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Mount Pritchard & District Community Club Ltd  
101 Meadows Road  
MOUNT PRITCHARD NSW 2170

Attn: Peter Young

### **Harbord Diggers - Acoustic Review of Bowling Green Proposal**

This letter presents a review of the potential acoustic impact of the proposed Bowling Green works proposed for Harbord Diggers. As part of the ongoing works to improve facilities on the site, it is proposed to create a competition quality bowling green for use by members of the club and residents of the development. This would involve minor amendments to the existing landscaping/bowling green on the podium level. Specific elements of the proposal are detailed in the *Management Plan* prepared by Mt Pritchard District Community Club, including the following key elements:

- Construction of new bowling greens with a synthetic turf
- No use of the bowling green for barefoot bowls, which tends to be the most noise intensive potential use.

We note that the podium area is currently common open space and is used by residents of the development for passive recreation or low intensity active recreation. The proposal seeks to improve the quality of the current facilities as well as providing additional activities for residents and members of the club. Scheduled activities (such as training/competition use of the green) are proposed only for daytime usage, including Saturdays. Use of the greens on Sundays or outside of those specifically nominated in the *management plan* would be subject to management approval.

With regard to residents outside of the development (i.e. along either Carrington Parade or Evans Street), there is not expected to be any additional source of noise generated by the use of the greens. The building form of the Harbord Diggers site would provide significant noise shielding to these locations.

Consideration then should be given to Watermark residents within the site. With regards to this we note the following:

- Use of the greens will generally be of low noise intensity. Competition events are generally conducted with little noise in the interests of the competing players.
- Highly noise intensive uses, such as barefoot bowls, are not proposed to be undertaken.
- Operational hours for the greens are limited to the daytime period, where there is generally a lower sensitivity to potential noise impacts. More generally, it would be expected that use of the area would only be during daylight hours, given the area is not provided with artificial light.
- Any noise associated with maintenance of the greens is minimised with the synthetic turf proposed.
- The area is currently used as a common open space, and so there would not be any significant change in the acoustic amenity provided to existing residences.

Notwithstanding the above, the following management controls may be implemented to minimise any potential noise impact on the residents:

- Use of the bowling greens should be limited to the activities nominated in the *management plan*. Functions or other social gathering activities (by either members or residents) should not be undertaken on the greens or surrounding podium areas, unless approved by club management.
- Members of the club should be informed of their residential surrounding, and to be mindful of any noise which may be generated. A code of conduct or condition for membership of the club should include a clause relating to noise generated by members. In the event that members are identified to be generating excessive noise (regularly shouting, for example), then their membership should be restricted.
- Use of the greens should not occur during the night time period. We note that the current proposal limits use of the greens to 8:30am – 5:30pm, with regular security patrols to ensure no unauthorised use of the green occurs.

Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Pty Ltd  
Alex Washer