



## **Harbord Diggers Bowling Green Operational Plan of Management**

### **1. Introduction**

On behalf of Mt Pritchard District Community Club, Harbord Diggers submit the following management plan for construction of a new bowling green on the upper ground level terrace 80 Evans Street Freshwater.

This Operational Plan of Management contains a summary of the following:

- Site description
- Project vision
- Proposed works
- Use of bowling green
- Waste
- Operating hours
- COVID19 restrictions
- Security
- Impact on Watermark residents
- Complaints
- Privacy

### **2. General Operations**

#### **Site description**

The Harbord Diggers Club site is located at 80 Evans Street Freshwater. The site is irregular in shape and is legally described as Lot 12 DP1197725 (refer to Figure1). It is located in a prominent location on the headland between Freshwater and Curl Curl Beaches. The site is bound by Carrington Parade (north), McKillop Park and at grade car park (south), Lumsdaine Drive (east) and Evans Street (west).

The site has a total area of approximately 15,696m<sup>2</sup> and currently accommodates the Harbord Diggers Club which comprises of seniors living units and Club with retail precinct, associated gym, aquatic centre, child-care centre, community rooms and members hand car wash.

The proposed works are confined to the centre of the site, specifically the upper level outdoor terrace.

Figure 1 Aerial view of the site



Source: Six Maps

## Project Vision

Harbord Diggers is a club built by members for members. The reintroduction of a bowling green would have many benefits for our members. Members of the Harbord Diggers Men's & Women's Lawn Bowls Sub Clubs would be able to return to weekly exercise and socialising, improving their overall health and wellbeing. The Lawn Bowls Club can recruit new members and hold tournaments which would form many new friendships.

When the green is not in use for Lawn Bowls, residents of Watermark may use the green for social activities such as croquet, Tai Chi and picnics. This would bring the residents of the village together and enhance quality of life.

## Proposed works

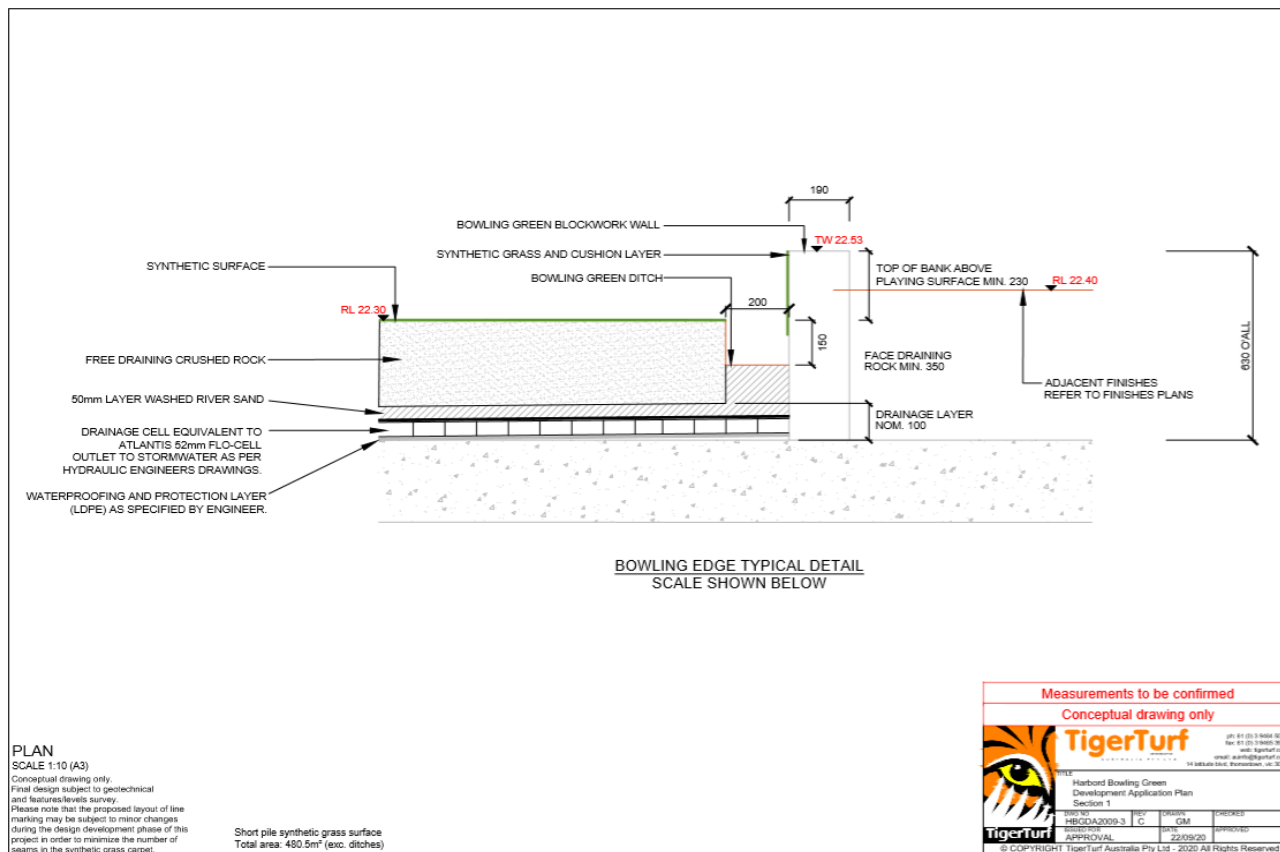
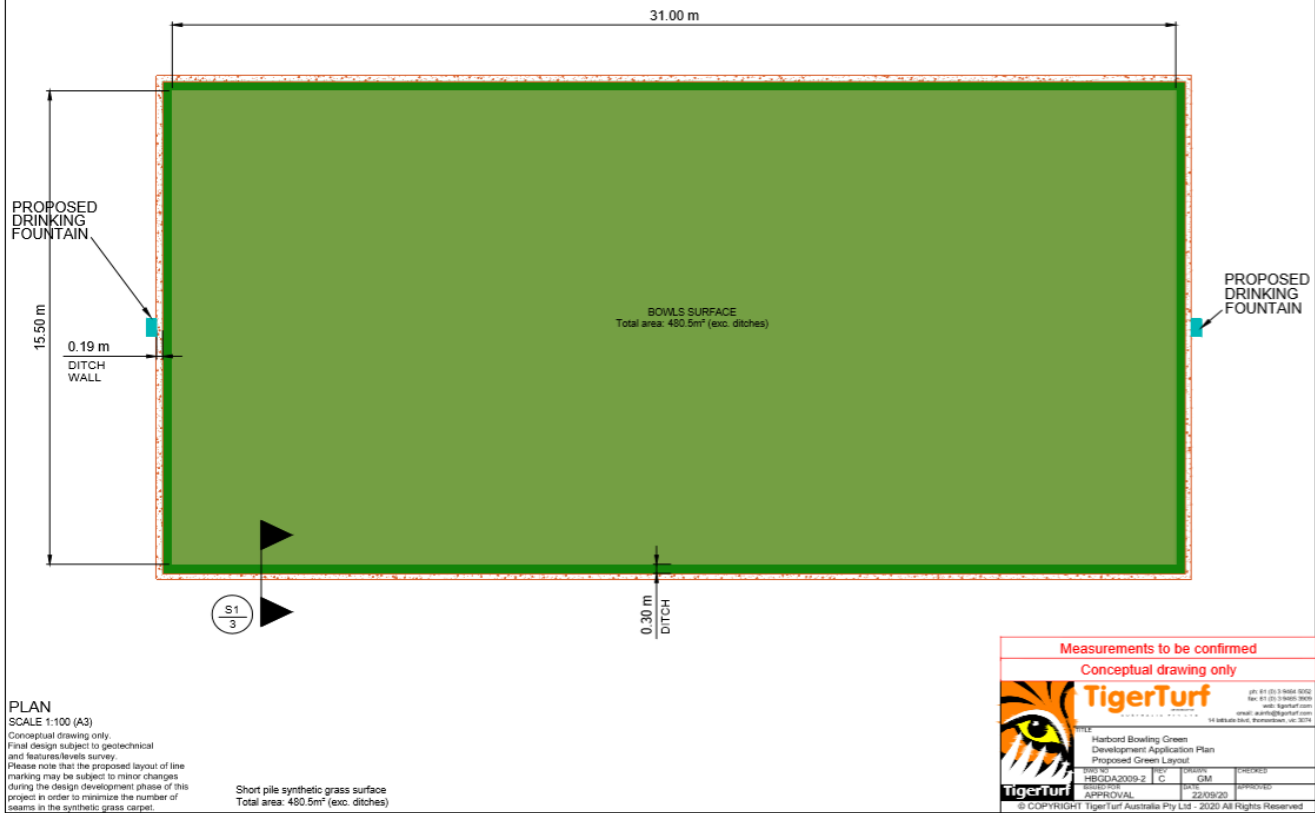
The development includes the following works

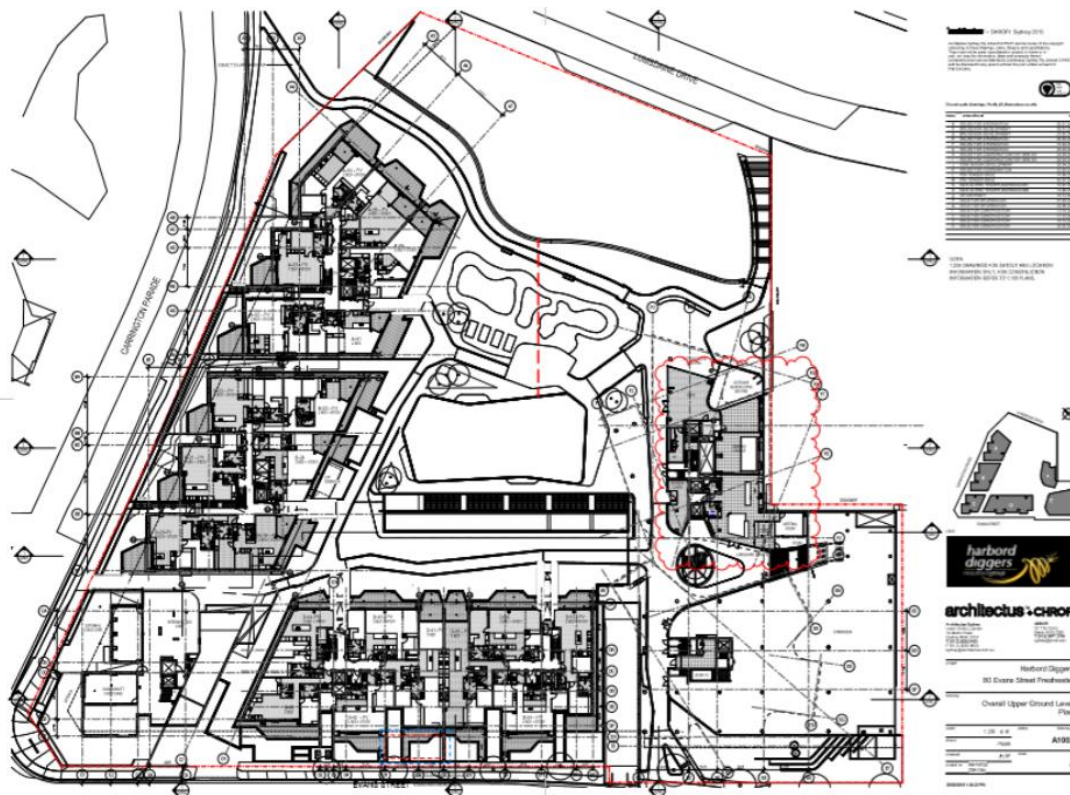
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- Construct bowling green – consisting of 3 rinks on the upper ground level terrace;
- Convert natural grass to synthetic
- New SuperGreen - Green, size 37x37 metres. (size of playing surface plinth to plinth)
- Excavate 350mm of existing grass green and remove and tip spoil from the site
- Supply and install new ditch walls.
- Allowance made for base drainage
- Supply and install new plinths.
- Supply, place and laser level new TigerTurf bowls blend crushed rock to a nominal depth of 130mm. Apply TigerBond on crushed rock surface. Screed playing surface with regulating sand, tack coat with TigerBond. (TigerBond is a free draining silicate that bonds the surface material of the base, rather than leaving loose material. It remains free draining, something specific to TigerTurf)
- Supply and install new SuperGreen.
- New ditch dropper grass to be supplied and installed on top of and down the ditch walls around the green.
- New ditch grass to be supplied and installed in the ditches around the green.

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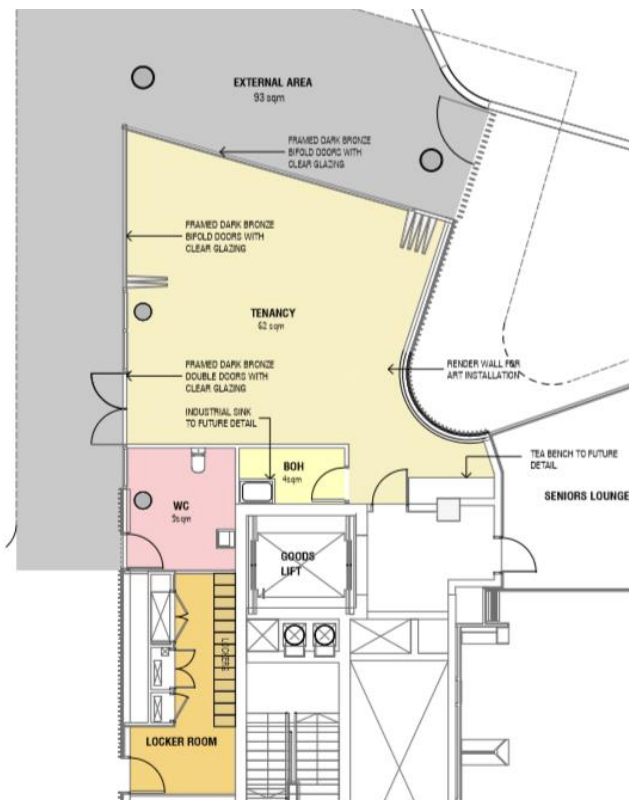
Final architectural/landscape plan below.  
Bowling Green







WC and locker room location



Users of the bowling green will be able to use the existing WC and locker room situated in the tenancy / comms room space.

A gate will need to be erected on the eastern side of the bowling green the gate will close from 6pm to 6am.

A water bubbler will need to be placed near the bowling green after the COVID19 pandemic subsides as per Bowls Australia guidelines.

### **Use of the bowling green**

The bowling green will be a licensed area (consistent with the existing approval). It will be available for use by members of the Club and their guests. Members will be able to book the bowling green.

Activities to be carried out on the bowling green would be but not limited to:

- Watermark croquet (use of wooden hoops and peg only) Monday 9am to 11am and on weekends
- Harbord Diggers Women's Lawn Bowls Sub Club, Tuesday & Thursday 9am to 3pm
- Harbord Diggers Men's Lawn Bowls Sub Club, Wednesday & Saturday 1pm – 4pm
- Watermark Tai Chi, Wednesday 8.30am to 10am
- Men's & Women's Pennetts Lawn Bowl competitions which runs for 3 months
- Men's & Women's Lawn Bowls Interclub competitions four times each season
- Men's & Women's Lawn Bowls Friendship Day four times each season
- Men's & Women's Lawn Bowls social roll up and training to be conducted when rink is free of other activities
- Harbord Diggers Yoga by the Sea
- Gfitness exercise day
- Watermark monthly picnic

Watermark residents will continue to play Bocce on the gravel near the vegetable garden.

### **Waste**

The Club has a comprehensive internal and external waste management plan. Waste will be managed by the Club and contract cleaners. We have multiple portable bins available to be made available as/when required. Bins will be located close to the green.

### **Operating hours**

The proposed hours for the Bowling Green will be

- Monday to Sunday – 8:30am to 5:30pm

### **COVID19 restrictions**

When Lawn Bowls is being played the maximum number of players on the green at one-time during tournaments is 8 per rink, we have 3x rinks so total will be 24

When playing barefoot bowls or used for exercise / picnics the maximum number will be 50.

During COVID19 the max number of users will be 24

### **Bowls Activity Hygiene Procedures**

- Provide staff and volunteers with information and training on COVID-19 including physical distancing; hygiene and cleaning; and how to manage a sick participant



- Use of individual servings of tea, coffee, and biscuits
- Encourage participants to bring their own water bottle
- Adopt good hand hygiene protocols
- Ensure communal facilities, such as locker rooms, have strategies in place to avoid crowding and promote physical distancing
- Ensure bathrooms are adequately stocked with soap and detergent and all facilities are regularly cleansed
- Encourage contact-less payment solutions for entry fees
- Maintain a register of all participants name and contact phone number for all sessions of activity on the bowling greens

### **On the Green**

- Ensure the number of persons does not exceed one person per 4sq metres per green
- Minimise co-mingling of participants from different games and time slots where possible
- Ensure any spectators adhere to 1.5m social distancing
- Reduce crowding wherever possible and promote physical distancing
- Ensure hand sanitiser stations are available at all ends of a green
- Reduce sharing of equipment where practicable and ensure all equipment (jacks, mats, scoreboards, shared umpire equipment, seating etc.) are cleaned with detergent and disinfectant after each use
- There is no need for rink spacing – Please ensure that the 4sq metre rule and social distancing is been adhered to
- It may be prudent to have a rink space if playing triples or fours, to allow participants to socially distance adequately
- The Laws of the Sport must be adhered to, when playing competition matches, i.e. rolling of jacks, marking of touchers, removal of dead bowls etc.
- Encourage participants to carry chalk spray
- Encourage participants to minimise contact with other participants
- Discourage use of another participants equipment
- Ensure participants regularly practice sensible hand hygiene by having hand sanitiser stations at each end of greens

### **Security**

During the day 7 days a week, four routine checks will be carried out by Harbord Diggers Customer Service Manager and Watermark Reception staff to ensure non permitted patrons are accessing the green. Harbord Diggers CSM will conduct a morning and late afternoon check eg 11am and 4pm. Watermark Reception staff will complete a lunch and afternoon eg 12.30pm and 2pm check.

Harbord Diggers Security Guard will carry out a perimeter check before leaving the club each morning before 9.30am. Security conduct regular perimeter checks in their patrol of Harbord Diggers club between the hours of 6pm to 2am 7 days a week. From 2am Security guards will monitor the bowling green 24-7 via live stream CCTV cameras.

### **Impact on Watermark residents**

The impact on Watermark residents due to noise will be minimal as all activities conducted on the green are low volume activities.

A noise complaint register has been set up and club management are onsite to address any noise complaints.

We also have live audio monitoring, which picks up audible sound levels through a mic system and records background and peak noise

### **Managing Complaints**

We have an online portal for complaints to be lodged and the complaints will be managed between the Club management, Watermark committee and Watermark management.

**Privacy** *Consultation with the residents is proposed to assist in alleviating any concerns in relation to privacy. If the residents raise concerns with the privacy or a formal complaint is made, the Club will offer planting, screening, or landscaping to address any concerns that they may have*