

# TENNIS NEEDS ASSESSMENT

Final report



HOBSONS  
BAY CITY  
COUNCIL



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# ABOUT THIS DOCUMENT

## ABOUT THIS DOCUMENT

The Hobsons Bay Tennis Needs identifies the potential future demand for tennis across the municipality and reviews the current network of tennis venues, their condition and future requirements. It also investigates potential constraints and opportunities on tennis participation growth across the municipality.

A key driver of the Tennis Needs Assessment has been the need to better understand the key requirements for growing participation in tennis over the next ten years and to establish a framework for provision that ensures the long-term sustainability of tennis clubs and facilities.

The Tennis Needs Assessment builds on existing strategic planning and directions developed through the State of Play of Tennis in Hobsons Bay (2014) and the Hobsons Bay Mayoral Forum outcomes from February 2016.

## PARTICIPATION DATA AND IMPACT ON TENNIS FACILITY PLANNING

The tennis participation data utilised within the Tennis Needs Assessment has been the available 2016/17 MyTennis and Hot Shots registered participant data provided by Tennis Victoria.

Data used and analysed does not include recreational / social tennis or school participation information. It also doesn't include those undertaking tennis coaching activities who may or may not be registered with Tennis Victoria.

The rationale for adopting this method is to align the needs of local sporting clubs and venues with the expectations of peak bodies and their associated facility standards and competition requirements.

Tennis club data provided from a range of sources has been captured, however, not been used as the key data source due to the high range in fluctuations over historical years, inconsistencies in reporting and the uncertainty around playing and non-playing members.

Trends and fluctuations in programs, changes in venue and program choice, facility quality, management and programming opportunities all play a role in identifying and evaluating the needs of tennis. Utilisation of a consistent peak body database provides consistency in measurement, with additional club consultation undertaken to confirm these assumptions.

In general, tennis provision and planning for capacity is driven by the needs of competition and the need for fit-for-purpose infrastructure. In most instances, facilities are planned and provided to meet sporting code standards and requirements and in turn, the registered participants of each sporting code.

Recreational activities and junior development programs (Hot Shots) are generally more flexible in their timing and length, as well as having lower levels of facility requirements to facilitate participation. Venues specifically catering for social and recreational levels of play have been addressed within the Tennis Needs Assessment.

# EXECUTIVE SUMMARY

**Hobsons Bay City Council offers a range of sport and recreation facilities and services designed to provide participation opportunities to local communities and to enhance the health and well being of residents. The Hobsons Bay Tennis Needs Assessment aims to provide Council with an understanding of current tennis facility provision, participation trends, supply and demand information, future facility requirements, and a capital program to guide future investment. The Tennis Needs Assessment has been driven through previous Council tennis planning, the 2016 Mayoral Forum outcomes and continued expressed demand from local tennis clubs to provide greater access to more tennis courts.**

Tennis is a very popular activity in Hobsons Bay. In 2016-17 Tennis Victoria reported 1,579 registered participants living within the municipality. An 8.4% increase from 1,457 in 2013-14.

The Hobsons Bay Sports Facility Needs Analysis identifies tennis as the 5<sup>th</sup> most participated sport within Hobsons Bay. Tennis also has a high percentage of participants that live and play locally within the municipality (78%).

There are 14 tennis venues in Hobsons Bay, with 8 clubs and 6 public access venues, providing 54 dedicated tennis courts.

In general terms, the majority of tennis courts and associated infrastructure is in reasonable to good condition. This is a result of Council investing more than \$1.7m on enhancing tennis infrastructure between 2009 and 2017.

This continued support will be required to enable tennis clubs and facilities to meet ongoing and growing demand locally.

Tennis facilities in Hobsons Bay have a number of unique characteristics and strengths that contribute to its health and vibrancy. All tennis courts at club venues are floodlit, all courts are line marked solely for tennis and only 8 courts require a continuous water source for their maintenance.

These features, along with the distribution (few residents live further than 2km from a tennis court), type and condition of tennis venues provides a range of features that will support the long-term sustainability of tennis in Hobsons Bay.

A 10-year tennis venue capital development and investment plan has been developed from detailed condition and asset audits undertaken in 2017. The plan identifies \$2.885m worth of upgrade and renewals across Council's existing 14 venues will be required over the next 10-years, with court surface renewals making up 29% of these costs.

A further \$2.360m of future planning and new court development projects has also been identified for implementation over the next 10-years to 2027. This totals a collective investment of \$5.2454m.

New court developments include addressing the short-term priority of providing an additional 9 new courts to support the growth and continued demand for tennis in the Williamstown and immediate surrounding areas. Four new courts are proposed at Bayside Williamstown Tennis, two new courts at the Williamstown Central Tennis Club in Dennis Reserve (should the outcomes of the Dennis Reserve Master Plan process support this use) and upgrading of courts at Williamstown High School (Pascoe Street) to accommodate community use and access.

Longer-term term planning for additional new courts is also identified at Laverton Tennis Club and at Altona Green Reserve to cater for the growing participant base in the western areas.

Further detailed planning work has been recommended to address the growing gap in tennis court provision within the soon to expand Altona North area. Monitoring of demand is recommended in the short to medium term, however investigative works for a new tennis venue in this area are suggested to help guide future provision.

# EXECUTIVE SUMMARY

The table below provides a summary of short, medium and long-term tennis upgrade / renewal works, planning projects and new development works summarised into key project type for implementation over the next 10-years.

ITEM SUMMARY	SHORT-TERM (1-2 YEARS)	MEDIUM-TERM (3-5 YEARS)	LONG-TERM (6-10 YEARS)	TOTAL ESTIMATED COSTS
Surface renewal	\$40,000	\$566,500	\$231,500	\$838,000
Nets and posts renewal	\$0	\$25,000	\$30,000	\$55,000
Fencing renewal	\$26,000	\$481,500	\$234,000	\$741,500
Lighting renewal	\$110,000	\$180,000	\$105,000	\$395,000
Book-a-Court installations	\$40,000	\$12,500	\$0	\$52,500
New court development	\$950,000	\$600,000	\$750,000	\$2,300,000
Blended Hot Shots lines	\$2,000	\$1,000	\$0	\$3,000
Pavilion redevelopments	\$0	\$800,000	\$0	\$800,000
Planning works	\$20,000	\$0	\$40,000	\$60,000
<b>TOTAL ESTIMATED COSTS</b>	<b>\$1,188,000</b>	<b>\$2,666,500</b>	<b>\$1,390,500</b>	<b>\$5,245,000</b>

Council's immediate priorities for tennis are for the upgrade and renewal of existing infrastructure to meet the ongoing needs of the tennis community, and to provide publicly accessible tennis facilities to support increased participation opportunities. A summary of priorities to support the ongoing development of tennis is provided on the following page.

The alignment of tennis needs in Hobsons Bay with identified needs of clubs and venues, and with the future directions and investment priorities of Tennis Australia and Tennis Victoria is a key outcome for this project.

The following have been used as guiding principles for identifying and supporting priority investment and service decisions for tennis in Hobsons Bay over the next 10 years:

- Improved access
- Community participation
- Venue sustainability
- Management accountability.

The Tennis Needs Assessment will be reviewed at the end of each priority period, being Year 2, Year 5 and Year 10.

# PRIORITIES FOR DEVELOPING AND SUPPORTING TENNIS IN HOBSONS BAY

## Improved Access

- Ensure courts provide a mix of surface types to support recreational and competition pathways and player development.
- Consider the implementation of Tennis's Book-a-Court remote access system at:
  - Altona TC
  - Brooklyn TC
  - Power Street Reserve
  - Williamstown Central TC
  - Williamstown Bayside Tennis
- Plan for future growth and provide 8-9 new courts in the Williamstown area.
- Ensure 100% of club venue courts remain floodlit to Australian Standards.
- Investigate renewal of and access to 3 multi-use courts at Williamstown High School (Pascoe Street).

## Community Participation

- Investigate tennis participation development, coaching and other activation opportunities at public access courts.
- Support the growth in Hot Shots through encouraging the use of blended court lines on selected hard court surfaces.
- Identify an eastern, a central and a western venue to create geographical hubs for Hot Shots delivery and further development of the program.
- Inline with growth and demand in the west, assist the community to develop a club venue at Altona Green Reserve.
- Use the proposed facility and service mix to guide support for tennis in Hobsons Bay.

## Venue Sustainability

- Continue to invest a minimum of \$100,000 each year over the next 10 years, to renew existing tennis facilities and assist clubs to meet community needs and the proposed levels of service.
- Maximise court numbers at identified locations where expansion can be adequately catered for.
- Undertake lux level testing of court lighting to ensure the required Australian Standard outputs and performance levels are being met and consider LED technology where lighting has reached the end of its functional life.
- Align identified capital works projects with Council's *Capital Development of Sport and Recreation Facilities Policy* and commence discussions with clubs to identify their expected level of contributions.

## Management Accountability

- Conduct annual facility audits to continue to inform future priorities.
- Develop relevant standard occupancy agreements for all club venues and ensure that roles, responsibilities, financial obligations and venue requirements are clearly articulated and monitored annually (align outcomes with concurrent Council policy development work).
- Allocate \$15,000-\$20,000 towards an annual Council maintenance budget to adequately maintain public access courts to ensure a safe and desirable playing standard.
- Encourage all clubs and venue operators to remain affiliated with Tennis Victoria and prepare annual Operational Health Check surveys.

# PROJECT BACKGROUND

Tennis activities in Hobsons Bay are conducted across 14 venues, including seven club sites, one school-club site (Bayside Secondary College – Williamstown Bayside Tennis) and six public access venues. A total of 54 courts are available within Hobsons Bay.

In 2014 Council investigated the **State of Play in Tennis within Hobsons Bay**. The key purpose of this investigation was to:

- Review the current and future needs of tennis across the municipality, with a particular focus on evaluating the needs of tennis clubs and facilities.
- Combine Council’s work into membership structures and participation rates with facility audit findings to provide a clear picture of the ‘State of Play’ for tennis.
- Provide a strategic framework and planning principles to guide future investment in the redevelopment of Council’s tennis infrastructure.
- Provide a detailed analysis of the future needs and facility requirements of the Williamstown Central Tennis Club and Dennis Reserve to gauge the potential for additional courts at the site.
- Investigate the opportunity for further Hot Shots programming development at existing Hobsons Bay tennis clubs.

As a result of the investigation, **the following recommendations were made:**

- Construction of 2-3 additional courts at Bayside Secondary College to increase venue capacity to a sub-regional level.
- Delivery of a Dennis Reserve Master Plan, including the investigation of 2 additional courts at the site, with opportunity for public access.
- The development of any new courts to include blended Hot Shots lines.
- Investment into a court surface change at Altona Tennis Club to support club sustainability.
- Infrastructure renewal at Laverton and Brooklyn to support predicted future growth and club sustainability.
- Implementation of a formal Council venue management policy/plan, including the renewal of the management contract with Bayside Secondary College.
- Continued Council support for club floodlighting projects to ensure evening use of facilities.
- Provide formal and informal tennis participation opportunities in Altona North, where there is no existing tennis facility.

In order to address the findings and recommendations made regarding tennis in Hobsons Bay, **a Mayoral Forum was held in February 2016** to discuss the key priorities for Council support and investment, and the aspirations of clubs and users.

The Mayoral Forum identified that:

- Many club venues in the Williamstown area have exceeded capacity and additional courts are required.
- Many clubs are hiring courts outside Hobsons Bay to facilitate tennis activities for their club members.
- A Tennis Hub in the municipality would help alleviate high demand at peak times, reduce waiting lists and provide opportunities for programs and events.
- Off court clubroom amenities were in need of improvement.
- Greater demand is being seen for social and recreational tennis.
- Hot Shots is growing, but clubs did not see dedicated Hot Shots courts as a priority over club court development.

# PROJECT DRIVERS, OBJECTIVES AND METHODOLOGY

**The Tennis Needs Assessment forms part of the practical implementation of previous planning work and seeks to provide answers and targeted directions to how Council can best support tennis into the future.**

**The following key drivers have been identified for this project:**

- An identified shortage of tennis facilities in the east of the municipality.
- Need for better and consistent occupancy agreements and operational health checks.
- Need to outline measures to ensure club and facility sustainability.
- Council increasingly requested to invest more into facility management and asset replacement and upgrades.
- Need to ensure adequate distribution of courts and programming opportunities across the municipality.
- Identify the requirements for planning new and existing asset renewal and replacement.
- Opening up tennis court availability to increase participation and access opportunities across the municipality.

**The key objectives of the Tennis Needs Assessment are to:**

- Review previous tennis planning undertaken across Hobsons Bay.
- Conduct a revised audit of tennis facilities and identify key areas for the future renewal and upgrade of existing and development of any new facilities.
- Identify the key local drivers of demand for tennis and tennis facilities and determine the projected needs of the local community.
- Identify opportunities to integrate concurrent Council policy and planning into future recommendations for tennis.
- Determine a priority list of capital works for tennis facilities to be incorporated into a wider 10-year capital works plan for sports facilities.
- Provide recommendations to support and improve the accessibility, community benefit, sustainability and operational accountability of tennis venues.

**The following tasks have been undertaken in the preparation of this Report:**

- Review of relevant Council reports, strategies and policies.
- Review of peak tennis body strategies, guidelines and frameworks.
- Review of municipal and club participation rates and trends in tennis, municipal population and demographic influences.
- Analysis of existing Hobsons Bay tennis participant data and preparation of catchment and facility maps for existing tennis facilities and club venues.
- Inspection and auditing of the 14 tennis venues in Hobsons Bay.
- Workshop with Council staff, Tennis Victoria and Tennis Australia representatives.
- Analysis of online tennis club survey responses as part of Council's *Sports Facility Needs Assessment* consultation (in October 2017).
- Consultation with neighbouring Council representatives in the Cities of Wyndham, Maribyrnong and Brimbank.
- Preparation of a 10-year costed priority capital works and tennis infrastructure renewal plan.
- Development of a Draft Tennis Needs Assessment Report for stakeholder review.



# WHAT HAS CHANGED SINCE 2014

A review of Council's relevant reports, strategies and policies, as well as historical participation information and recent tennis venue condition audits has highlighted a range of positive changes within the local Hobsons Bay tennis community. A summary of key changes in tennis in Hobsons Bay since 2014 is provided below.

- A further \$165,000 investment into tennis facility upgrades between 2015-2017, building on the \$1.4m invested from 2009-2014.
- Participation in the Hot Shots program has dramatically increased from 55 participants in 2013-14 to 477 in 2016-17.
- Tennis Victoria registered participants residing in Hobsons Bay has increased from 1,457 in 2013-14 to 1,579 in 2016-17.
- Increase in local club registered participants from 1,245 in 2013-14 to 1,440 in 2016-17.
- Since 2014, increases in participation have been experienced at Laverton Park Tennis Club, Williamstown Bayside Tennis Club and Williamstown Central Tennis Club.
- A community working group was established in 2015 to assist in the development of the Dennis Reserve Master Plan.
- Acrylic resurfacing of two courts at JK Grant Reserve was completed in 2016.
- New lights were provided at Altona Tennis Club in 2016 to complete the lighting of all tennis club courts in Hobsons Bay (46 in total).
- Resurfacing of the two acrylic courts at Altona Green Reserve in 2016.
- Resurfacing of the three acrylic courts at Williamstown Tennis Club to synthetic grass courts in 2017.
- Conversion of two of the four tennis courts at Bruce Comben Reserve to Sepak Takraw specific courts in 2017, diversifying the use of this venue.

**\$1.4m has been invested into tennis infrastructure renewal between 2008 and 2014**

# TENNIS PARTICIPATION

Participation in tennis can be measured in a variety of ways. For the purposes of the Tennis Needs Assessment, the measurement and analysis of tennis participation has focused on the use of registered player data provided by Tennis Victoria. The analysis provided in the following pages is considered a more detailed assessment of regular participants, which in turns drives the needs for facilities, programs and services.

Trends in the broader forms of tennis, including recreational and social play can be identified via government sources and national participation surveys including Ausplay and the Australia Bureau of Statistics (ABS).

Children's national participation rates for tennis (identified by the ABS for 5 to 14 years 2009) **indicates that approximately 11.7% of children in Victoria and 7.9% of children nationally are participating in organised tennis activities.** For Victoria this presents a market for tennis of approximately 117,000 children aged 5 to 14 years.

The periodical AusPlay survey is now in place to identify trends in sports participation across Australia. It replaces the historical Participation in Exercise Recreation and Sport Survey (ERASS) that was conducted between 2000 and 2010.

The initial AusPlay survey was conducted from January to December 2016.

**AusPlay reported several** key statistics that are likely to guide tennis planning in Hobsons Bay:

- **Tennis is the fifth most participated club sport for children and adults in Australia**, behind football (soccer), golf, AFL football, and netball respectively.
- **2.4% of the Australian population (adults and children) participated in tennis at least once in 2016.**
- **Tennis ranked within the top 10** most participated sports for women and men in 2016.
- **Tennis ranked 6<sup>th</sup> for the most participated sport for children in 2016**, with 4.2% of population playing tennis at least once.
- **The use of technology in sport is popular with 39% of the Australian adult population.** Highlighting the opportunity for technologically advanced tennis programming (e.g. Fitbit Cardio Tennis) and increased access opportunities like Book-a-Court.

**7.5% of Australians and 8.1% of Victorians aged 15 years and over participated in a tennis related activity at least once in 2016 (AusPlay)**

## REGISTERED TENNIS PLAYERS IN HOBSONS BAY

According to Tennis Victoria's MyTennis database there are **1,579 registered tennis participants living in Hobsons Bay (2016-17)**. Registered participants specifically relate to those players that are registered with Tennis Victoria via their club or venue. It does not necessarily refer to all club members and does not include social or recreational participants that use non-club venues and courts.

Local resident registrations have increased by +122 since 2013-14 and **local clubs have grown by +195 across the municipality**.

The location of Tennis Victoria registered participants across Hobsons Bay (by postcode), is visually represented on the following page.

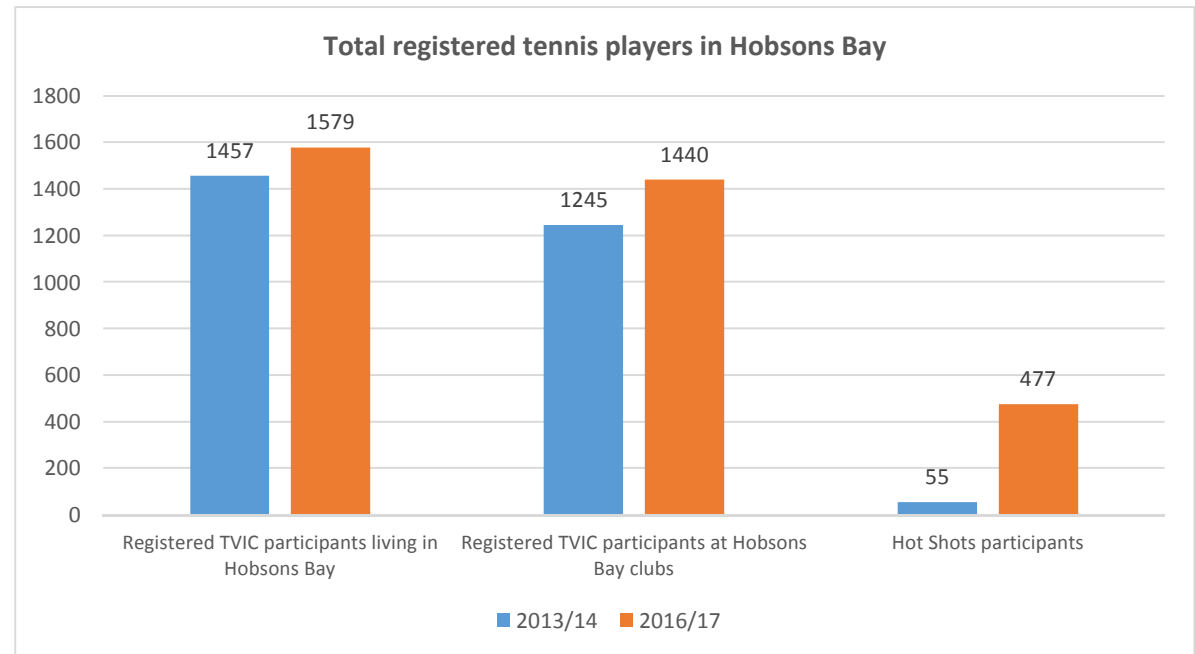
**Of the 1,579 registered players living locally, 1,240 (or 78%) are registered with Hobsons Bay based tennis clubs.** This indicates that the vast majority of tennis in Hobsons Bay is being played predominately by local residents.

**Of all registered players living in Hobsons Bay, 57% are male and 43% female.** The average age of a male participant is 24 years, and a female is 34 years.

Information presented in the adjacent graph and on the following page provides a summary of local tennis participants living in Hobsons Bay.

Of the 339 registered players that participate at venues outside of Hobsons Bay, 37% (129) travel to the Yarraville Tennis Club and 5% to the Kingsville Tennis Club. Both of which are located in the City of Maribyrnong.

There are currently 477 registered Hot Shots players living in Hobsons Bay, 259 are boys (54%) and 218 (46%) girls. 381 (or 80%) of registered Hot Shots participants are playing at Hobsons Bay club venues, with the remainder spread across a number of other local venues, schools and private operators. **Participation in the Hot Shots program has increased by 767% since 2013-14. This has been a significant change and success since 2014.**



# OVERVIEW OF REGISTERED TENNIS PARTICIPANTS LIVING IN HOBSONS BAY

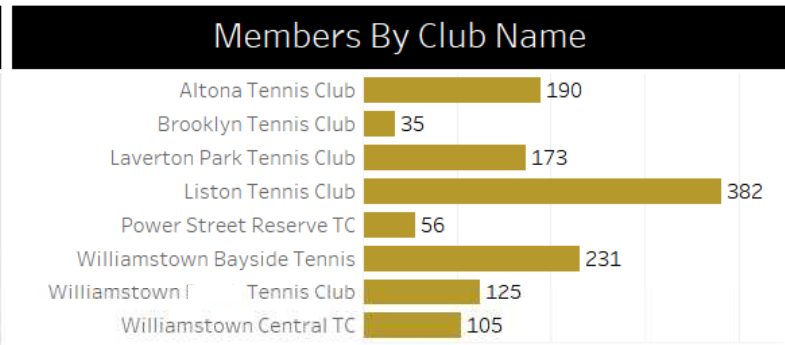
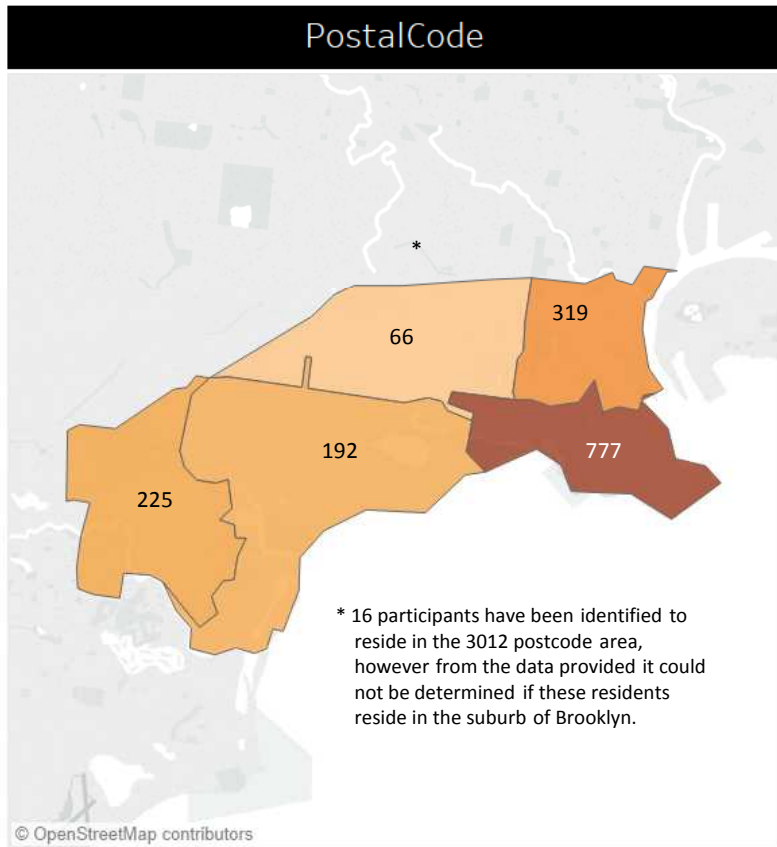


## Hobsons Bay Tennis Participation

Members		Avg Member Age		Age Groups			
Female	Male	Female	Male	Junior	Master	Senior	Unknown
676	903	32	24	462	361	334	422

Data type

Club Name



### Gender by Age Group

Age Buckets	Gender	Number of Records	% of age bucket total
Junior	Female	163	35%
	Male	299	65%
Senior	Female	115	34%
	Male	219	66%
Master	Female	196	54%
	Male	165	46%
Unknown	Female	202	48%
	Male	220	52%

## REGISTERED PARTICIPANT CATCHMENT

A postcode analysis of registered tennis participants in Hobsons Bay has been undertaken to identify the distribution of players across the municipality. The following observations were made from the postcode analysis.

- **69% of local residents playing tennis live in the 3015 and 3016 postcode areas.**
- **Almost half** of the tennis playing population live in Williamstown or Williamstown North.
- **Only 16% of registered participants** are living in the central areas of Altona, Altona North and Seaholme.
- Hobsons Bay based tennis clubs are drawing a small number of players from 3029 – Hoppers Crossing - Tarneit / Truganina (18 players), 3013 – Yarraville (17) and 3012 – West Footscray / Maidstone (16). **These players are spread across all Hobsons Bay clubs and not concentrated at any single venue.**

The following table outlines the total number of Tennis Victoria registered participants in each Hobsons Bay postcode.

Postcode	Suburb(s)	Participant
3012	Brooklyn (excludes participants from other 3012 suburbs)	0*
3015	Spotswood, South Kingsville, Newport	319
3016	Williamstown, Williamstown North	777
3018	Altona, Seaholme	192
3025	Altona North	66
3028	Altona Meadows, Seabrook, Laverton	225

\* 16 participants have been identified to reside in the 3012 postcode area, however from the data provided it could not be determined if these residents reside in the suburb of Brooklyn.



## HOT SHOTS PARTICIPATION

In 2016-17 there were 477 registered Hot Shots participants living locally in Hobsons Bay, 381 of those participating at Hobsons Bay tennis clubs. This indicates that 80% of Hot Shots players both live and play within Hobsons Bay. The gender mix of Hot shot players, 45% girls and 55% boys is commensurate with the broader mix of tennis participants across the municipality.

When data is analysed by local Hot Shots providers, the total number of participants reaches 484 for the 2016-17 period, an additional +429 than recorded in 2013-14. 103 of these participants are being drawn from surrounding suburbs, with 82% coming from City of Wyndham locations.

There are three key venues providing a geographical spread of Hot Shots opportunities, being Liston Tennis Club in the eastern suburbs, Laverton Park Tennis Club in the west and the Altona Tennis Club which is more centrally located. Each of these venues has also shown considerable growth over the past three years, accommodating 93% of the total growth in Hot Shots locally.

**This response in recent years has been a significant positive for tennis and the start to growing a more sustainable base for tennis into the future.**

### REGISTERED HOT SHOTS PARTICIPANTS LIVING IN HOBSONS BAY

Postcode	Suburb(s)	Participants
3012	Brooklyn	0
3015	Spotswood, South Kingsville, Newport	96
3016	Williamstown, Williamstown North	160
3018	Altona, Seaholme	71
3025	Altona North	38
3028	Altona Meadows, Seabrook, Laverton	112
<b>Total</b>	-	<b>477</b>

### REGISTERED HOT SHOTS PARTICIPANTS PLAYING AT HOBSONS BAY VENUES

Hot Shots venues	2013-14	2016-17	Change
Altona Tennis Club	34	132	98
Brooklyn Tennis Club	5	15	10
Laverton Park Tennis Club	1	128	127
Liston Tennis Club	13	188	175
Power Street Reserve Tennis Club	0	0	0
Williamstown Bayside Tennis	0	18	18
Williamstown Tennis Club	0	0*	0
Williamstown Central Tennis Club	2	3	1
<b>Totals</b>	<b>55</b>	<b>484</b>	<b>429</b>

\* The Williamstown Tennis Club commenced a Hot Shots program during 2017/18 season.

The absence of Hot Shots programs at Power Street Reserve, Williamstown and Williamstown Central Tennis Club's reflects the current membership demographics, with the average registered participant age across these venues being 38 for females and 29 for males (compared with 30 and 25 respectively across all Hobsons Bay clubs).

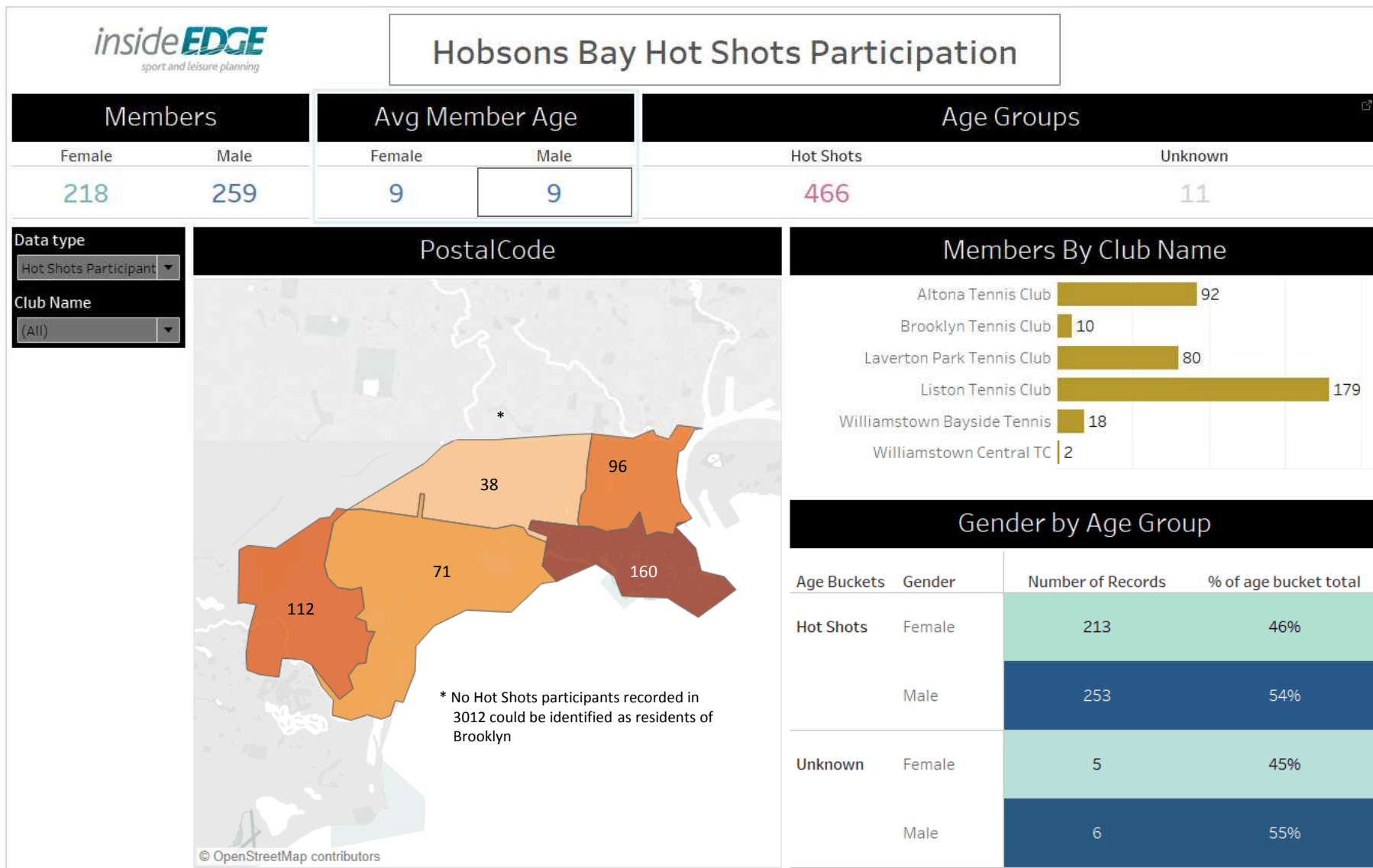
The catchment area for Hot Shots participants is reasonably well spread across the municipality, with the predominant localities being the eastern suburbs.

**Strong demand is also shown in the western suburbs with the 3028 postcode area providing the second highest participant numbers of all localities.**

With the future population growth projected in the northern areas of Altona North and Spotswood-South Kingsville, the continued growth of Hot Shots programs at the Brooklyn Tennis Club will also become important.



# OVERVIEW OF HOT SHOTS PARTICIPANTS LIVING IN HOBSONS BAY



## HOBSONS BAY TENNIS CLUB REGISTRATIONS

Tennis club registration data presented in this report was collected through Tennis Victoria’s MyTennis registration system.

The analysis indicates that Hobsons Bay tennis clubs have a total of 1,440 registered participants (2016-17), an average of 180 members per club. **An additional +118 per club when compared with the Victorian tennis club average (62 per club). Hobsons Bay club registration numbers have also risen by 15.1% (+195 new members) since 2013-14.**

Only three clubs experienced registered participant growth since 2013-14, Williamstown Bayside Tennis (at the Bayside Secondary College), Laverton Park Tennis Club and Williamstown Central Tennis Club. All others reported a decline over the past three years.

**On top of the 1440 registered participants, there are 484 Hot Shot participants. The following table provides an overview of club registration and Hot Shot numbers supplied by Tennis Victoria for each club, and data provided directly by the club on their competition and Hot Shot numbers.**

Club Name	Tennis Victoria 2016-17 Data			Club provided Statistics*
	Registered Participants	Hot Shots	Total	Total
Altona Tennis Club	210	132	342	403
Brooklyn Tennis Club	50	15	65	92
Laverton Park Tennis Club	222	128	350	382
Liston Tennis Club	423	188	611	609
Power Street Reserve Tennis Club	40	0	40	100
Williamstown Bayside Tennis Club	247	18	265	257
Williamstown Tennis Club	128	0	128	190
Williamstown Central Tennis Club	120	3	123	139
<b>Totals</b>	<b>1440</b>	<b>484</b>	<b>1924</b>	<b>2172</b>

**Of the 1,440 club registrations for 2016-17, 958 (67%) are recorded at tennis clubs located within Williamstown.** This is slightly up from 63% in 2013-14.

A more detailed analysis of club locations indicates the localised catchments of Williamstown based clubs with some spread towards the west. The catchments of other clubs located in Brooklyn, Laverton and Altona show similar localised patterns, but also a stronger connection to the western suburbs in the City of Wyndham.

The Williamstown based tennis clubs also have a higher average participant age than non-Williamstown based clubs.

Feedback from the tennis clubs during the public exhibition period of the Draft Tennis Needs Assessment identified some queries regarding the participation statistics used and analysed. The data collected directly from the clubs during this process provided a combined membership total of 2172.

Council will continue to receive updated participation data from Tennis Victoria and tennis clubs to monitor the ongoing implementation of the Tennis Needs Assessment.

Any future changes to the participation figures will be accounted for as part of these periodical reviews and will inform the planning on future projects.

\* Club provided statistics includes registered participants, members and Hot Shots. Data has been captured as part of the 2017 club survey and submissions received during the draft exhibition period. .



# VENUE MANAGEMENT

The majority of tennis club venues are managed and operated by volunteer club committees, with Williamstown Bayside Tennis being operated under a commercial management agreement.

No consistent leasing, occupancy policy or fee structure is currently in place across all tennis venues. This will require addressing into the future.

**All tennis clubs are affiliated with Tennis Victoria.**

Tennis clubs in Hobsons Bay generally contribute to capital works and facility improvements, with Council support and funding still required for major capital renewal works.

Council has full responsibility for the management, maintenance and renewal of all six public access tennis venues.

**The following table provides a summary of key Tennis Victoria programs and activities being delivered at each club venue.**

Facility Location/Club	2016-17 Members	Hotshots	Club competition	FAST4*	Coaching	OHC**
Altona Tennis Club	210	Yes	Yes	Yes	Yes	No
Brooklyn Tennis Club	50	Yes	No	No	Yes	No
Laverton Tennis Club	222	Yes	No	No	Yes	Yes
Liston Tennis Club	423	Yes	Yes	Yes	Yes	Yes
Power Street Tennis Club	40	No	No	No	Yes	No
Williamstown Bayside Tennis Club	247	Yes	No	No	Yes	No
Williamstown Tennis Club	128	Yes	No	No	Yes	No
Williamstown Central Tennis Club	120	Yes	No	No	Yes	No

\* FAST4 refers to a Tennis Australia program that provides adjustments to scoring in order to deliver a faster game style and format.

\*\*Tennis Victoria offers support to local clubs via their Operational Health Check program which provides guidance and support for venues to measure the performance of tennis facilities.

The Operational Health Check provides clubs with informative data which allows them to identify strengths and weaknesses and plan strategically for the benefit of their club, focusing on operations, membership, expenditure and planning.



Operational Health Checks are crucial to the development and sustainability of clubs and are mandatory for clubs to receive Tennis Australia funding rebates for court upgrades and development. Only the Liston and Laverton Tennis Clubs have completed a recent Operational Health Check.

All tennis club venues are offering coaching activities and programs, with only Power Street Reserve TC not offering Hot Shots programs.

A variety of competitions, activities and programs are being offered across tennis club venues. **Many venues are constrained in their ability to grow and develop competitive activities due to the restricted number of courts provided at each venue.**

Supporting quality club management and variety of activities and programs at the municipalities two largest venues in Williamstown Bayside Tennis and the Altona Tennis Club is essential to ensuring access and availability to Hobsons Bay residents.

With club venues attracting strong membership numbers for the volume of courts provided (with the exception of the Brooklyn Tennis Club and Power Street Reserve Tennis Club which are considered below average), opportunities for improved public access and provision of blended line Hot Shots courts may provide opportunities to continue to diversify the market for tennis in Hobsons Bay.

Council has recently completed a leases and licences policy for sport and recreation facilities. Six of the eight tennis clubs in Hobsons Bay do not have a current occupancy agreement in place that clearly articulates their management responsibilities. **The lack of occupancy agreements has been identified as a significant gap.** Corresponding agreements that highlight the roles and responsibilities of clubs and the maintenance and capital renewal responsibilities associated with club venues is also required.

Collective involvement of clubs, Council and Tennis Victoria in developing venue management and occupancy agreements and in setting performance criteria is also recommended. **of court lighting across all club courts is a significant benefit to tennis in the municipality.**

# TENNIS AND DEMOGRAPHICS

The demand for tennis is typically impacted by the location of participants (and potential participants) and corresponding changes in age structure. Gender plays some role in the demand for tennis, however close to comparable numbers of males and females play tennis. Local area population change has been analysed and a number of key findings that are likely to impact tennis demand in Hobsons Bay over the next 10 years have been highlighted.

- **Altona Meadows and Seabrook is likely to experience a significant decline in residents aged under 59 years and experience growth in those aged 60+ years.** This highlights the need to provide social and recreational participation opportunities targeting the needs of older adults.

- **The Newport East and Newport West areas are also likely to experience a decline across several age cohorts in residents aged under 59 years.** Any future planning should consider facilities and programming opportunities for the 60+ demographic.
- **The Altona North and Spotswood-South Kingsville areas are likely to see an increase in the population aged between 5-49 years.** This emphasises the need to provide a board range of participation opportunities (both structured/formal and unstructured/social) to meet the diverse needs of this age cohort, including the family demographic.
- **Williamstown, Williamstown North and Altona-Seaholme areas will experience moderate growth across a range of age cohorts and will collectively gain 3000+ residents by 2027.**

Estimated Change in Population  
2017-2027 by Local Area

Suburb/ Township	Change in Population by age group - 2017 to 2027										Total
	0 - 4	5 - 9	10 - 19	20 - 29	30 - 39	40 - 49	50 - 59	60 - 69	70 - 79	80 - 89	
Altona – Seaholme	79	122	188	44	37	140	363	77	26	-40	1,036
Altona Meadows	-66	-42	-77	-373	-87	-196	-240	210	504	284	-83
Altona North	276	302	460	314	555	628	374	173	-50	88	3,120
Brooklyn	8	20	18	-4	25	32	26	13	29	-21	146
Laverton	51	71	89	12	163	140	-40	45	20	-4	547
Newport East	-19	-43	15	-28	-48	-140	7	88	87	13	-68
Newport West	18	-13	190	-36	-26	31	119	173	106	1	543
Seabrook	-35	-46	-106	-73	-40	-159	-104	73	164	84	-242
Spotswood - South Kingsville	281	179	190	333	706	369	184	163	161	26	2,592
Williamstown	72	100	184	89	61	134	148	238	318	91	1,435
Williamstown North	45	70	11	51	93	12	-40	183	93	62	580
<b>TOTALS</b>	<b>710</b>	<b>720</b>	<b>1,162</b>	<b>329</b>	<b>1,439</b>	<b>991</b>	<b>797</b>	<b>1,436</b>	<b>1,458</b>	<b>584</b>	<b>9,626</b>

**Juniors < 14 y**  
**+2001 people**  
**(20.9%)**

**Seniors 15-39 y**  
**+2349 people**  
**(24.4%)**

**Older 40+ y**  
**+5266 people**  
**(54.7%)**

The adjacent table shows the estimated change in resident population between 2017 and 2027, by local area. The colours represent the key areas of change within specific age cohorts. Resident age change (growth and decline) will have the greatest single impact on the future demand for sports participation, activity formats and subsequently facility needs and demand in each locality.

## TENNIS AND DEMOGRAPHICS

**Hobsons Bay has a current estimated population of 95,101 with a 10.25% growth projected to 2027, when the population is expected to reach 104,860. As outlined in the table on page 18, the projected growth between 2017 and 2027 by local area is expected to see varying increases and decreases, depending on the age cohort.**

Relevant demographic highlights likely to impact the demand for tennis locally include the following:

- 14% of growth will be in **0–9 year olds** (1,430 people), which is a relatively small growth market for introductory coaching programs and Hot Shots development.
- 12% growth in **10-19 year olds** (1,162 people), which is important due to transition ages in sporting activity. Building skills and transitioning from Hot Shots challenges or coaching programs into junior competitions and tournaments, or moving into Talent ID programs are relevant. Retention in this age cohort is extremely important
- Only 3% growth in **20-29 year olds** is projected and is likely to have a detrimental impact on competition levels. This is the predominant age range for adult competition participants and the core market for tennis fitness and Cardio Tennis introduction. Social, evening and pay-for-play tennis opportunities are demanded and supported within this age group. Only 5% of registered tennis participants at Hobsons Bay clubs are aged between 20 and 29, compared to 39% aged between 5 and 19, indicating a significant drop-off at this age.

- 25% growth in the **30-49 year old** age bracket is a key statistic, especially when assessed with 0-9 year old growth as the combined family demographic. This identifies that 39% of Hobsons Bay's growth will be attributed to families. Also, when coupled with the average age of female participants in Hobsons Bay aged above 30 years, this becomes a very strong indicator for future demand.

This age cohort is generally seeking a full range of competitive and social options, many are return-to-tennis participants, family memberships and activities are favoured, as are positive club environments and flexible opportunities to play.

- 36% of growth will be attributed to the **60+ age cohort**, impacting active sports, but in targeted activities where participants are also ageing (e.g. lawn bowls, croquet, angling, cycling). Tennis also fits into this category, however at present only 69 registered participants are aged over 60 year in Hobsons Bay (7% of total registered participants).
- Surface choice and court availability starts to influence participation, social tennis is the primary driver, lifestyle and tennis tourism are also important within this age cohort.

No one age cohort determines the health and success of a local market for tennis, however strong junior coaching programs, junior participation opportunities and locally accessible Hot Shots programs are key ingredients to long-term sustainability.

# TENNIS MARKET PENETRATION IN HOBSONS BAY

Registered Tennis Victoria participants playing at local Hobsons Bay tennis clubs are represented across the following age cohorts.

Registered players by age cohort	2016-17	%
5 to 9 years	169	12%
10 to 14 years	244	17%
15 to 19 years	145	10%
20 to 29 years	71	5%
20 to 55 years	307	21%
55+ year olds	108	8%
Age cohort unknown	390	27%
<b>Totals</b>	<b>1,440</b>	<b>100%</b>

**Note:** Data gaps exist in participants identifying their age or date of birth at the time of registration. As such only 1,050 participants out of the 1,440 registered at Hobsons Bay tennis clubs are included in the above table.

In order to better understand the market demand for tennis in the future across Hobsons Bay, the following age analysis of registered participants has been undertaken and applied to local population projections.

It should be noted that 27% of registered participants in Hobsons Bay have not provided a valid date of birth via Tennis Victoria's MyTennis registration system. **Of the registered participants providing a valid date of birth:**

- 29% were aged 14 and under
- 21% aged 15 to 39 years
- 23% aged 40 and over
- 27% ages are unknown.

This summary represents a consistent spread across the age categories and will be a key consideration in the assessment of the future market for tennis activities.

While penetration rates may be skewed due to the high range of incomplete dates of birth in available data, **a total local penetration rate of 1.71%** has been identified. Indicating that 1.71% of all Hobsons Bay residents are registered tennis participants.

The following represents age specific penetration rates for participants as a percentage of the total Hobsons Bay population. However, all could be considered higher if a full age dataset was available.

- 14 and under – 2.837%
- 15 to 39 years – 1.040%
- 40 and over – 0.0831%
- Average of available age data – 1.320%.

The penetration rates identified above across all ages have been applied to the projected 2027 Hobsons Bay population by planning area. Two penetration rates have been applied to identify a possible range of market demand for tennis in Hobsons Bay:

- 1.71% of total projected population change applied across all ages (orange bar in the chart below).
- Age specific penetration rates applied to projected population change of each age cohort (penetration rates being 2.84% for 0-14 year olds, 1.040% for 15-39 year olds and 0.031% for 40+ year olds) – blue bar in the chart below.

**Using the penetration rate of 1.71% as a guide to predicting future demand based on population change, a market for up to +165 additional participants is considered likely by 2027.** This assumes that no significant changes occur in the tennis market within the next 10 years, with the exception of local population.

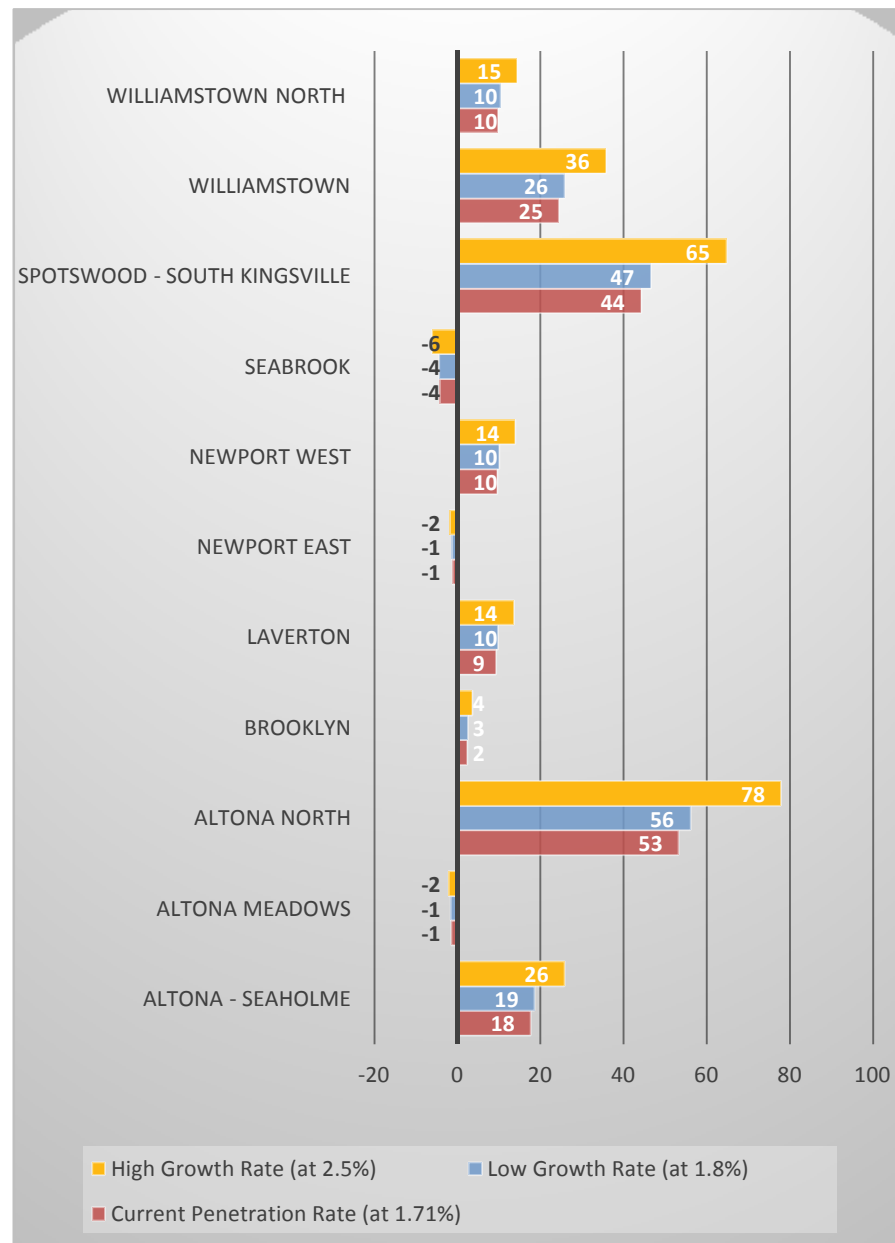
**Tennis markets are more likely to grow in the Altona North and Spotswood-Kingsville locations based on projected population growth.** However, these are the areas within the municipality that provide the fewest courts and locations that have limited accessibility and higher barriers to access (e.g. major road networks and competition with peak traffic conditions).

**The central Altona-Seaholme area will also experience some growth,** as will the Williamstown and Williamstown North areas. Given this area (the 3016 postcode) currently provides 49% of the total locally registered tennis players, further demand could be expected in this local area.

Applying a low and a high participation growth rate to the existing 1.71% penetration rate would see some change in market demand. Using a penetration rate of 1.80% (low growth rate) across the Hobsons Bay population, there is likely to be an additional market for +173 new participants.

A high growth rate (2.5% penetration rate) would see the potential market grow by +241 participants across the municipality. This does not take into consideration increased growth in Hot Shots or in social / recreational demand outside of formal club registrations.

The adjacent graph indicates the likely estimated 2027 demand by locality based on the projected high and low growth rates, compared with the current 2017 1.71% penetration rate. These figures are a guide only.





# FACILITIES OVERVIEW

**Tennis in Hobsons Bay is currently being serviced by 14 venues, providing 54 courts, 46 (or 85%) of which are floodlit.**

Tennis venues in Hobsons Bay consist of eight club venues and six public access venues. 12 of the 14 venues are considered to be local tennis facilities, with the two larger venues at Altona Tennis Club and Bayside Williamstown Tennis (at Bayside Secondary College) considered District level venues under the Tennis Australia facility hierarchy.

All tennis courts are line marked for tennis only, demonstrating that the majority of their use is likely to be focused specifically on tennis related activities. This adds to the potential capacity of venues and the facility network across Hobsons Bay.

All club courts in Hobsons Bay are floodlit, with only 8 of the 12 public access courts without lighting provision. Bruce Comben Reserve (2) and Altona Green Park (2) provide 4 floodlit public access courts.

None of the existing tennis court floodlighting provides LED lighting technology.

Hobsons Bay facilities provide 2 District Tennis Centres (providing 19 courts), 6 Local Tennis Clubs (23 courts) and 6 Public access venues (12 courts).

28 (or 52%) of courts are acrylic hard courts, 6 are cushioned acrylic (Liston TC), 12 synthetic grass and 8 red porous (Altona TC).

The mix of court surfaces provides opportunities for all types of participation within the municipality. Court and venue conditions have also been reviewed as part of the Tennis Needs Assessment and details are provided later in this section of the Report.

A key outcome for the Tennis Needs Assessment is the future enhancement and renewal of existing tennis infrastructure across the municipality.

A future capital works plan and renewal investment projections have also been developed to assist in future planning and development strategies.

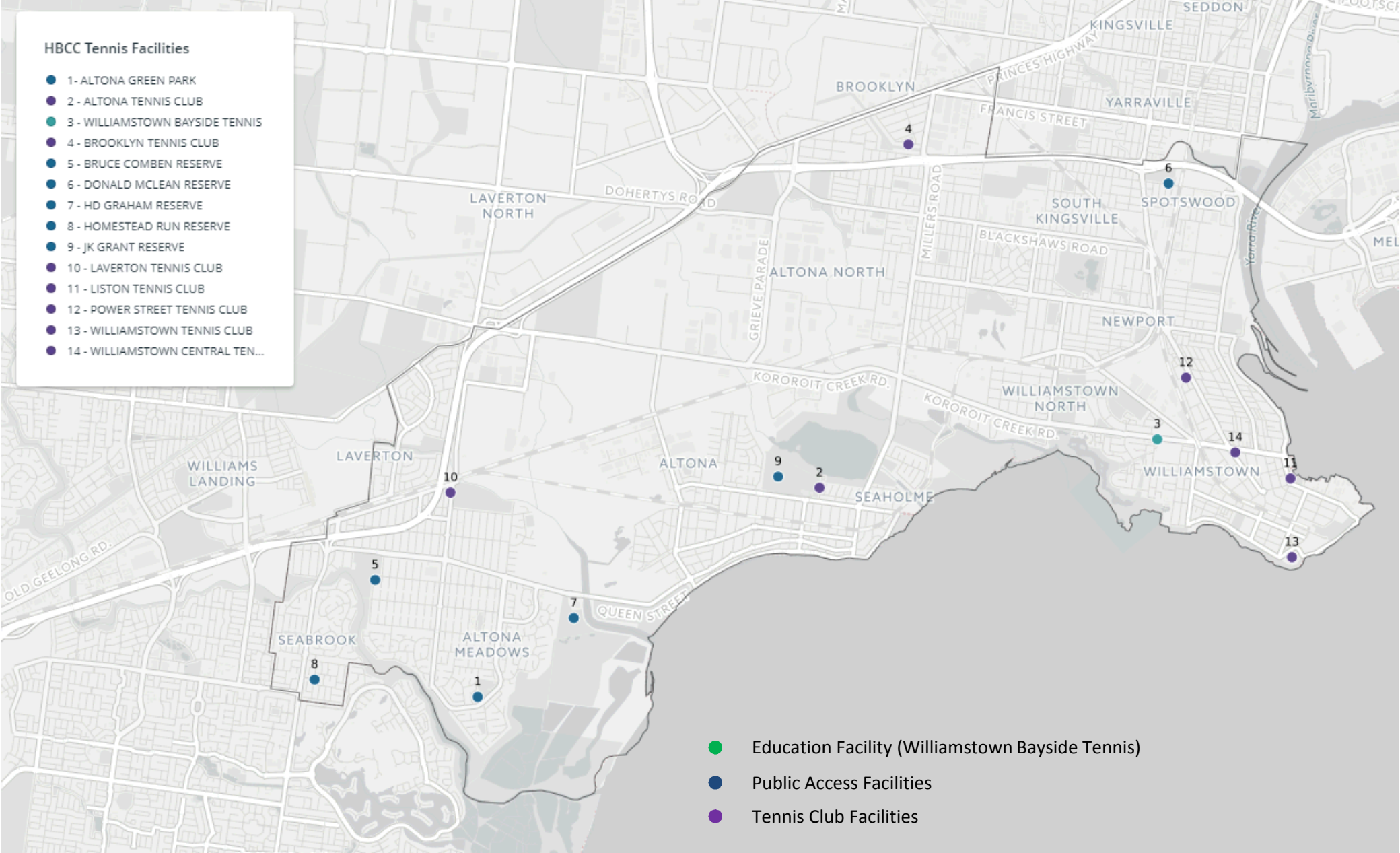
**The map on the following page provides an overview of the location and distribution of tennis venues in Hobsons Bay**



**A KEY OUTCOME FOR  
THE TENNIS NEEDS  
ASSESSMENT IS THE  
FUTURE  
ENHANCEMENT AND  
RENEWAL OF EXISTING  
TENNIS  
INFRASTRUCTURE  
ACROSS THE  
MUNICIPALITY**

### HBCC Tennis Facilities

- 1- ALTONA GREEN PARK
- 2- ALTONA TENNIS CLUB
- 3- WILLIAMSTOWN BAYSIDE TENNIS
- 4- BROOKLYN TENNIS CLUB
- 5- BRUCE COMBEN RESERVE
- 6- DONALD MCLEAN RESERVE
- 7- HD GRAHAM RESERVE
- 8- HOMESTEAD RUN RESERVE
- 9- JK GRANT RESERVE
- 10- LAVERTON TENNIS CLUB
- 11- LISTON TENNIS CLUB
- 12- POWER STREET TENNIS CLUB
- 13- WILLIAMSTOWN TENNIS CLUB
- 14- WILLIAMSTOWN CENTRAL TEN...



- Education Facility (Williamstown Bayside Tennis)
- Public Access Facilities
- Tennis Club Facilities



## TENNIS FACILITIES IN HOBSONS BAY

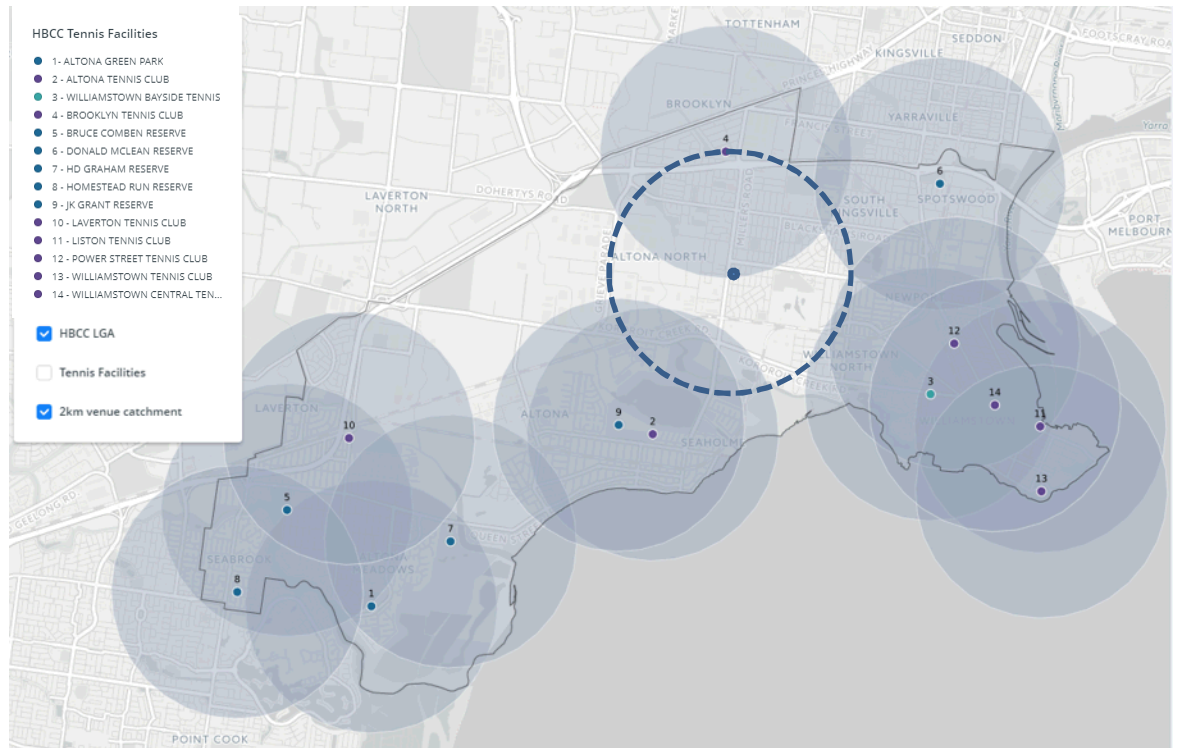
#	Venue location	Location Postcode	Venue Type	No. of courts	No. of floodlit courts	Surface type	TA Hierarchy
1	Altona Green Reserve	3028	Public Access	2	2	2 acrylic	Public Access
2	Altona Tennis Club	3018	Club	11	11	8 red porous, 3 synthetic grass	District
3	Williamstown Bayside Tennis	3016	Club/School	8	8	8 acrylic	District
4	Brooklyn Tennis Club	3012	Club	4	4	4 acrylic	Local
5	Bruce Comben Reserve	3028	Public Access	2	2*	2 acrylic	Public Access
6	Donald McLean Reserve	3015	Public Access	2	0	2 acrylic	Public Access
7	HD Graham Reserve	3028	Public Access	2	0	2 acrylic	Public Access
8	Homestead Run Reserve	3028	Public Access	2	0	2 acrylic	Public Access
9	JK Grant Reserve	3018	Public Access	2	0	2 acrylic	Public Access
10	Laverton Tennis Club	3028	Club	6	6	4 acrylic, 2 synthetic grass	Local
11	Liston Tennis Club	3016	Club	6	6	6 cushioned acrylic	Local
12	Power Street Tennis Club	3016	Club	2	2	2 synthetic grass	Local
13	Williamstown Tennis Club	3016	Club	3	3	3 synthetic grass	Local
14	Williamstown Central Tennis Club	3016	Club	2	2	2 synthetic grass	Local
<b>Sub-total</b>			<b>8 Clubs 6 Public Access</b>	<b>54</b>	<b>46</b>	<b>8 red porous, 12 synthetic grass, 28 acrylic, 6 cushioned acrylic</b>	<b>6 Local Clubs, 2 District Facilities, 6 Public Access</b>

\* Lights are present at Bruce Comben Reserve tennis courts but they are not operational and are recommended for removal.

# TENNIS FACILITIES DISTRIBUTION

The following provides a high-level summary of venue distribution across Hobsons Bay:

- A high concentration of club venues is prevalent within Williamstown – 5 of 8 clubs are based in this area, providing 21 courts (38% of courts).
- Laverton Tennis Club is the only club venue located within the western area of the municipality.
- Four of the six public access venues are located in the western suburbs, providing 8 courts (67% of public access courts).
- The central Altona-Seaholme area is well provided for by the 11 courts at the Altona Tennis Club.
- Only the Brooklyn Tennis Club (4 courts) and Donald McLean Reserve (2 courts) are servicing the population in the northern areas of the municipality. Catchment research indicates participants from these areas are strongly represented at both the Yarraville and Kingsville Tennis Clubs within the City of Maribyrnong.
- To achieve a goal of having every Hobsons Bay resident within 2km of a tennis court, provision of a new venue close to the corner of Millers Road / Blackshaws Road would be advisable. This would also account for predicted future population growth in this area, and address the lack of existing tennis facilities in this location.



Construction of a new tennis venue in this location would ensure that all Hobsons Bay residents would live within 2km of a tennis court.



Education Facility (Williamstown Bayside Tennis)



Public Access Facilities



Tennis Club Facilities

## TENNIS COURTS BY CLUB

**Industry ratios for registered participant numbers per club court average around 1:30.** These ratios are used as a guide only, as there are many other local demographic, facility quality, frequency of use and service driven demands that provision ratios do not take into account. However, ratios do provide an indication of geographical and venue based demand for tennis.

Locality	No. of Courts	Tennis Victoria registered members 2013-2014	Court-to-registered participant ratio 2013-2014	Tennis Victoria registered members 2016-2017	Court-to-registered participant ratio 2015-2016
Altona Tennis Club	11	339	1:31	210	1:19
Brooklyn Tennis Club	4	60	1:15	50	1:13
Laverton Tennis Club	6	67	1:11	222	1:37
Liston Tennis Club	6	432	1:72	423	1:71
Power Street Reserve Tennis Club	2	42	1:21	40	1:20
Williamstown Bayside Tennis	8	0	0	247	1:31
Williamstown Tennis Club	3	187	1:62	128	1:43
Williamstown Central Tennis Club	2	118	1:59	120	1:60
<b>Totals / Averages</b>	<b>42</b>	<b>1,245</b>	<b>1:34</b>	<b>1,440</b>	<b>1:37</b>

Note: Highlighted boxes refer to clubs that have a higher than Hobsons Bay average registered participant to court ratio

## TENNIS COURTS PER HEAD OF POPULATION BY LOCAL AREA

Benchmarked preferred provision ratios of courts to head of population for **metropolitan areas is commonly around the 1:1500 to 1:2000 level**. Council does not have an adopted provision ratio and as such, this benchmarked ratio has been used. Ratios are used as a guide only as there are many other local demographic, facility quality, frequency of use and service driven demands that are not taken into account. Provision ratios do however provide an indication of geographical and venue based demand for tennis.

Local Area	Postcode	No. of Courts	Population 2017	Court to population ratio (2017)	Population 2027	Court to population ratio (2027)	Population 2036	Court to population ratio (2036)
Brooklyn	3012	4	1,951	1:488	2,132	1:533	2,202	1:551
Newport East	3015	0	4,433	No provision	4,474	No provision	4,443	No provision
Newport West		0	8,831	No provision	9,537	No provision	9,784	No provision
Spotswood-South Kingsville		2	4,913	1:2457	7,154	1:3577	8,852	1:4426
Williamstown	3016	21	12,022	1:572	13,768	1:656	13,595	1:647
Williamstown North		0	4,437	No provision	5,032	No provision	5,027	No provision
Altona-Seaholme	3018	13	14,251	1:1096	15,284	1:1176	15,594	1:1200
Altona North	3025	0	13,478	No provision	16,336	No provision	21,256	No provision
Altona Meadows	3028	6	20,144	1:3357	19,995	1:3333	20,171	1:3362
Laverton		6	5,463	1:911	6,231	1:1039	7,545	1:1258
Seabrook		2	5,177	1:2589	4,916	1:2458	4,839	1:2420
<b>Totals / Averages</b>	-	<b>54</b>	<b>95,101</b>	<b>1:1761</b>	<b>104,860</b>	<b>1:1942</b>	<b>113,309</b>	<b>1:2098</b>

Note: Population estimates sourced from 2017 Forecast ID. Population in 2036 has been used as it provides the furthest projection available.

Note: Highlighted boxes refer to localities that have a higher than Hobsons Bay average tennis court to population ratio.

## PROVISION SUMMARY

The following provides a high-level summary of the tennis supply and demand conditions and considerations within Hobsons Bay:

- Hobsons Bay's 2017 average ratio of tennis courts to population of **1 court to 1761 residents** indicates a better than average rate of provision against the metropolitan Melbourne average (which is around 1:2000).
- **Within 10 years, should the number of tennis courts remain the same in Hobsons Bay, this ratio will rise to 1:1942 by 2027** based merely on population growth. This ratio will increase to 1:2098 by 2036.
- These ratios suggest that currently, there is an adequate supply of tennis courts spread across the municipality. **Tennis facility audits conducted in early 2017 show that existing provision and quality is also adequate to meet demand.**
- However, there are some notable gaps in terms of geographical provision of tennis courts, these are:
  - **Newport East, Newport West and Spotswood-South Kingsville (the 3015 postcode area) has a ratio of 1:9089.**
  - Altona North currently has no provision of tennis courts for its 13,000+ residents and with a projected population growth of almost 8,000 to 2036, this area will continue to be under provided for into the future.
  - Williamstown North also has no tennis court provision, however its close proximity to Williamstown Bayside Tennis Club is considered appropriate for accessing tennis from this location.
- Recent registered participant growth at the Laverton Tennis Club also puts its registered participant to court ratio at 1:37 at this venue, reaching the higher side of the preferred ratios of between 1:30 and 1:40. Being the only club venue in the west, it is of strategic significance.
- The Williamstown and Williamstown North areas (postcode 3016), provide 21 courts at a ratio of 1:784. These areas provide for 958 registered participants or 67% of all local club participants.
- The combination of a high level of registered participants within the Williamstown areas and high registered participant-to-court ratios indicates significantly higher demand for tennis in these areas, particularly at Liston, Williamstown and Williamstown Central Tennis Clubs.
- **The Williamstown based tennis clubs, average registered participant-to-court ratio is 1:45**, with an ideal range to promote access and equity of use being between 1:30 and 1:40. **To meet the lower end of this range, an additional 11 courts would be required.** To maintain a ratio that is consistent with the municipal average, an additional 5-6 courts would be required over the next 10-15 years.
- These estimates assume no further increase in registered participants at Williamstown located tennis clubs. Participation projections have already indicated a market demand for 'at least' another 35-50 players based only on demographic change.
- **At present, the growth of tennis in this area is somewhat constrained by the structure of tennis facilities** and the capacity of venues which have limited the growth of tennis programs, social competitions and further public access to courts that are predominately reserved or prioritised for club members.

## TENNIS COURT PROVISION SUMMARY

**52% of tennis courts (28 courts) in Hobsons Bay are acrylic hardcourts and a further 11% (6 courts) are cushioned acrylic, making a total of 63% of courts being hardcourt.** Acrylic hardcourts are a hard wearing, low maintenance surface and suitable for public access courts and club venues that experience high utilisation.

If built and maintained correctly, acrylic hardcourts should provide 7-10 years of quality playability.

**22% of courts are synthetic grass (12 courts) provided at three separate venues.** Synthetic grass surfaces are often promoted as a surface that suits older players and a surfaces that coaches often prefer due to the ability to use during times of inclement weather.

**15% (8 courts) are red porous courts, and are provided at the Altona Tennis Club.** Red porous courts are not common throughout Melbourne’s western suburbs, with only a small number identified locally within the Cities of Brimbank and Maribyrnong.

The red porous courts at Altona Tennis Club were rated amongst some of the poorer quality surfaces and have a preferred renewal lifespan of ‘within the next 12 months’. The Altona Tennis Club’s preference is to retain red porous courts as their point of difference and to direct future investment into their improvement and renewal over a change in surface type.

A mix of court surfaces across the municipality provides flexible opportunities for a range of tennis activities, programs, competitions and events.

The current condition of courts was assessed during detailed court audits undertaken early in 2017. The adjacent tables identify the condition ratings of courts per venue and the anticipated remaining life of each court surface.

The adjacent tables represent the 2017 rating of each court condition (top table) and the estimated number of years (from 2017) until renewal or replacement is required (bottom table).

## TENNIS COURT RATING AND RENEWAL SUMMARIES

Venue location	Poor	Moderate	Good	Very Good
Altona Green Park			2	
Altona Tennis Club	8	2	1	
Brooklyn Tennis Club		4		
Bruce Comben Reserve	2			
DW McLean Reserve			2	
HD Graham Reserve	2			
Homestead Run Reserve		2		
JK Grant Reserve			2	
Laverton Tennis Club		3	3	
Liston Tennis Club			6	
Power Street Tennis Club	2			
Williamstown Bayside Tennis		3	5	
Williamstown Central Tennis Club				3
Williamstown Tennis Club		2		

Venue location	0-1 Year	2-3 Years	4-5 Years	6-10 Years	10+ Years
Altona Green Park				2	
Altona Tennis Club	8	2		1	
Brooklyn Tennis Club			4		
Bruce Comben Reserve		2			
DW McLean Reserve			2		
HD Graham Reserve			2		
Homestead Run Reserve				2	
JK Grant Reserve				2	
Laverton Tennis Club				6	
Liston Tennis Club				6	
Power Street Tennis Club		2			
Williamstown Bayside Tennis			8		
Williamstown Central Tennis Club					3
Williamstown Tennis Club			2		

# COURT AND VENUE CONDITION SUMMARY

A high-level summary of the court and tennis infrastructure condition is provided below.

- 12 courts have been rated 'poor' across 4 venues (2 public access sites and 2 club sites). The remaining 42 courts were rated either 'moderate' or 'good'.
- Courts at Bruce Comben Reserve, Altona Tennis Club and Power Street Reserve all require renewal within the next three years. All other courts were considered to have between 4 and 10 years of life remaining before renewal is required.
- District Centres are provided at Williamstown Bayside Tennis and the Altona Tennis Club. The Altona Tennis Club is constrained as a larger event centre for the area with its mix of surfaces and current poor quality red porous courts.
- Williamstown Bayside Tennis provides 8 acrylic hardcourts and could accommodate regional level events, however Tennis Victoria's preference is for a minimum of 10 courts for regional event hosting. Its location within a school may also present a barrier, however access during school holiday periods would be possible.
- In the Williamstown area, only the Liston Tennis Club has court surfaces that are projected to last longer than 5+ years before surface renewal is required.
- There are no purpose built Hot Shots courts provided within the municipality and no venues currently provide blended lines for Hot Shots. This is a limitation given the recent and projected continued growth in Hot Shots locally. Acrylic courts provide the best option for providing blended lines.
- Court enclosure fences are generally rated 'moderate to good' across venues, with a few notable poorer conditioned fences at Bruce Comben Reserve, Altona Tennis Club, JK Grant Reserve and Williamstown Central Tennis Club. Recent upgrades has improved the quality of fencing at the Liston Tennis Club
- Court lighting infrastructure was observed to be in 'moderate to good' condition. Lux level performance readings however were not undertaken, and as such it is unknown whether lighting installations are achieving the required output levels. Lighting assessments are recommended for all venues in order to complement initial infrastructure observations.
- No current tennis court lighting systems provide LED technology. A review of Australian Standards for Outdoor Tennis Court lighting are currently being drafted (due for release by the end of 2018) and provide strong reference to the preference, benefits and sustainability of LED technology for tennis court lighting. Consideration should be given to replacing existing tennis court lighting with new LED technology at the end of current lighting functional life.
- Clubrooms associated with tennis venues were observed to be in 'moderate to good' condition. The majority of buildings were identified to be 20-30 years in age and are likely to require renewal investment over the next 10-20 years. A recent building development at the Liston Tennis Club provides a good example of a tennis clubroom building.
- Poor drainage was identified across 46% of courts, with acrylic and red porous courts being rated the worst. All synthetic grass courts were reported to have moderate or better drainage conditions.
- The majority of acrylic courts with reported drainage issues are Public Access venues, which is likely to be reflective of lower original design specifications and available budgets. Poor drainage will continue to impact acrylic courts over time and may contribute to requiring full replacement if not addressed.

# 10-YEAR TENNIS VENUE CAPITAL DEVELOPMENT AND INVESTMENT PLAN

The adjacent table provides a summary of short, medium and long-term tennis upgrade / renewal works, planning projects and new development works summarised into key project type.

- It is projected that \$1.188m investment into tennis infrastructure is required over the short term. The bulk of this investment is for new court developments proposed at Williamstown Bayside Tennis and Williamstown Central Tennis Club.
- Additional immediate renewal works include surface and fencing renewals, upgraded lighting (at Williamstown Tennis Club) and the introduction of new initiatives including Book-a-Court technology and blended Hot Shots line marking.
- Future investment into lighting would be determined by the results of separate court lighting audit assessments.
- \$2.3m worth of new court development is projected over the next 10-years, with a further \$838,000 of existing court surface renewals also identified.
- **Total tennis infrastructure upgrade / renewal, planning and new development to 2027 across the 14 existing Hobson Bay tennis sites and 2 new sites has been estimated at \$5.245m.**
- Additional general tennis venue maintenance and renewal costs beyond 2027 have also been estimated to be approximately \$641,000 between 2028 and 2037. These are estimated budget items to maintain the general upkeep of facilities to safe playable standards and should be re-evaluated through detailed facility audits in 2027.

ITEM SUMMARY	SHORT-TERM (1-2 YEARS)	MEDIUM-TERM (3-5 YEARS)	LONG-TERM (6-10 YEARS)	TOTAL ESTIMATED COSTS
Surface renewal	\$40,000	\$566,500	\$231,500	\$838,000
Nets and posts renewal	\$0	\$25,000	\$30,000	\$55,000
Fencing renewal	\$26,000	\$481,500	\$234,000	\$741,500
Lighting renewal	\$110,000	\$180,000	\$105,000	\$395,000
Book-a-Court installations	\$40,000	\$12,500	\$0	\$52,500
New court development	\$950,000	\$600,000	\$750,000	\$2,300,000
Blended Hot Shots lines	\$2,000	\$1,000	\$0	\$3,000
Pavilion redevelopments	\$0	\$800,000	\$0	\$800,000
Planning works	\$20,000	\$0	\$40,000	\$60,000
<b>TOTAL ESTIMATED COSTS</b>	<b>\$1,188,000</b>	<b>\$2,666,500</b>	<b>\$1,390,500</b>	<b>\$5,245,000</b>

**All tennis stakeholders including Council, Clubs and Tennis Victoria will have a responsibility to continue to plan, invest and deliver quality tennis facilities that can provide a range of participation opportunities and respond to the demands of a diverse and changing community.**



# 10-YEAR TENNIS VENUE CAPITAL DEVELOPMENT AND INVESTMENT PLAN

The table below provides a summary of tennis infrastructure upgrade / renewal works, planning projects and new development works identified from existing venue audits and from strategic recommendations made within the Recommendations section of this Report.

Infrastructure costs and associated priority recommendations have been provided by venue and as short (within 2 years - red), medium (within 3-5 years - orange) and long-term (6-10 years - yellow) priorities and have been shaped with input from Council staff.

Venue	OVERALL RENEWAL COSTS OF EXISTING TENNIS VENUES			
	SHORT-TERM	MEDIUM-TERM	LONG-TERM	TOTAL UPGRADE / RENEWAL WORKS
Altona Green Reserve	\$-	\$1,000	\$54,500	\$55,500
Altona Tennis Club	\$-	\$895,000	\$20,000	\$915,000
Brooklyn Tennis Club	\$-	\$47,000	\$-	\$47,000
Bruce Comben Reserve	\$10,000	\$35,500	\$-	\$45,500
DW McLean Reserve	\$-	\$49,500	\$5,000	\$54,500
HD Graham Reserve	\$-	\$23,500	\$31,000	\$54,500
Homestead Run Reserve	\$-	\$-	\$49,500	\$49,500
JK Grant Reserve	\$-	\$31,000	\$23,500	\$54,500
Laverton Tennis Club	\$-	\$10,000	\$122,500	\$132,500
Liston Tennis Club	\$0	\$-	\$85,500	\$85,500
Power Street Reserve Tennis Club	\$52,500	\$-	\$26,000	\$78,500
Williamstown Bayside Tennis	\$17,000	\$94,000	\$153,000	\$264,000
Williamstown Tennis Club	\$100,000	\$40,000	\$-	\$140,000
Williamstown Central Tennis Club	\$38,500	\$840,000	\$30,000	\$908,500
New venue location (Altona North)	\$-	\$-	\$-	\$0
New venue location (Williamstown High)	\$-	\$-	\$-	\$0
<b>TOTAL ESTIMATED COSTS</b>	<b>\$218,000</b>	<b>\$2,066,500</b>	<b>\$600,500</b>	<b>\$2,885,000</b>

FUTURE NEW OR PLANNED DEVELOPMENT COSTS		TOTAL ESTIMATED 10-YEAR COST PER VENUE (INC. NEW DEVELOPMENT & RENEWAL)
PLANNING PROJECT COSTS	NEW DEVELOPMENT COSTS	
	\$300,000	\$355,500
		\$915,000
		\$47,000
		\$45,500
		\$54,500
		\$54,500
		\$49,500
		\$54,500
	\$450,000	\$582,500
		\$85,500
		\$78,500
\$20,000	\$600,000	\$884,000
		\$140,000
	\$350,000	\$1,258,500
\$20,000		\$20,000
\$20,000	\$600,000	\$620,000
\$60,000	\$2,300,000	\$5,245,000

# STAKEHOLDER CONSULTATION

As the neighbouring Local Government Areas to Hobsons Bay, representatives from Brimbank, Maribyrnong and Wyndham City Council's have been consulted as part of the development of the Tennis Needs Assessment. Consultation focused on understanding tennis in a regional context and any future tennis developments and/or influences that may impact on tennis within Hobsons Bay.

Further consultation was undertaken via a workshop with representatives of Tennis Australia and Tennis Victoria and Hobsons Bay Council to identify key strategic directions and opportunities for developing tennis within Hobsons Bay.

Council's *Sports Facility Needs Assessment* study also conducted an online sporting club survey of future needs in October 2017. Six of the eight Hobsons Bay tennis clubs responded to this survey and a summary of responses has been provided.

The following page outlines the key trends, highlights and possible future directions from stakeholders that may influence future tennis planning in Hobsons Bay.

## TENNIS VICTORIA AND TENNIS AUSTRALIA

Consultation with Tennis Australia and Tennis Victoria facilities staff was conducted via a workshop in March 2017. Both sporting bodies identified the following issues and influence relevant to tennis in Hobsons Bay:

- Emphasised the importance of Hobsons Bay clubs remaining affiliated with Tennis Victoria and implementing measures to ensure Operational Health Checks are completed.
- Highlighted the importance of clubs in supporting state and national tennis programs, in particular the continued growth of Hot Shots.
- Encouraged the implementation of the Book a Court online hardware-software integrated booking system, to open up tennis club access to casual participants.
- The importance of retaining qualified coaches at all club venues to assist in growing participation.

## MARIBYRNONG CITY COUNCIL

Maribyrnong City offers ten tennis facilities, providing a mix of participation opportunities through public access courts and clubs. Key issues and trends include:

- Council reported good facility conditions across their facilities
- A planned pavilion redevelopment is due at Kingsville Tennis Club in 2017-18
- High levels of use are being experienced on free public access courts, with club membership retention issues occurring across club venues.
- Expected participation increases in Hot Shots and Cardio Tennis programs.
- Participation in social tennis is high, with competition tennis in decline.
- Council has no specific tennis strategy in place, however is focusing on tennis infrastructure upgrades and increased programming opportunities in the coming years.

## WYNDHAM CITY COUNCIL

Wyndham offers one public access and seven club venue facilities across the municipality, with 90% of its courts identified as being acrylic surfaces.

Key issues and trends obtained through consultation with Wyndham include:

- The City lacks variety in court surface options.
- The overall condition of facilities varies across the municipality.
- A wider municipal sport strategy is currently under-development. This will include the future direction and demand for tennis within the area.
- Construction of six new acrylic courts is currently underway at the Williams Landing Recreation Reserve as part of a broader sporting precinct development. This site is within a 5km catchment of the Laverton area, and could be expected to overlap with the Laverton Tennis Club's catchment.
- The 8 court tennis venue located at Saltwater Reserve in Point Cook is the closest neighbouring facility to the Hobsons Bay municipal boundary.
- Tennis participation across the City is stable with increases expected in Hot Shots and social evening tennis.

## BRIMBANK CITY COUNCIL

Tennis is generally well serviced across Brimbank with a mix of surfaces offered across 12 venues, with 90% of courts being floodlit. Council recently completed a tennis strategy (2014) to guide facility investment to 2024.

The consultation process identified several key issues and trends facing tennis within Brimbank:

- Public tennis court access was identified as a significant constraint with only one public access venue within the municipality (the remaining venues all operate under the club model). To address the issue, Council has worked closely with Tennis Victoria to implement the Book-a-Court system (BaC) across six of its facilities.
- Participation increases across various programming formats including weeknight social tennis, Hot Shots, junior competition and casual use.
- Council has allocated a significant portion of their budget to improving existing tennis facilities over the next 10 years.
- Brimbank has open space opportunities to develop additional tennis facilities in the future, if demand requires. However this is not expected in the foreseeable future.
- Council provides financial assistance to assist children (ages 6-18) with sports club fees via the In2Sport program. The program provides up to 75%, or a maximum of \$200 per child annually. Council reports participation has increased as a direct result of the program.

## SUMMARY ON ONLINE TENNIS CLUB SURVEY RESPONSES

Six of the eight Hobsons Bay tennis clubs responded to the online survey conducted through the Hobsons Bay Sports Facility Needs Assessment in October 2017:

- Altona Tennis Club
  - Brooklyn Tennis Club
  - Laverton Park Tennis Club
  - Liston Tennis Club
  - Williamstown Bayside Tennis
  - Williamstown Central Tennis Club.
- 
- Tennis clubs are primarily providing opportunities for all age groups and both male and female participants (as highlighted in the previous tennis participation summary).
  - Some clubs are also providing opportunities for targeted programming to those with *high socio-economic disadvantage, people who do not speak English and people with a disability* – Liston TC, Altona TC, Laverton Park TC, Williamstown Central TC and Williamstown Bayside Tennis.
- 
- The vast majority of respondent clubs have experienced small increases for female participants across all participant age groups in the past five years. The largest change in participants was identified to be players aged between 12-17 years (5 clubs identified small increases) and players aged under 11 (4 clubs identified small increases).
  - Laverton Park Tennis Club identified a large increase in junior girls aged under 11.
  - The Williamstown Central Tennis Club was the only club to identify a decrease in recent female participants, which was in the 12-17 year age group.
  - Similar patterns of recent participant change in male participants were identified by respondent clubs. However, slightly larger increases in juniors aged under 11, youth aged 12-17, seniors aged 18-35 and masters aged over 40 were reported for males.
  - Four out of six respondent clubs identified their likely future demand for participants to be *'very strong'*, with the remaining two clubs identifying *'strong'* future demand.
  - Secondary venues are currently being used by the Liston Tennis Club (for 30+ hours a week), Williamstown Bayside Tennis (for 6-10 hours a week) and Williamstown Central Tennis Club (for 6-10 hours a week) to accommodate their regular competition season needs.
- 
- Key secondary venues being used include Williamstown Tennis Club, Kingsville Tennis Club and Yarraville Tennis Club (the latter two being located in Maribyrnong).
  - Four of the six respondent clubs identified that their facilities are currently *'exceeding their capacity'*, one is *'approaching capacity'* and only one respondent club identified that their facility *'currently meets their needs'*.
  - In general terms tennis clubs identified that their existing facilities were *well maintained*, however that the best way to grow their club was to *'improve their existing facilities'*, as well as to *'provide access to more facilities'*.
  - Of all facilities and infrastructure identified within the survey, court surfaces were identified as a key asset that *'were being well maintained'*.
  - On a percentage basis, *player change rooms, toilets and showers* were rated as the most *'loathed'* and *'lamented'* facilities, followed by storage and social rooms.
  - *Floodlighting, car parking and court surfaces* were the *'most liked'* and *'loved'* components of existing tennis club facilities.
  - In terms of future facility needs, 50% of tennis club respondents identified that *'having enough playing surfaces for competition'* was the main facility improvement required.

# RECOMMENDATIONS

A detailed review of tennis in Hobsons Bay has identified several key issues and opportunities that will inform the future needs of the sport and the priority changes that will be required to address them.

**Following a detailed review, analysis and consultation on the current state of play of tennis participation, venue management and facility condition, a number of short (within 2 years), medium (within 3-5 years) and long-term (6-10 years) priority recommendations have been identified.**

**These recommendations are to be considered ‘in addition to’ the general tennis infrastructure renewal items identified for each venue and summarised on Page 32.**

Priorities have been categorised into the following potential funding programs to help identify key areas of responsibility for stakeholders.

**PLANNING** - An action that requires more consideration, research and consultation in order to identify the best future option(s) to support a relevant sport or infrastructure project.

**NEW DEVELOPMENT** - Construction project that includes the development of new facilities or amenities either at an existing facility location or within a new site.

**UPGRADE / RENEWAL** - Construction project that involves the improvement or expansion of an existing facility or asset.

Priority recommendations address key gaps in tennis provision and provide a practical guide to servicing current and future tennis needs within Hobsons Bay. In many cases, more planning, detailed design and master plan works will need to be completed to support the implementation of priorities identified within this report.

Appendix 4 provides some preliminary site investigative works to assist with the next steps in site planning for key sites that have been highlighted as those that may cater for future court development.

The recommendations are provided across the three distinct geographical areas of the municipality:

- **EAST - Williamstown, Williamstown North, Newport East, Newport West and Spotswood-South Kingsville**
- **CENTRAL - Brooklyn, Altona North and Altona-Seaholme**
- **WEST - Altona Meadows, Laverton and Seabrook.**

Additional priorities focused on improving the overall health and growth of tennis and tennis venues are also provided in the Executive Summary to help guide decision making and implementation of geographical recommendations.

A series of overarching facility provision and development guidelines are also provided in **Appendix 1** to address broader planning and delivery of recommendations.

**This Tennis Needs Assessment and the associated directions and recommendations should be reviewed in alignment with priority timeframes (being Year 2, Year 5 and Year 10) to ensure strategic priorities remain current with community needs. Actions and associated budget commitments should also be reviewed annually and in-line with Council’s budgeting processes.**

# KEY OBJECTIVES GUIDING STRATEGIC DIRECTIONS AND RECOMMENDATIONS

## EAST

### Venue locations in this area:

- Donald McLean Reserve (public access)
- Liston Tennis Club (club)
- Power Street Reserve Tennis Club (club)
- Williamstown Bayside Tennis (club-school)
- Williamstown Tennis Club (club)
- Williamstown Central Tennis Club (club).

### The following objectives have been identified for delivery over the 2017-2027 period:

- **Increase the number of tennis courts within the Williamstown and Williamstown North areas.**
- **Provide opportunities for public access to tennis courts in the eastern suburbs to support greater recreational tennis activities.**
- **Establish a formal network of clubs and venues that align management and service expectations to ensure the broader benefits of all courts in Williamstown are maximised.**

## CENTRAL

### Venue locations in this area:

- Altona Tennis Club (club)
- Brooklyn Tennis Club (club)
- JK Grant Reserve (public access).

### The following priorities have been identified for delivery over the 2017-2027 period:

- **Increasing the capacity and sustainability of existing venues to support tennis activity growth in the central and northern suburbs.**
- **Plan for the projected population growth in the central suburbs and the identified gaps in tennis venue distribution.**

## WEST

### Venue locations in this area:

- Altona Green Park (public access)
- Bruce Comben Reserve (public access)
- HD Graham Reserve (public access)
- Homestead Run Reserve (public access)
- Laverton Tennis Club (club).

### The following priorities have been identified for delivery across the Wetlands Ward over the 2017-2027 period:

- **Retain existing number of courts and current venue distribution.**
- **Maximise capacity of existing tennis pavilions through Council's annual capital renewal program.**
- **Maximise the utilisation of existing venues and activation of public access courts.**

## EASTERN SUBURBS DIRECTIONS AND RECOMMENDATIONS

PRIORITY	PRIORITIES	FUNDING PROGRAM	POTENTIAL COST
SHORT	<b>Introduce the Tennis Victoria Book-a-Court technology to Power Street Reserve TC, Williamstown Central TC, and Williamstown Bayside TC</b> in order to better facilitate public access to tennis in prominent Williamstown locations.	UPGRADE / RENEWAL	\$40,000
SHORT	<b>In association with the school, investigate the potential of activating</b> the 3 multi-use tennis courts at Williamstown High School (Pascoe Street) for community use to help address the high demand in the east.	PLANNING	\$20,000
SHORT	<b>Review the management agreement for the Bayside College Tennis Facility (used by Williamstown Bayside Tennis)</b> to establish specific performance measures and expectations regarding community and local club access to courts and the provision of programming, coaching and local competitions. Outcomes need to show clear benefits to maximising community access to venue for local clubs and participants and demonstrate a balance between school use and meeting the high levels of community demand.	PLANNING	\$20,000
SHORT	<b>Construct four new floodlit courts at the Bayside College Tennis Facility</b> to provide a sub-regional level venue and meet increasing participation and membership demands in the local area.	NEW DEVELOPMENT	\$600,000
SHORT	<b>Construction of two new courts at Williamstown Central Tennis Club (Dennis Reserve)</b> to support local club community demand for tennis and alleviate current capacity issues, prioritising community access to courts and facilitating coaching programs and recreational tennis. <i>However, Council needs to resolve the future use of this site through the Dennis Reserve Master Plan process.</i>	NEW DEVELOPMENT	\$350,000
SHORT	<b>Provide blended Hot Shots lines on at least 4 courts</b> at Williamstown Bayside Tennis to assist in the continued growth and facilitation of this program.	UPGRADE / RENEWAL	\$2,000
SHORT	<b>Renew court lighting at Williamstown Tennis Club</b> to ensure performance levels are met and complement the new synthetic grass courts provided.	UPGRADE / RENEWAL	\$100,000
MEDIUM	<b>Upgrade 3 multi-use tennis courts at Williamstown High School (Pascoe Street)</b> with acrylic surface, fencing and lighting for shared use between school and community.	NEW DEVELOPMENT	\$600,000
MEDIUM	<b>Renew the Williamstown Central Tennis Club pavilion</b> in-line with future tennis court provision at Dennis Reserve and with Council's Capital Development of Sport and Recreation Facilities policy.	UPGRADE / RENEWAL	\$800,000
MEDIUM	<b>Liston and Power Street Reserve Tennis Clubs</b> are not in geographical locations that could support an increased number of courts. Ongoing renewal of these venues and court infrastructure will remain a priority.	UPGRADE / RENEWAL	\$166,000

## EASTERN SUBURBS DIRECTIONS AND RECOMMENDATIONS

PRIORITY	PRIORITIES	FUNDING PROGRAM	POTENTIAL COST
LONG	<b>Investigate opportunities through future sports precinct and site master planning projects</b> to include tennis courts that will assist in meeting identified community demand.	PLANNING	Refer Sports Facility Needs Assessment
LONG	<b>Donald McLean Reserve</b> is one of few sites in this locality providing for the Spotswood-South Kingsville catchment. It is recommended that these courts remain as public access and are included in Council's projected capital works program to maintain in a safe and playable condition.	UPGRADE / RENEWAL	\$54,500
LONG	<b>Assess renewal planning needs</b> for the Power Street Reserve and Williamstown Tennis Club pavilions.	PLANNING	Investigations required prior to investment



## CENTRAL SUBURBS DIRECTIONS AND RECOMMENDATIONS

PRIORITY	PRIORITIES	FUNDING PROGRAM	POTENTIAL COST
SHORT	<b>Negotiate club access times to JK Grant Reserve’s two recently resurfaced courts</b> to support overflow requirements of the Altona Tennis Club (if required), while maintaining a balance of public access.	PLANNING	-
MEDIUM	<b>Retain and upgrade the existing 8 red porous courts</b> , replace court enclosure fencing, add Book-a-Court technology and replace floodlighting infrastructure on the 3 synthetic grass courts at Altona Tennis Club.	UPGRADE RENEWAL	\$895,000
MEDIUM	Consider the <b>pavilion renewal needs at the Altona Tennis Club</b> in-line with Council’s existing building renewal program requirements and existing budget allocations.	PLANNING	-
MEDIUM	Demand for tennis is projected to increase as Altona North and the Spotswood-Kingsville areas develop. As population increases, <b>consider the provision of a new 4-6 court tennis venue</b> within close proximity to Millers Road and north of Mason Street (consider Bond Reserve as a priority site option).	PLANNING	\$20,000
MEDIUM	Over the medium to long-term, <b>continue to monitor the participation and utilisation of the Brooklyn Tennis Club</b> as local area population increases.	PLANNING	
LONG	<b>The long-term relocation of the Brooklyn Tennis Club to a new Altona North location</b> should be a <i>consideration</i> , with a potential reduction of the Brooklyn Tennis Club to two public access courts and maximization of the existing open space area at Brooklyn Reserve. Any infrastructure works that may be associated with this potential relocation would be beyond the 10-year life of this plan.	PLANNING	Funding to be considered beyond 2027

## WESTERN SUBRUBS DIRECTIONS AND RECOMMENDATIONS

PRIORITY	PRIORITIES	FUNDING PROGRAM	POTENTIAL COST
SHORT	<b>Negotiate dedicated access times to Altona Green Reserve tennis courts and provide access to existing public toilets on site</b> for the Laverton Tennis Club (where overflow courts are required) to drive participation activities through the school and local community	PLANNING	-
SHORT	<b>Retain the 2 existing tennis courts at Bruce Comben Reserve</b> and decommission lighting infrastructure as it is no longer functional for tennis	UPGRADE / RENEWAL	\$10,000
MEDIUM	<b>Provide blended Hot Shots lines on both courts at Altona Green Reserve</b> to assist in facilitating this program	UPGRADE / RENEWAL	\$1,000
MEDIUM	<b>Maximise the use of Homestead Run Reserve</b> through links with local coaches to better activate courts and community use	PLANNING	-
MEDIUM	<b>It is recommended that courts at HD Graham Reserve</b> remain as public access courts and are included in Council's projected capital works program to maintain them in a safe and playable condition	UPGRADE / RENEWAL	\$54,500
MEDIUM	<b>Leverage the connection with Laverton Tennis Club</b> as a potential satellite club site and alternative solution should full club development of Altona Green Reserve not be supported.	PLANNING	-
MEDIUM	<b>Retain and undertake continued renewal of Homestead Run Reserve</b> public access courts to support the significant resident population within walking distance of the site. If tennis demand grows, this site could be considered for Tennis Victoria's Book-a-Court technology to manage utilisation	UPGRADE / RENEWAL	\$54,500
MEDIUM	Should participant, club member and Hot Shots numbers continue to grow at Laverton Tennis Club, investigate <b>the inclusion of two new full-size courts and dedicated Hot Shots courts</b> to provide a western hub for the program and identify preliminary pavilion renewal needs concurrently in association with other site user group. <i>The potential impact on existing vegetation and the adjacent soccer pitches would need to be investigated through detailed site planning.</i>	PLANNING	\$20,000
LONG	In-line with previous investigation results, <b>develop additional courts to meet identified demand</b> and initiate detailed planning for future pavilion needs at the Laverton Tennis Club.	NEW DEVELOPMENT	\$450,000
LONG	Continue to monitor the change in demand for tennis in the local area. If demand increases beyond existing venue capacity, <b>consider the provision of two additional courts to service the Western Suburbs.</b>	NEW DEVELOPMENT	\$300,000

# APPENDIX 1: OVERALL FACILITY PROVISION AND DEVELOPMENT GUIDELINES

**The following facility development guidelines have been prepared for Hobsons Bay City Council and the local tennis community to guide the future facility provision and service levels for tennis facilities and to maximise participation opportunities, capitalise on future projected growth and manage capital works priorities.**

Recommendations have been provided in four key areas:

- Design and development principles (provided on the following page)
- Core tennis facility provision (following tables)
- Venue management and operational service levels (following tables)
- Tennis programs and service levels (following tables).



# APPENDIX 1: OVERALL FACILITY PROVISION AND DEVELOPMENT GUIDELINES

## PROPOSED DESIGN AND DEVELOPMENT PRINCIPLES

In meeting the development expectations set out in these guidelines, it is recommended that the following principles are applied and adopted in order to ensure 'quality, capable and functional' facilities continue to be delivered, in addition to an increased volume of courts to meet projected demands.

- Continue to apply an average Council wide court-to-resident population ratio of no more than 1:2000, noting that some areas will be under and over this figure.
- No new public access courts are recommended within Hobsons Bay. As an alternative, increased access to existing club courts should be maximised.
- Ideally club venues of no less than four courts should be provided in any one location, with expansion capacity over time to encourage club growth and development in-line with population change.
- Where new courts are constructed, ensure floodlights and fencing meet Australian Standards, Tennis Australia facility development guidelines and industry standards.
- Blended Hot Shots court lines should be provided on acrylic courts at club venues through future hardcourt resurfacing works.
- Floodlighting of additional public access court facilities is not recommended, unless being upgraded to provide multi-use activities and where an effective management model can be implemented.
- All new club venues should be built with appropriately sized and configured clubhouses that promote tennis and social activities and secondary spend/revenue generation opportunities for clubs to ensure sustainability.
- Existing tennis club buildings and clubrooms were all rated to be in 'moderate' condition or above. General renewal and improvement works should be delivered in conjunction with Council's building renewal works program.
- Site selection for new courts should avoid secluded areas and promote main road frontages and/or promote park, recreation reserve and/or school connections where applicable.
- Future court surface choices should be led by (and assessed with) local site and soil conditions and be guided by geotechnical and civil engineering advice and club consultation.
- All new courts should be designed with appropriate engineered drainage infrastructure and tree root barriers in place (if within 10m of trees).
- Any future development of a large community (12+ courts) or a regional tennis facility (16+ courts) should provide a consistent court surface (preferably acrylic) to attract tournaments and events to the City.
- Future park, recreation reserve and tennis facility design should discourage the use of mulch in adjacent garden beds and granulated material pathways around court enclosures.
- Council's tree policy and/or planning scheme should inform appropriate tree species for planting within close proximity of tennis courts.
- Court surface maintenance programs should be delivered to meet manufacturer specifications to assist in prolonging the life of court surfaces and avoiding premature degradation.

# APPENDIX 1: OVERALL FACILITY PROVISION AND DEVELOPMENT GUIDELINES

## CORE TENNIS FACILITY PROVISION

Component / capability	Regional facility (16+ courts)	Large community facility (12-15 courts)	District facility (8-11 courts)	Local facility (3-7 courts)	Public access facility (1-2 courts)
Clubhouse with change facilities	Off-court tournament capable infrastructure	Clubhouse with toilets / social space	Clubhouse with toilets / social space	Clubhouse with toilets	Public shelter (toilets desirable)
Indoor / outdoor social space	✓	✓	✓	✓	Outdoor only
Cafe / kitchen / kiosk	Café / kitchen	Kitchen	Kitchen / kiosk	Kitchen / kiosk	Kitchenette (desirable)
Pro-shop	✓	Desirable	-	-	-
Preferred surface type	Acrylic hardcourt or natural clay (or red porous)  Minimum of 14 of the one surface type	Acrylic hardcourt (minimum of 12 of the same surface)  Optional mix to provide some synthetic grass	Acrylic hardcourt (minimum of 8 of the same surface)  Optional mix to provide some synthetic grass	Acrylic hardcourt or synthetic grass	Asphalt or acrylic hardcourt  Synthetic grass optional if a club venue
Hot shots courts (dedicated)	✓	Desirable	-	-	-
Hot shots courts (blended lines)	-	✓	✓	✓	✓
Court floodlighting	100% of courts (desired minimum)	100% of courts (desired minimum)	75% of courts (desired minimum)	75% of courts (desired minimum)	Lighting not-essential

# APPENDIX 1: OVERALL FACILITY PROVISION AND DEVELOPMENT GUIDELINES

## VENUE MANAGEMENT AND OPERATION SERVICE LEVELS

Component / capability	Regional facility (16+ courts)	Large community facility (12-15 courts)	District facility (8-11 courts)	Local facility (3-7 courts)	Public access facility (1-2 courts)
Detailed business/strategic plan	5-year strategic plan	✓	✓	✓	-
Professional management	Full-time club manager desirable	✓	-	-	-
TA Annual Operational Health Check	✓	✓	✓	✓	-
Club-coach contract in place	✓	✓	✓	✓	-
Club tenancy agreement current	✓	✓	✓	✓	✓
TA accredited coach	Club professional (as a minimum)  Master club professional (desirable)	Club professional (as a minimum)	Club professional (desirable)  Junior development (as a minimum)	Junior development (as a minimum)	Community coach (desirable)  Hot shots introduction (as a minimum)

# APPENDIX 1: OVERALL FACILITY PROVISION AND DEVELOPMENT GUIDELINES

## TENNIS PROGRAM AND SERVICE LEVELS

Component / capability	Regional facility (16+ courts)	Large community facility (12-15 courts)	District facility (8-11 courts)	Local facility (3-7 courts)	Public access facility (1-2 courts)
Tennis Hot Shots program	✓	✓	✓	✓	Support in-school program
Tennis Hot Shots gala days	✓	✓	-	-	-
Tennis in schools	✓	✓	✓	✓	-
Cardio tennis (or equivalent)	✓	✓	✓	✓	✓
Adult coaching	✓	✓	✓	✓	-
Junior coaching	✓	✓	✓	✓	✓
Organised social tennis	✓	✓	✓	✓	-
Internal competitions	✓	✓	✓	✓	-
Inter club competitions	✓	✓	✓	✓	✓
Tournaments (regional)	✓	✓	-	-	-
Tournaments (high performance)	✓	Desirable	-	-	-
Local talent squad	✓	✓	-	-	-
Public court hire / access	✓	✓	✓	✓	Free public access

# APPENDIX 2: COURT SURFACES AND LIFE-CYCLE ESTIMATES

There are three typical surface types that are used widely across the tennis industry, with each providing different playing characteristics and suitability. These include acrylic hard court, clay / red porous and sand filled artificial grass.

The performance, aesthetics and longevity of each surface is dependent on the level of use, maintenance regimes and weather condition. A brief summary of the playing characteristics, benefits and suitability of each surface is provided below.

## ACRYLIC HARD COURT

Suitable for all levels of coaching, training, social and competition play. These surfaces are popular for club level competition and suitable for line marking for Hot Shots programs. Acrylic surfaces generally require recoating every 7-10 years and the surface must be kept clean to prolong the life of the court.

## CLAY / RED POROUS

Clay courts are generally referred to as red porous or en-tout-cas and are a preferred athlete development surface of Tennis Australia. Drought conditions and the availability of a reliable water source impacts the provision and maintenance of these courts. Court base conditions generally have a longer life-cycle than other types of engineered bases, however they can be more significantly impacted by climatic conditions and maintenance regimes.

## SAND FILLED ARTIFICIAL GRASS (SFAG)

SFAG (or synthetic grass) surfaces are popular with tennis coaches and clubs due to their efficient drainage capabilities and ability to be played on when damp. Playability is dependent on an effective maintenance regime including regular grooming. Resurfacing should occur every 8 – 12 years depending on use, maintenance and manufactures warranties.

Selecting a suitable court surface can be difficult and subjective. Council should consider the following key criteria when assisting clubs to select the most appropriate court surface(s).

- Member and user preference
- Intended use and level of play
- Future club directions
- Coaching and tournament requirements
- Site conditions.

Considering the standard and level of play, current usage, and the tennis development opportunities present in Hobsons Bay, the most appropriate court surface for any new tennis facilities would either be acrylic hard court or SFAG. These surfaces are also consistent with existing surfaces already provided.

These surfaces are generally accessible in all conditions, support a range of ability levels and promote introductory tennis programs and social play.

Ground and soil conditions across Hobsons Bay will play a significant factor in court surface selection. Geotechnical investigations and engineering advice should be sought prior to any new tennis courts being developed or existing courts being resurfaced.



## APPENDIX 2: TENNIS COURT SURFACE LIFE-CYCLE ESTIMATES

Surface type	Life expectancy range (years)	Planned life (years)	Typical replacement cost	Average annual maintenance cost	Total average annual maintenance and renewal cost
Asphalt: Hot mix (surface / re-surface)	15 - 20	20	\$12,000	\$200	\$800
Acrylic: Non-cushioned on new base (3 coats)	8 – 15	8	\$8,000	\$400	\$1,400
Acrylic: Cushioned on new base (3 coats / 3 cushion layers)	8 – 15	8	\$24,000	\$400	\$3,400
Synthetic grass (SFAG): Standard	7 – 12	10	\$18,000	\$600	\$2,400
Synthetic grass (SFAG): Premium	7 – 12	10	\$22,000	\$600	\$2,800
Synthetic clay	10 – 15	10	\$25,000	\$650	\$3,150
Red porous	30 – 40	35	\$35,000	\$1,800	\$2,800

*Average life-cycle costs have been derived from information sourced from Tennis Australia fact sheets and from a range of club and facility development, maintenance and business planning related projects that Project Consultants have been involved with in recent years. Red porous costs do not include costs for water usage.*

# APPENDIX 3: PRELIMINARY SITE OPPORTUNITY INVESTIGATION PLANS

In order to investigate the potential site planning opportunities, challenges and likely costs with new court development of key identified sites, some preliminary investigative site drawings have been developed to guide future stakeholder discussions. They do not represent final or preferred options, but so provide some direction in terms of court location, orientation and potential connection to other existing site infrastructure.

Preliminary site opportunity investigation plans have been developed for:

- **Williamstown Bayside Tennis**, Williamstown
- **Laverton Park**, Altona Meadows
- **Bond Reserve**, Altona North

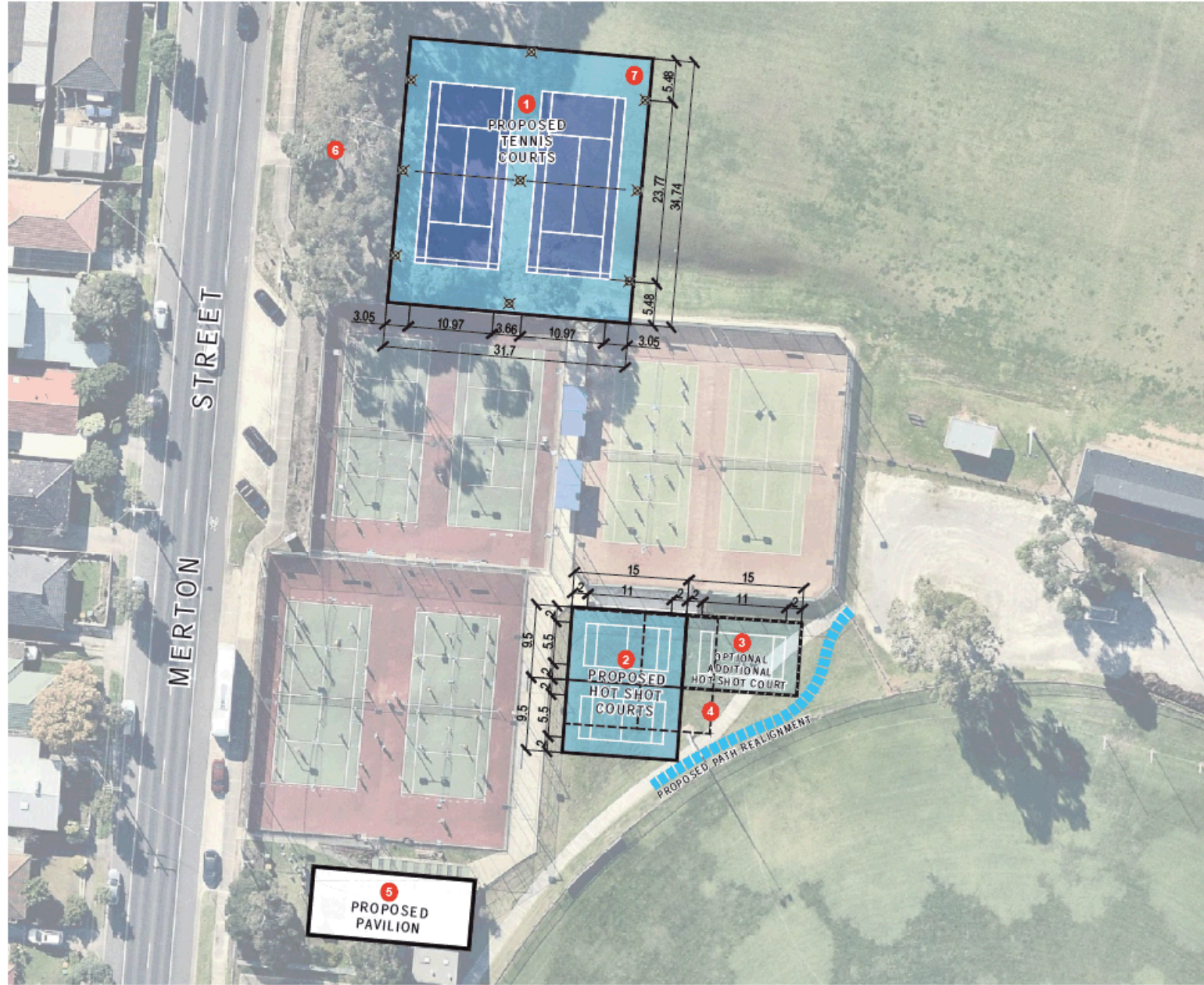
Any future site planning or design investigations related to Dennis Reserve in Williamstown (Williamstown Central Tennis Club) will need to be undertaken in alignment with the Dennis Reserve Master Plan process.












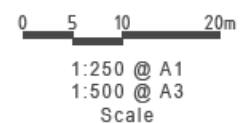
## NOTES

- 1** Proposed additional two courts to northern side of existing courts to recommended dimensions.  
Overall dimensions: 31.70 x 34.74m
  - 2** Proposed two new hot shot courts to recommended dimensions.  
Overall dimensions: 15 x 19m
  - 3** Proposed optional additional new hot shot court to recommended dimensions. Realign pathway.  
Optional additional court dimensions: 15 x 9.5m
  - 4** Outline of two hot shot courts orientated north-south to recommended dimensions. Investigate potential conflict with existing light pole.  
Court dimensions: 15 x 19m
  - 5** Proposed pavilion refurbishment to complement future court and club expansion.
  - 6** Set back proposed tennis courts to avoid damage to existing trees and/or undertake arboricultural assessment to determine retention/removal of existing trees.
  - 7** Investigate conflict with adjacent soccer pitch and impact of new court development.
-  Proposed tennis court flood lighting.



# Laverton Park, Altona Meadows

## Preliminary Opportunities Investigation Plan



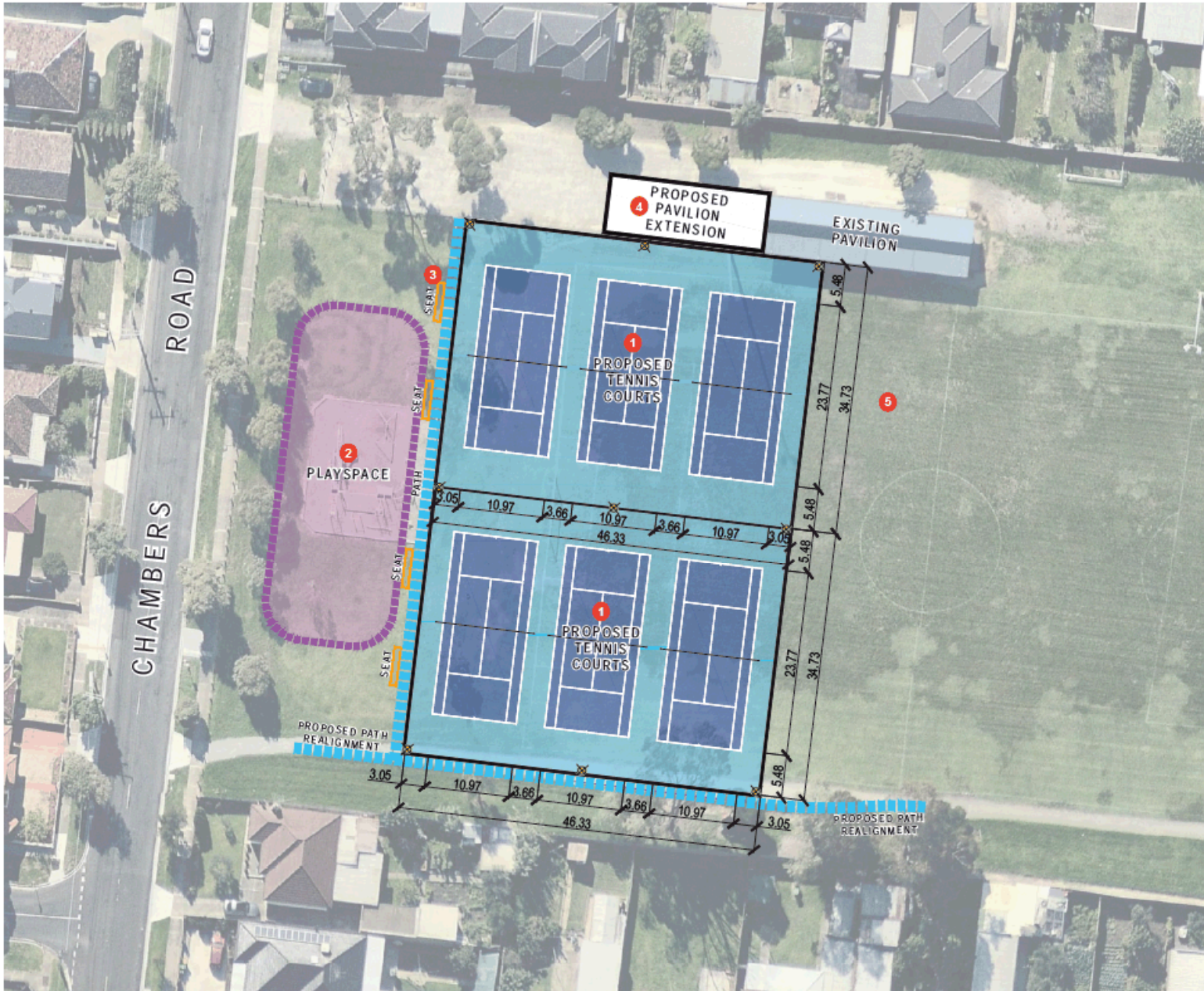
REV	AMENDMENTS	DATE
-	-	05.09.17
A	For review	15.09.17
B	For review	19.09.17





## NOTES

- 1 Proposed six new courts; two enclosures with three courts in each to minimum recommended dimensions including blended hot shots lines.  
Overall dimensions: 46.33 x 69.46m
  - 2 Relocate playspace.
  - 3 Proposed bench spectator seating.
  - 4 Proposed pavilion extension to support tennis club and activities.
  - 5 Investigate conflict with adjacent soccer and cricket playing fields and impact of new court development.
- ⊗ Proposed tennis court flood lighting.



# Bond Reserve, Altona North

## Preliminary Opportunities Investigation Plan

0 5 10 20m  
 1:250 @ A1  
 1:500 @ A3  
 Scale

REV	AMENDMENTS	DATE
-	-	05.09.17
A	For review	15.09.17
B	For review	19.09.17