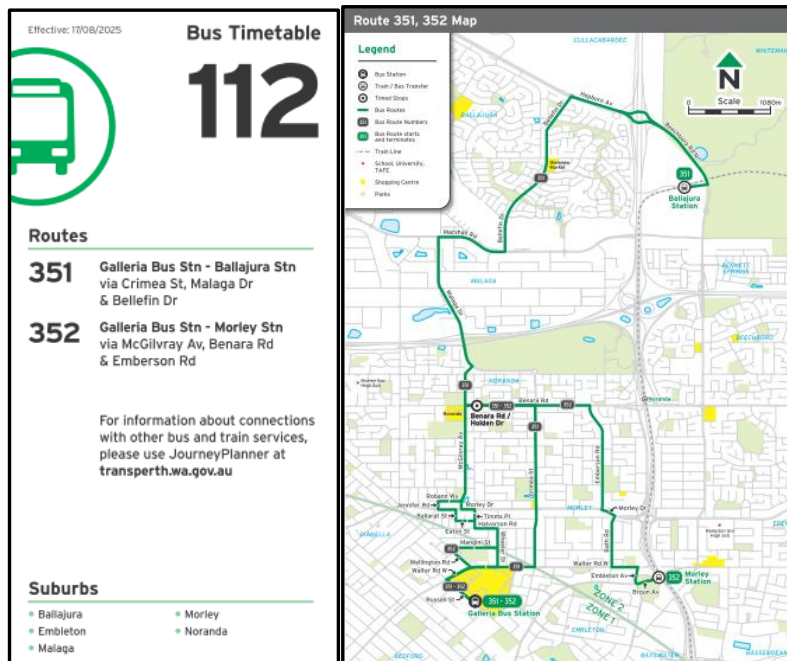


Figure 5: Routes 351 and 352 Line Haul Bus Services (Source: TransPerth)



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Effective: 10/08/2025
*WEB UPDATE

Bus Timetable

115

Routes

350 Mirrabooka Bus Stn - Caversham
via Cherrywood Av, Benara Rd
& Noranda Stn

For information about connections
with other bus and train services,
please use JourneyPlanner at
transperth.wa.gov.au

Suburbs

• Beechboro	• Mirrabooka
• Caversham	• Morley
• Dianella	• Noranda
• Kiara	

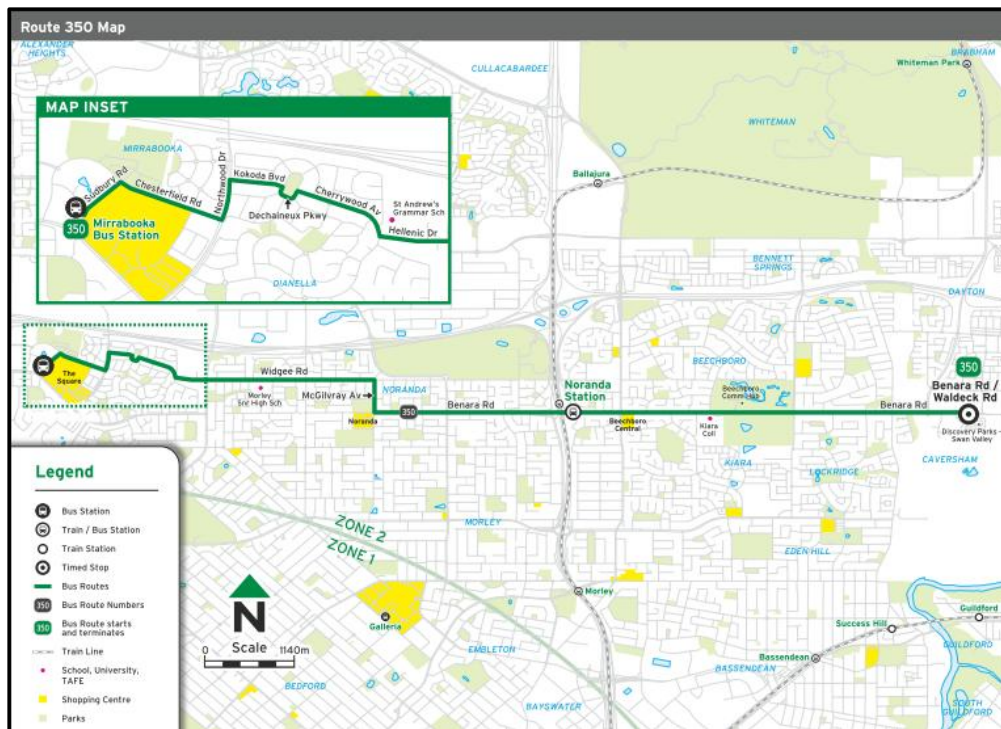


Figure 6: Route 350 Line Haul Bus Services (Source: TransPerth)



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3. DEVELOPMENT PROPOSAL

3.1 Development Details

The proposal consists of the construction of six (6) padel courts on property within the south-western corner of the Morley Noranda Recreation Club situated at the 85 McGilvray Avenue, Noranda in the City of Bayswater. The courts will accommodate up to a maximum of 24 players with a maximum of three (3) staff on-site at any given time. The proposed hours of operation are 7:00 a.m. to 10:00 p.m./7 days per week with courts to be booked in advance with bookings typically ranging in time from one (1) hour to 90-minutes on average. The proposed courts will operate simultaneous to the existing operations associated with the co-located Morley Bowling Club and other activities at the Morley Noranda Recreation Club which typically take place on weekday mornings, Sunday evenings and weekday evenings plus football during the winter season on a weekend morning. This has been confirmed by site visits undertaken to the site over several days and on a weekend as well as a review of rostered activities associated with each of the clubs.

3.2 Car Parking and Access

Vehicular access to the proposal will be shared with the existing recreation club via the direct crossover to the west side of McGilvray Avenue, north of Wylde Avenue and directly south of the Noranda Square shopping centre leading to on-site car parking consisting of approximately 130 bays plus several tandem bays to the north and north-east of the club building. In addition, there is significant public right-angle on-street car parking in close walking distance to the site on the north side of Wylde Street immediately adjacent and to the east of the site in the form of approximately 95 bays.

3.3 Bicycle Parking

Existing bicycle parking can be provided on the site at the Morley Noranda Recreation Club in the form of externally installed U-rails, if required.



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4. TRAFFIC ANALYSIS

A traffic generation and distribution exercise has been undertaken to assess the potential traffic impacts associated with the proposed development. The aim of this exercise was to establish the traffic volumes which would be generated from the proposed development and to quantify the effect that the additional traffic has on the surrounding road network, including on Benara Road, Camboon Road, McGilvray Avenue and Wyle Road (if necessary).

4.1. Trip Generation and Distribution

Based upon information received from the Applicant with regard to the operational parameters associated with the proposal, up to a maximum of 24 players and three (3) staff will be on site at any given time. This results in an estimate of 18 to 39 vph during a typical peak hour taking into account overlapping entering/exiting players and staff movements with a maximum of 240 to 390 vehicles on a daily basis.

Based upon the existing traffic patterns in the area and the spatial distribution of adjacent land uses, the following distribution for the proposed development generated traffic has been assumed broadly: to be as follows

- 60% to and from the north via Benara Road, McGilvray Avenue (north) and Wylde Road east with 75% of users accessing the site via the on-street public parking on Wylde Road.
- 20% to and from the west via Camboon Road and Wylde Road accessing the site via the on-street public parking on Wylde Road.
- 20% to and from McGilvray Avenue (south) with drivers accessing the site via on-street public parking on Wylde Road.

Traffic Impacts:

- Benara Road
 - Daily: +144 to 234 vpd
 - Peak Hour: +11 to 23 vph
- Wylde Road (East):
 - Daily: +108 to 176 vpd
 - Peak Hour: +8 to 18 vph
- Camboon Road:
 - Daily: +48 to 78 vpd
 - Peak Hour: +4 to 8 vph



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- Wylde Road (West):
 - Daily: +48 to 78 vpd
 - Peak Hour: +4 to 8 vph
- McGilvray Avenue (South):
 - Daily: +48 to 78 vpd
 - Peak Hour: +4 to 8 vph

These increases in daily and peak hour volumes will have a minimal impact on existing traffic operations in the area and can be comfortably accommodated within the practical capacities of the respective links on the boundary road network.

5. TRAFFIC ENGINEERING REVIEW AND CAR PARKING ASSESSMENT

5.1. Review of Site Layout and On-Site Circulation

No changes to the existing on-site car parking at the Morley Noranda Recreation Bowling Club is proposed as part of the application.

5.2. Crash History, Sightlines and Pedestrian Safety

A review of the crash history on the boundary road network in the vicinity of the site crossover during the 5-year reporting period 2020-2024 indicates that while there have been two (2) crashes in the vicinity of the driveways to the recreation club and Noranda Square Shopping Centre and only one (1) crash involving parking on Wylde Road over the period of this time. This indicates that the addition of site-generated traffic will have no impact on the existing public asset risk profile in the context of the overall total annual passenger-kilometres travelled on these roads.

A review of the sightlines at the existing site crossover to the Morley Noranda Recreation Club on McGilvray Avenue indicates that there are sufficient sightlines in place to accommodate minimum AGSD, SISD and MGSD requirements under a design speed of 60kph.

No pedestrian or cycling safety issues have been identified in the context of the proposal.

5.3. Rubbish Collection and Loading, Servicing and Delivery

Rubbish collection arrangements will remain as are currently in place at the Morley Noranda Recreation Club with the proposal not anticipated to generate significant levels of either general or recycling waste with any arrangements to take place between the bowling club and Applicant.



5.4. Construction Traffic

Anticipated traffic associated with the proposal will entail earthworks and concreting for the base of the padel courts with dump trucks or similar delivering/removing raw materials with construction taking place on site. A maximum of three (3) low bed trucks will deliver the court framework once the seal is completed on the courts. A maximum of up to 12 to 15 staff members will be present during the construction phase with vehicles parking within the public parking supply on Wylde Road during weekdays only 7:00 a.m. to 4:00 p.m. The low bed trailers will deliver the court framework via the existing bowling club, if practicable.

The anticipated traffic generated during construction will have a minimal impact on traffic operations in the area.

5.5. Car Parking

The existing car parking on the site of the Morley Noranda Recreation Club Bowling Club will be utilised by staff only with players utilising the existing on-street car parking on Catherine Street and Salisbury Street.

The existing on-street public parking supply on Wylde Road consists of approximately 95 bays. Existing 'spot' car parking surveys were undertaken on Wylde Road on Saturday 20th September 2025 and Tuesday 23rd September 2025 in the vicinity of the proposal indicated a peak demand of 32 bays on Wylde Road within the existing public on-street right-angle parking supply. Additional 'spot surveys' undertaken of the existing recreation club site parking supply indicates a maximum demand of 65 bays coincident with the anticipated peak operating period of the proposal (weekday morning, weekday evening and weekend morning court facility). This peak demand associated with the educational facilities is in the order of potentially up to 40 bays maximum distributed within the existing on-street Wylde Road supply and within the recreation club on-site supply which will result in a net latent surplus of approximately 90 bays which would be more than sufficient to accommodate the demands of the proposal during peak demand periods while still allowing for parking associated with the club activities. This approach is consistent with the approach outlined in *Section 8.42: Joint Use of Parking Facilities* of the City's TPS and in line with traffic engineering and car parking infrastructure management best practice as well as consistent with other similar approved proposals assessed by Move Consultants on a number of other projects in the City as well as other Local Governments in the Perth Metropolitan Area.



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This approach proposed by Move Consultants has also been endorsed by sitting members with regard to number of applications approved by the State Administrative Tribunal and is considered a reasonable and appropriate cost-effective approach to the provision and management of public car parking infrastructure.

6. CONCLUSIONS

Move Consultants has been commissioned to prepare a Transport Impact and Parking Assessment for the development of padel courts at the existing Morley Noranda Recreation Club located at 85 McGilvray Avenue, Noranda in the City of Bayswater. This assessment has been prepared in accordance with the City of Bayswater's *Town Planning Scheme No.4* and the WAPC *Transport Impact Assessment Guidelines – Vol. 4: Individual Developments* as well as in the context of brief car parking demand surveys for the local public parking infrastructure of the site. These increases in daily and peak hour volumes will have a minimal impact on existing traffic operations in the area and can be comfortably accommodated within the practical capacities of the respective links on the boundary road network.

A review of the crash history on the boundary road network in the vicinity of the site crossover during the 5-year reporting period 2020-2024 of indicates that while there have been two (2) crashes in the vicinity of the driveways to the recreation club and Noranda Square Shopping Centre and only one (1) crash involving parking on Wylde Road over the period of this time. This indicates that the addition of site-generated traffic will have no impact on the existing public asset risk profile in the context of the overall total annual passenger-kilometres travelled on these roads.

A review of the sightlines at the existing site crossover to the Morley Noranda Recreation Club indicates that there are sufficient sightlines in place to accommodate minimum AGSD, SISD and MGSD requirements under a design speed of 60kph along Wylde Road.

No pedestrian or cycling safety issues have been identified in the context of the proposal.

The proposed management of car parking demands is compliant with the City's TPS and traffic engineering best practice with the maximum demands associated with players and staff comfortably accommodated within both the on-site private supply at the recreation club and within the on-street public parking supply. This approach is also consistent with good and judicial planning for car parking in a suburban activity centre and with the tenets of the City of



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TPS and local planning policies. This approach proposed by Move Consultants has also been endorsed by sitting members with regard to number of applications approved by the State Administrative Tribunal and is considered a reasonable and appropriate cost-effective approach to the provision and management of public car parking infrastructure.

Construction traffic will be managed through a site management plan prepared following development approval with the traffic and car parking demands associated with these activities comfortably accommodated within the public road network and public parking supply, where required.

In conclusion, based upon the results of this transport analysis, traffic engineering review and car parking assessment, there are not anticipated to be any safety, or operational concerns associated with the proposal and the proposed on-site car parking is appropriate and are therefore supported from a traffic perspective



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Addendum - Item 11.1 - Cr Nat Letter - Business Case For The Les Hansman Community CentreADDITIONAL INFORMATION

Two typographical errors related to the timeline proposed for completion of the business case have been identified. The completion date referenced in the Motion, as well as later in the report in paragraph one of the conclusion, specifies that the business case is to be completed by December 2027. This should read as December 2026.

The report is to be updated as follows:

Motion:

“That Council request the Chief Executive Officer to complete a business case for the Les Hansman Community Centre by December 2026”

Conclusion

“The notice of Motion seeks Council’s support for the Chief Executive Officer to complete a business case for the Les Hansman Community Centre by December 2026, ensuring shared accountability and clear direction for progressing the project.”

Recommendation Implications

Nil.

Whilst this change shifts the timeline for completion, as written, there is no impact on the recommendation. This error was typographical and the intent of the Motion when written was for the business case to be completed by December 2026. The report was written with this date in mind, and is reflected elsewhere in the body of the report.