



TENNIS DEVELOPMENT STRATEGY



Acknowledgements

@leisure wishes to acknowledge the support and assistance provided by the Project Steering Committee on this project, in particular:

- The project manager, Craig Halley, Leisure Services Coordinator, Southern Grampians Shire Council
- Staff at the Southern Grampians Shire Council
- People who attended the stakeholder workshops
- Stakeholders who responded to interviews

This project was funded by the Southern Grampians Shire Council.

About this document

This document is the Tennis Development Strategy presented to Southern Grampians Shire Council.

© All rights reserved.
No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form, by any means, without the prior written permission of Southern Grampians Shire and @leisure



Rear 534 Mt Alexander Road
ASCOT VALE VIC 3032
Ph. 03 9326 1662 Fax. 03 9326 0991
Email: leisure@jeavons.com.au



Contents

1. Introduction and background	2
1.1 The project	3
1.2. Policy and planning context.....	3
2. The demand for tennis in the Shire	10
2.1 Trends in tennis	10
2.2 Projected demand	12
2.3 Demographic Influences.....	14
3. Tennis Facilities and Clubs in Southern Grampians	17
3.1 Club support facility issues	21
3.2 Tennis facility hierarchy.....	23
3.3 Development of a Subregional Tennis Centre in Hamilton	28
3.4 Sub Regional Facility Site Selection	30
3.5 Analysis of site options	35
3.6 Preferred site for a subregional tennis facility	46
4. How the sport is organised in Southern Grampians	48
4.1 Associations.....	48
4.2 Tennis services and programs in Southern Grampians	50
4.3 Junior Player Pathways.....	51
4.4 Programming and services for players of all abilities	52
5. Key Issues Summary and Actions	53
5.1 Facilities	53
5.2 Programs and services	55
6. Funding and implementation	57
6.1 Funding	57
6.2 Agreements.....	60
6.3 Building the organisational capacity of tennis to program the facility	61
6.4 The future development of Patterson Park	61
6.5 Implementation Plan	63
7. Appendices	65
Appendix 1. Existing facilities and services	65
Appendix 2. Consultation findings.....	74
Appendix 3: Estimated probable costs of proposed capital works	92
Appendix 4. Summary of submissions on Draft Report.....	96



1. Introduction and background

1.1 The project

The brief

Key requirements of the project brief were to:

- Review facilities
- Assess future demand across the Shire
- Analyse effectiveness of existing club development and management and tennis programs and services
- Evaluate (and recommend) a future facility, programs and service opportunities and strategies and developments, and
- Determine the demand for a regional tennis facility
- Prepare a master plan for the regional tennis facility and for Patterson Park.

The Shire

Southern Grampians Shire is located in south-western Victoria, about 290 kilometres west of Melbourne. Southern Grampians Shire is bound by Horsham Rural City and Northern Grampians Shire in the north, Ararat Rural City in the east, Moyne Shire in the south, and Glenelg and West Wimmera Shires in the west.

Southern Grampians Shire is a predominantly rural area, of 6,800 square kilometers in size. The townships are Balmoral, Branxholme, Byaduk, Cavendish, Coleraine, Dunkeld, Glenthompson, Hamilton, Peshurst and Tarrington. The major business / retail centre is Hamilton, which accommodates about half of the Shire's population. The current population is estimated at 17,338.

1.2. Policy and planning context

Council Plan 2009 - 2013

A number of directions and strategies are relevant to this plan.

The goals identified in the Plan are to:

- Provide the people of the Southern Grampians Shire with the highest standards of good governance
- Plan for and foster economic growth and prosperity
- Ensure a wide range of quality services are available to our community
- Help communities in our Shire feel strong and safe
- Pursue environmental sustainability in our Shire.

Key directions relevant to this plan are as follows:

Economic Growth and Prosperity

We will plan for and foster economic growth and prosperity.

Strategies include:

- Investigating hospitality, tourism and leisure opportunities in the Lake Hamilton precinct
- Continuing to assess opportunities for regionally significant recreation and leisure facilities and services

Quality Services

We will ensure a wide range of quality services are available.

Strategies include:

- Continuing to provide an integrated range of health services for families, young people, the frail, elderly and people with disabilities
- Completing the planning and development of a multi-purpose leisure complex at Pedrina Park
- Building walking and cycling infrastructure to significantly increase these modes as commuter and leisure options
- Maintaining and extending our sporting facilities to meet the needs of our community
- Ensuring community infrastructure and services meet access and mobility standards.

Strong and Safe Communities

We will help communities in our Shire be stronger and feel safe.

Strategies

We will foster strong, safe communities by:

- Continuing to provide support and services to our smaller towns which enables those communities to flourish
- Providing better support and recognition to the hundreds of volunteers in our communities who are indispensable elements of building social strength and cohesion.

Environmental Sustainability - Strategies

We will progress towards environmental sustainability by:

- Adopting a local sustainability strategy to guide our actions
- Reducing Council's water consumption through a sustainable Water Plan
- Completing energy audits at Council facilities, reducing energy consumption and having an increasing proportion of our energy needs being met from renewable energy sources.

Leisure Services Strategy 2006

Key findings in relation to tennis were as follows:

Based on a comparison of the provision of facilities for selected sports in the Southern Grampians Shire with other rural Victorian municipalities, there appears to be shire-wide:

- An over supply of facilities for Australian Rules football, cricket, indoor sports, lawn bowling, outdoor netball, swimming pools and tennis facilities
- A shortage of facilities for outdoor soccer and skate / BMX.

There is currently an even distribution of sporting facilities across the Shire for the popular sports of Australian Rules football, cricket, golf, lawn bowls, netball, and tennis.

There are a very high number of tennis courts located within the Shire – almost one court for every 220 people. Whilst some of these courts are dual use with netball, many are single-use courts in stand-alone facilities in small rural townships or districts. Many courts are in need of re-surfacing and / or do not conform to minimum safety standards. In many instances, the cost for rectification of these courts will be beyond the capacity of the local communities that the courts service.

Some sports pavilions do not appear to be of a sufficient standard to meet the current needs of user groups.

The general condition of tennis / netball courts is satisfactory, however, there are some exceptions. In some instances the run-offs for courts do not conform to minimum standards (3.05m for netball and for tennis 3.05m from side fences, 3.66m between sidelines where two courts are side by side, and 5.5m for the back court).

The most popular activities by active membership in 2005 were:

- Netball (1,230)
- Basketball (1,184)
- Australian Football (865)
- Golf (602)
- Cricket (598)
- Tennis (584)
- Bowls & Croquet (531)
- Hockey (510).

There was membership growth of greater than 10% in aquatic sports, soccer (indoor & outdoor) and tennis.

Improved quality of provision of facilities for baseball, hockey, gymnastics, skating, soccer and tennis were identified as required.

Continuation and improving the provision of recreation programs for target groups (older adults, people with a disability, low active) in collaboration with providers and particularly in rural communities (through outreach initiatives).

Improved management arrangements for recreation reserves, and delineation of responsibilities between Council and user groups on Council-managed reserves.

Preparation of master plans for Pedrina Park, Mitchell Park and Coleraine Sports Precinct.

Relevant actions include the following:

- Prepare a master plan for Patterson Park (consider tennis provision, playground and family recreation opportunities, possible youth activity zone, linkages within and outside of the park, landscape amenity and public safety)
- Establish an annual grants program for tennis clubs to assist Reserve Committees and tennis clubs to re-surface / redevelop tennis courts in small communities and districts (suggested \$10,000 per annum for 10 years, with a maximum grant of \$5,000 for any one application)
- Undertake a Tennis Development and Facility Study for the Shire to develop a new service model for tennis
- One option to consider, is to develop three larger and higher quality hard court tennis facilities in Hamilton, Balmoral and Dunkeld to provide a range of tennis activities that are accessible from all parts of the Shire

- Redevelop the Patterson Park tennis complex to incorporate six public courts (four flood lit) as part of a larger project to redevelop the Park
- Investigate the practicality of having the Hamilton Lawn Tennis Club manage the Patterson Park courts as one means to resolve the Club's desire and need for access to hard courts all year round
- Undertake court improvement projects at various reserves, as outlined in "Recreation Reserves" section below
- Install tank water to the tennis clubrooms in Balmoral
- Re-surface the tennis / netball area in Cavendish
- Develop an additional two tennis / netball courts at Silvester Oval Coleraine. Replace the existing netball change at Silvester Oval with a new shared netball / tennis clubroom.
- Develop the facilities at the Coleraine Sports Precinct, in accordance with the directions of the Coleraine Sports Precinct Master Plan
- Re-surface netball / tennis courts at Penshurst. Upgrade the tennis run-off areas to have them conform to standards
- Support the installation floodlights at sports facilities, where increased participation is likely to result and / or safety will be enhanced.

Hamilton Lawn Tennis Club Business Plan

The Hamilton Lawn Tennis Club Business Plan 2009-2011 was prepared by Inside Edge Sport and Leisure Planning in conjunction with the Hamilton Lawn Tennis Club (HLTC).

The plan identified the following key points:

- An increase in social night tennis, an increase in tennis participation in Victoria, however a decrease in club memberships. Increasing demands on volunteers
- HLTC has increased it's membership in the past five years due to an increase in senior members and junior boys
- The club has 15 grass courts, a water storage tank, clubhouse, children's playground, storage shed and on-street parking
- The club is located on Council owned land that is leased (for \$1 annually) from the Southern Grampians Shire Council and the lease expires in 2023
- The club runs a Saturday, twilight, junior and mid-week ladies competitions. There is also the club championships held in February. The only coaching undertaken at the club is by a local club member who coaches the junior beginners
- The club is an affiliate of Tennis Victoria and a member of the Glenelg Regional Tennis Council. Other associations operating in the Glenelg region include Cavendish and District Tennis Association, Coleraine and District Association and the Hampden Tennis Association
- There are a number of schools in Hamilton who utilise the courts
- HLTC is in a reasonable financial position and has recorded a surplus in 2006, 2007 and 2008
- Key strengths of the club include the 25 year lease, central location, strong committee, growth in twilight tennis, local catchment, member numbers, financial position, financial support and connection with local media

- Some of the main weaknesses of the club are that the courts are grass and none of them are floodlit, meaning the courts are only available for summer use during daylight hours
- A number of future opportunities were highlighted, including potential for funding, support for higher level tournaments, coaching, schools market, facility development at other sites and increased marketing opportunities
- Threats included, Council directions not meeting HLTC needs, planning objections, not receiving external funding, declining support for future development, water requirements and restrictions, decline in volunteers, insurance costs and cost of upgrading existing facility
- The club is likely to face a number of future challenges, including securing long term location, minimal population growth in Hamilton, linking the Club's strategies and vision with the Shire and community, assessing funding, self funding of facility and court maintenance, sustaining off court revenue, competition from other sports, development, coaching, and the issue of declining volunteers and increasing demands.

The business plan established the following seven key focus areas / directions and goals:

1. Future facility development – to secure a future site and appropriate facility development that will allow the Club to grow, improve and continue to successfully serve the regional tennis community
2. Existing club facilities – be proud of the existing facilities and continue to maintain them to ensure they continue to meet member, player and Club needs in the short-term and until facility development projects can take place

3. Management and volunteers – develop and provide a dynamic management committee that is representative of club demographics, responsive to member needs, supportive of education and training, and is efficient in delivery
4. Programs and services – deliver a diverse range of social and competitive activities that offer good value for money to Club members, partners and the Southern Grampians community
5. Communication and promotion – use a range of formal, informal and electronic communication methods to promote and market key club messages throughout the Southern Grampians and tennis communities
6. Membership – ensure all members contribute to the creation of a friendly and welcoming community club and that membership grows to 300 by opening a new facility
7. Finance and budget – ensure continued financial growth and maintain a minimum \$10,000 annual net profit to be reinvested into club improvement, and facility maintenance and development.

“100 Years of Tennis” National Facility Census, Deakin University for Tennis Australia

The document details findings from a questionnaire undertaken by Deakin University in relation to tennis facilities in Australia and provides a detailed analysis of these facilities.

Key findings from the report were:

- The majority of tennis clubs in Australia do not own the land they use and are in a lease arrangement that has less than five years to run, putting tennis in Australia in a fragile position in relation to its long term future

- Volunteers play an important role in maintaining facilities. There has been a decline in the number of volunteers in recent times which is threatening clubs sustainability
- Respondents from the study highlight the advantages of having multi-purpose facilities in order to have access to better facilities and more effective use of space
- Club representatives noted an overall decline in participation which had an effect on court usage
- Results indicate that courts are used frequently at capacity at night and by installing lighting at facilities would provide an opportunity for increased court utilisation.

Tennis Victoria Strategic Plan 2006-10

The plan states that Tennis Victoria (TV) aims to make tennis a part of every Victorian's life, advancing tennis as Victoria's preferred sport.

Tennis Victoria is aiming to be known for:

- Promoting the positive health, culture, physical and mental and social benefits of tennis
- Creating and implementing innovative programs and services
- Developing players to attain their potential
- Governance that is financially, ethically and socially responsible
- Fostering progressive and team-oriented administration.

The plan outlines that TV's goals to maximise the contribution to the sport of tennis by engaging the entire tennis community, current and potential, and to promote a welcoming, sustainable and quality tennis environment. In order for TV to achieve this goal, it will be important for regional areas, like Hamilton, to have tennis facilities and environments that will promote the sport of tennis.

Tennis Victoria Facilities Master Plan for Victoria

A Tennis Facilities Master Plan was prepared as part of the Strategic Plan 2006-10. The Plan is in its final stages and should be released to the public in the coming months.

Discussions with TV indicated that the aim of the plan is to increase the quality and sustainability of the tennis facilities throughout the state, rationalise the smaller facilities and establish larger facilities (minimum of 12 courts).

A hierarchy of facilities is proposed. This includes regional facilities, sub-regional, and local facilities. Regional facilities will have plexi-cushion, clay or grass surfaces, to facilitate state and national competitions. Sub-regional facilities will preferably have a mix of hard court and sand filled artificial grass (SFAG) surfaces, will hold regional competitions and will act as a pathway / support to regional facilities. Local facilities should have a minimum of six courts. There will be no surface requirement however the preferred surface is SFAG or synthetic clay.



16/09/09

Hamilton Lawn Tennis Club Lease Agreement

There is a lease agreement between Southern Grampians Shire Council and the Hamilton Lawn Tennis Club Incorporated. The lease commenced on the 1 July 1998 and is for a term of 25 years. HLTC is required to pay a yearly rental fee of one dollar.

2. The demand for tennis in the Shire

2.1 Trends in tennis

The following table compares Victorian state participation rates with those for Barwon Western Region for 2001 to 2007.¹ Regional participation has remained constant over that time, with the exception of 2005/06 when regional participation rose to 10.9% from 8.9% in the previous year. There is no specific data relating to the Southern Grampians Shire.

Table 1: Victorian and Barwon Western District tennis participation rates for 15+ age groups, 2001/02 and 2004/05 to 2006/07

	Victorian tennis participation %				Barwon Western District tennis participation %			
	2001/2002	2004/2005	2005/2006	2006/2007	2001/2002	2004/2005	2005/2006	2006/2007
Total	8.8	8.8	7.5	7.1	8.3	8.9	10.9	7.4

Source: Exercise, Recreation and Sports Surveys, 2004-2007

Tennis Victoria and clubs located in the Shire report the following trends in tennis:

- Junior tennis is increasing
- High levels of juniors participating in club coaching activities
- Participation in mid-week ladies tennis is holding steady
- Senior participation in Saturday competition is holding steady while there is a slight increase in juniors
- There is greater demand for social or non-competition tennis
- There is greater demand for mid-week night tennis than weekend competition
- Recently there has been some 'night tennis' specific associations formed
- There is a consistent trend of aging senior players.

Competition tennis participation has been on a downward trend nationwide. More people are choosing to play socially and outside of club matches and competitions. National participation in tennis between 2004 and 2007 has declined annually, however Victorian participation, although in a similar trend, has remained above the national level.

In the last five years ERASS indicates that tennis has lost 400,000 participants.

¹ Figures are provided from the Participation in Exercise, Recreation and Sport (ERASS) resource data 2004 to 2007, SCORS and are for people aged 15 years and over.



The following table shows the national and Victorian state participation rates in tennis between 2004 and 2007.²

Table 2: National and Victorian Tennis Participation Rates for 15+ Age Groups, 2004 to 2007

Year	National tennis participation %				Victorian tennis participation %			
	2004	2005	2006	2007	2004	2005	2006	2007
Male	8.8	8.6	7.2	6.6	9.2	9.4	8.6	7.1
Female	8	7.1	6.4	5	9.2	7	6.9	5.7
Total	8.4	7.8	6.8	5.8	9.2	8.2	7.7	6.4

Source: Exercise, Recreation and Sports Surveys, 2004-2007

In 2006 the Australian tennis participation rate for children aged 5 to 14 years was 7.3%. This is compared to 8.5% in 2000 and 8.6% in 2003³. The HLTC Business Plan 2009-2010 indicates that the number of juniors has increased from 112 in 2003/04 to 118 in 2007/08.

If we assume the participation rate in Southern Grampians is consistent with the 2007 national participation rates for people over 15 years and 7.3% of those under 15 years, there are likely to be 938 people who play tennis in the Southern Grampians.

There has been a decrease in the demand for tennis in organised competitions and increase in participation in social tennis. This is supported by ERASS data with a shift in tennis participation from organised to non-organised sport. Tennis Victoria membership declined by 6000 members to 83,000 for the financial year 2008/09 from 89,000 in 2007/2008.

The following table identifies the towns within the Shire that have tennis facilities and the current club members compared to the potential number of users (using 2007 ERASS participation rates against the 2006 Census population data).

The table shows, that where data was available, all tennis clubs have membership numbers greater than the potential number of members (based on town population multiplied by ERASS participation rates in organised tennis for 2007) with the exception of Hamilton Lawn Tennis Club, which is significantly lower, and Glenthompson Tennis Club. Note: The number of potential members would be expected to be more than indicated in the table, as the figures have been calculated only using participation rates for people over 15 years, not including children, who have a higher participation rate, or school participants, especially boarders.

This means there is potential to increase the number of members and tennis participants in the town of Hamilton. It should be noted that players will also come from the Shire’s rural areas.

A new facility will act as a catalyst in increasing the participation rate for tennis in Hamilton, if it is able to provide the appropriate surface types, programs and competition suited to the market.

² Figures are provided from the Participation in Exercise, Recreation and Sport (ERASS) resource data 2004 to 2007, SCORS and are for people aged 15 years and over

³ ABS children’s participation in cultural and leisure activities, 2006



Table 3: Current Tennis Members Compared to Potential Players and Members

Location	Population (2006)	Club members	Potential players ⁴	Potential members ⁵
Balmoral	545	32	35	19
Byaduk	563 ⁶	12	36	19
Carapook	Not available	0		
Cavendish	450	32	29	15
Coleraine: Silvester Reserve	1378			
Coleraine: Turnbull Street Reserve	1378	70	88	47
Dunkeld	685	40	44	23
Glenthompson	276	6	18	9
Hamilton: Ballarat Rd	10,610	230	679	361
Hamilton: Patterson Park	10,610			
Hamilton: Pedrina Park	N/a	Not used		
Konong-wootong	Not available	10		
Melville Forest	238	No club, used for recreation only	15	8
Mirranatwa	Not available	30		
Mooralla	Not available	15		
Nareen	156	No club, used for recreation only	10	5
Penshurst	794	No club, used for recreation	51	27

⁴ Using Victoria Participation rate, organised and non organised sport ERASS 2007

⁵ Using Victoria participation rate, organised sport ERASS 2007

⁶ Population is based on population of postcode for Byaduck

Location	Population (2006)	Club members	Potential players ⁴	Potential members ⁵
		only		
Pigeon Ponds	Not available	27		
Tarrenlea	Not available	Not in use		
Tarrington	194	Not available	12	7
Vasey	Not available	14		
Victoria Valley	194	35	12	7
Woodhouse - Nareeb	Not available	No club, used for recreation only		

2.2 Projected demand

The HLTC business plan highlights that the number of members have increased for senior males and females and junior boys from 2003/04 to 2007/2008. The club has also introduced twilight memberships that have resulted in an increase in membership.

Consultation with other clubs has indicated that tennis membership is decreasing. Twilight tennis has increased participation at some clubs. Casterton Junior Tennis Association runs a junior ranking competition and this competition has increased junior participation at some of the clubs.

The projected demand will depend on the Shire's ability to improve facilities, and opportunities available for twilight tennis and other services and programs. The better the facilities and the more opportunities provided, the greater the demand will be.

The following tables show the future population projections for the Southern Grampians Shire, the likely number of tennis participants using the 2007 national participation rates for organised and non-organised tennis.

The tables show that total number of people participating in tennis will increase to 952 from 938 in 2006 before declining to 938 and 910 in 2016 and 2021 respectively, unless the market is grown through proactive programs and better facilities.

Table 4: Future projections of population in Southern Grampians Shire

Age Cohort	2006	2011	2016	2021
0-4	988	1,060	1,024	1,015
5-14	2,377	2,274	2,164	2,119
15-24	2,078	2,340	2,258	1,942
25-34	1,612	1,741	1,799	1,858
35-44	2,215	2,168	1,989	1,955
45-54	2,520	2,486	2,359	2,009
55-64	2,172	2,295	2,397	2,327
65+	3,223	2,986	3,432	4,338
Total	17,185	17,348	17,423	17,563

Table 5: Future estimated tennis players in the Southern Grampians using 2007 organised and non-organised tennis participation rates

Age Cohort	Participation rates	2006 Estimated participants	2011 Estimated participants	2016 Estimated participants	2021 Estimated participants
Total		938	952	938	910
0-4	0.0%	0	0	0	0
5-14	7.2%	171	164	156	153
15-24	8.1%	168	190	183	157
25-34	5.2%	84	91	94	97
35-44	6.7%	148	145	133	131
45-54	6.6%	166	164	156	133
55-64	4.9%	106	112	117	114
65+	2.9%	93	87	100	126

Table 6: Future estimated tennis players in the Southern Grampians using 2007 organised tennis participation rates

Age Cohort	Participation rates	2006 Estimated participants	2011 Estimated participants	2016 Estimated participants	2021 Estimated participants
Total		523	525	517	506
0-4	0.0%	0	0	0	0
5-14	7.2%	171	164	156	153
15-24	4.0%	83	94	90	78
25-34	1.9%	31	33	34	35
35-44	2.8%	62	61	56	55
45-54	2.7%	68	67	64	54
55-64	2.3%	50	53	55	54
65+	1.8%	58	54	62	78

2.3 Demographic Influences

A review of the demographic projections, participation rates, the demand for sport, and of competing facilities was undertaken for the potential catchment. The review suggests a strong demand will be maintained for tennis, if the standard of facilities and service offered is enhanced.

The core market for tennis facilities

The resident population is the core market for tennis facilities in the region (includes the Shire and Casterton). This is approximately 19,700 (2006). Within this population there is likely to be approximately 1,140 tennis players.

The total population for the Southern Grampians Shire is expected to increase by approximately 500 people by 2026, and age significantly. See Table 4.

However, the following graph indicates that the number of young people will stay much the same as today.

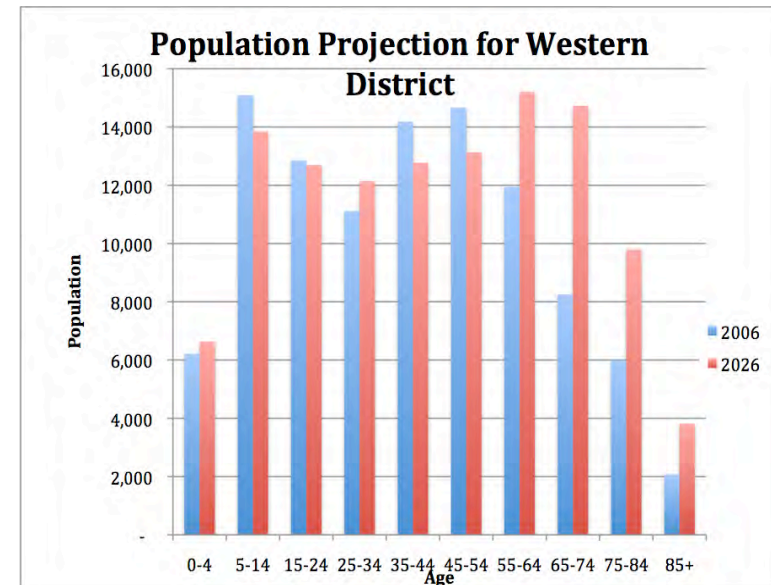
Table 7: Projection of estimated Southern Grampians resident population, 2011, 2016, 2021 and 2026

Projection of estimated South Grampians resident population				
2006	2011	2016	2021	2026
17,187	17,348	17,423	17,563	17,709

Source: Department of Planning and Community Development – Victoria in the Future 2006

Graph 1 indicates that the bulk of the growth in resident population will be in age groups over 65 years.

Graph 1: Population Projection for Western District



Source: Department of Planning and Community Development – Victoria in the Future

In addition to the resident population, Hamilton has a high population of students who travel from the region and who board at schools in Hamilton.

As of August 2008, there were 1,158 primary school students and 1,655 secondary school students in Hamilton.

There are seven secondary schools (four private) and 1,734 secondary school students and 17 primary schools and 1,621 primary school students in and around Hamilton.



This school population is an important market for a sub regional tennis centre, due to the limited opportunities for schools to stage any sizeable tournament or interschool sports on their own facilities.

Implications of the aging population

Physical activity tends to drop off for both males and females after 65 years of age. However, whilst this is a constraining factor for sport participation, it is less of an issue for tennis whose core playing age extends beyond 65 years. This is the case for both genders. Participation in tennis typically remains consistent from ages 10-54 years of age.

The projected aging nature of the Southern Grampians Shire population will help to sustain tennis in the Shire over the next 20 years, and provide opportunities for keeping older people active. However, a different approach will be required to maintain participation rates for an aging population, than that of younger age groups.

The aging population will influence the demand for particular court surfaces. Older players typically have a preference for softer surfaces, such as artificial grass, that are more forgiving on their muscles and joints.

Recent trends indicate that senior competition players up to the age of 65 are more willing to participate in social tennis. Therefore the demand for facilities that caters to this need should be a priority.

Tennis participation rates significantly decrease for people over the age of 65, with ERASS statistics indicating Australian participation rates for people over 65 to be 2.9% compared to 6.6% for people aged from 45 years to 54. However, this is higher than for most other sports.

It is unlikely that people aged over 65 years will influence the demand for night tennis. Older people may find it harder to get to places without transport and may not see as well, and there maybe safety concerns with playing at night. The implications on any sub-regional centre are that it will need to target older social players and provide some cushioned surfaces such as artificial grass surfaces to encourage them to play longer.

If a new facility was to operate year round, the older people market may also prefer indoor facilities. Currently some players travel to Warrnambool to play indoor tennis. There is one indoor court in the Shire, at Balmoral.

The catchment for a sub-regional facility

The core catchment for a subregional tennis centre in Hamilton would include Southern Grampians Shire (17,187⁷) as well as the school population, and additional people who live just outside the Shire (1,962 people, 2006 Census) in Casterton (Glenelg Shire). Casterton, even though in the Glenelg Shire, is on the border of the Southern Grampians and is approximately 60km (50 minutes driving time) from Hamilton.

⁷ Department of Planning Community Development, Estimated Resident Population 2006



Casterton Tennis Club plays in the Casterton and Coleraine District Tennis Association and Coleraine is in the Southern Grampians Shire. The major tennis facility in the Glenelg Shire is Portland Lawn Tennis Club, that has 12 courts with lighting, however Portland is approximately 100km from Casterton, therefore it would be more practical for people from Casterton to travel to Hamilton to play at a regional tennis centre.

The catchment does not extend to Ararat, as they have adequate facilities with grass courts and floodlit synthetic courts. It would be more practical for tennis players in Ararat to travel to a regional centre in Ballarat rather than Hamilton. The core catchment does not extend to Caramut or Heywood, as they are likely to have sufficient tennis facilities in the area and are closer to Portland or Warrnambool, than Hamilton. There are 28 grass courts and six en-tout-cas courts at the Warrnambool Lawn Tennis Club and seven floodlit artificial grass indoor courts at the Warrnambool Indoor Tennis Centre.

Although the towns of Heywood and Caramut are not considered to be part of the core catchment there is potential for these towns to participate in inter-town competitions at the proposed regional facility. Furthermore, the facility will provide an opportunity for tennis players in these areas to have access to a higher quality facility and advanced coaching and competitions. These benefits are likely to stimulate demand.

3. Tennis Facilities and Clubs in Southern Grampians

Overview

There are 23 tennis court complexes in the Shire (not including schools). The inventory (See Appendix 1) provides details about each one. There are eight schools in the Shire that have at least one tennis court.

With the exception of the Hamilton Lawn Tennis Club all tennis courts in the Southern Grampians are hardcourts. The breakdown of courts by surface type at the 23 complexes is as follows:

- 15 grass tennis courts (at the Hamilton Lawn Tennis Club)
- 66 asphalt tennis courts
- 9 have an acrylic coating (eg plexipave)

There is only one indoor court in the Shire, a single court at Balmoral Recreation Reserve / Showgrounds.

Seven facilities have four or more tennis courts, seven facilities have three courts, eight facilities have two courts and one facility has a single court.

All tennis courts are fenced, predominantly as either a single fence around all courts at a facility, or in blocks of 2-4 courts. In two cases (Konongwootong and Mirranatwa) there is fencing in between courts.

Surfaces

Both hard court and grass surfaces are ITF approved. This is good for junior development and providing pathways to elite competition.

The consultation found that there is a demand for sand filled artificial grass (or a cushioned surface) especially for older and social players – who prefer a softer surface. However, this surface is not an ITF approved competition surface and therefore it would be ill advised to convert a large proportion of courts that need to serve subregional or regional catchments, without considering the needs of juniors and player pathways.

Sand filled artificial grass has a high capital cost every seven or so years. However, ongoing maintenance is relatively low and easy for clubs. There are currently no clay courts in the Shire. Natural clay courts are very expensive to maintain due to the need for water and bagging after each use. As clay does not have an established following in the Shire, installing artificial clay may not be beneficial.

Condition of courts

The condition of most existing courts is fairly poor. Many courts have been resurfaced over the years, over the top of concrete slabs (which have moved to create cracks) or local volcanic gravel (eg. Tarrenlea) that may not have been flat.

It appears that most resurfacing has not used the most suitable materials or the workmanship was relatively poor or funds were insufficient to do the work. In a number of instances the wrong materials have been used for asphalt (eg asphalt with small loose screenings at Balmoral). These will cut a player and if uneven, contribute to slips. Some asphalt appears to have too much bitumen content, as it is sticky and black (Coleraine).

If in-kind contributions are accepted in capital works projects Council needs to ensure that Tennis Australia's endorsed technical specifications for court design and materials are complied with.

In future all hard courts should be plexipave or better quality that meet the basic surface requirements of Tennis Australia and therefore may attract a rebate.

It is very important that the base of courts is in an acceptable condition before resurfacing. The quality of the existing site conditions will impact any resurfacing or a change in the court base. Before deciding on a resurfacing or a new court base a Soil Test Report will need to be undertaken to determine the reactivity and compaction of the sub-grade materials.

The following pictures are examples of courts that are in poor conditions:



Image 1: Tarrenlea tennis courts



Image 2: Tarrenlea tennis courts

The benefits of retaining a strong focus on hard courts in the Shire is lifecycle cost, ease of maintenance and consistency for the purpose of interclub competition. The disadvantage of hard courts is the surface hardness for older social players. Council may need to ensure some cushioned hard courts or synthetic surfaces are provided for this purpose.

Tennis Australia identifies the following estimated life and related costs associated with surface type and ancillary items:

Table 8: Tennis court lifecycles and costs

Surface	Expected life	Average life	Possible replacement cost	Annual maintenance cost	Annual replacement cost	Total annual cost
Hot mix asphalt (30mm)	20 years	20 years	\$12,000 ⁸	\$200	\$600	\$800
			\$10,000 over existing asphalt	\$200	\$500	\$700
Acrylic (3 coats)	8 years	8 years	\$7,000	\$300	\$875	\$1,175
S.F.A.G.	7-14 years	11 years	\$20,000	\$1,000	\$1,120	\$2,120
Red porous	25 years	25 years	\$29,000 includes auto irrigation	\$6,000 including labour	\$1,160	\$7,160

Source: Tennis Australia

⁸ Includes removal of existing asphalt (or Geotextile over existing)

Table 9: Tennis court ancillary items lifecycles and costs

Surface	Expected life	Average life	Possible replacement cost	Annual maintenance cost	Annual replacement cost	Total annual cost
Net	7 years	5 years	\$250	\$20	\$50	\$70
Posts / Winders	15 years	15 years	\$450	\$20	\$30	\$50
Lights	25 years	20 years	\$12,000	\$400	\$600	\$1,000
Fencing (single court)	25 years	25 years	\$15,000	\$200	\$0	\$800
Fencing (a bank of 4 courts- cost per court)	25 years	25 years	\$8,000	\$200	\$320	\$520

Source: Tennis Australia

Sharing with netball

Twenty one of the tennis courts (six of the 23 complexes) can be used for netball, while the remainder appear to be exclusively dedicated to tennis.

There are eight netball courts (six at Pedrina Park and two at Sylvester Oval in Coleraine) that have tennis markings however are not used for tennis. There is one shared indoor netball / tennis court in Balmoral. Cavendish Recreation Reserve has three shared netball and tennis courts, Coleraine Turnbull Street Reserve has seven shared courts and Glenthompson has two shared netball and tennis courts.

At the local level, if courts are adjacent to the football grounds there is no reason why one or two courts cannot be shared with netball. At the district and higher levels, neither sport can share readily unless it is above and beyond the core needs of each sport. In the case of district tennis facilities a minimum of four courts together should be dedicated to tennis. In the case of the subregional centre a minimum of 9-10 courts must be dedicated to tennis.

Lights

There is only one outdoor facility regularly used for tennis that has dedicated floodlighting for night play (Cavendish). There is one indoor court in Balmoral with lights.

Two other facilities have some floodlighting, (Coleraine and Glenthompson) in both cases single-pole lighting in a shared use arrangement with netball, however in these cases the lighting would not be suitable for night tennis.

There is also six floodlights at Pedrina Park, however these are used for netball and would not be of the required standard for tennis competition.

The lack of lights is a major issue for the sport. Particularly as there has been a considerable shift in demand away from weekend competition to night and social tennis.

The cost of provision of lights to many of the small complexes associated with the community hall may be prohibitive.

It is essential that any new tennis complex in Hamilton is an all year round facility and provides lights suitable for competition.

All district facilities should also have a minimum of two lit courts.

As per Tennis Australia’s guidelines, the following table identifies the requirement for tennis court lighting by intended standards of play.

Table 10: Tennis lighting standards

Standard of Play	Average Initial Lux Level	Average Maintained Lux Level	Minimum Average Uniformity
Social Play	310 Lux	250 Lux	0.6
Club Competition	435 Lux	350 Lux	0.6
International	1250 Lux	1000 Lux	0.7

Source: Tennis Australia, Facilities Development, Outdoor Court Lighting

The configuration of the floodlights can either be corner lighting or side lighting. Corner lighting is typically used for a two court configuration and will be 1500 / 2000 watt metal halide ‘open face’ type general purpose floodlights. The lighting poles should not be less than 15 metres high and are usually located outside the courts in the respective corners of the illuminated area.

Side lighting is used for single court configurations and they will generally be 1000 watt metal halide ‘shoe box’ type (designed specifically for tennis). The lighting poles range from 8 to 12 metres for club facilities. There can be either four or six lights per court and installed either inside or outside the enclosure fence.

There are other considerations that need to be made when choosing lights. These include (but are not limited to) the amount of light spillage and the requirement of planning permits, future expansions, distance from play (preferably against fencing), type of light switches, lighting controls, mains voltage and that the lights are of the approved standards and by a reputable dealer.

3.1 Club support facility issues

Eighteen facilities (86%) appear to have access to a building on site available for use by tennis users. These buildings are divided evenly between facilities dedicated exclusively to tennis and facilities shared between tennis and another function, most commonly a community hall.

The remaining three facilities generally are in proximity to other buildings, such as football clubrooms, but these buildings do not appear to be available to tennis users and may be some distance from the courts. Where buildings are available the quality of the structure is generally fair to good.

All facilities appear to have car parking, with 76% having off-street parking, predominantly a basic gravel / grass area without defined vehicle bays.

Tennis Australia suggest that local tennis facility with two to four courts should include the following:

- male and female change room facilities including showers
- café / kiosk and preferably licensed social facilities
- administration office
- onsite parking in close proximity to facility entrance
- outdoor shaded social areas suitable for events and social nights.

Some of these requirements (eg. café and licensed social facilities) are likely to be unrealistic for local clubs to meet.

At several district level facilities (Dunkeld and Cavendish) it would be desirable to have pavilion improvements.

Schools with tennis facilities

Schools located within the Southern Grampians Shire provide for more than 4,000 day students and boarders, providing a good opportunity for the Club to establish formal partnerships for coaching, competition and membership activities.

Key local schools include: Monivae College, Baimbridge College, The Hamilton and Alexandra College, Good Shepherd College and a number of other local primary schools. An estimated 2,000 students were enrolled across the four identified secondary schools located in Hamilton during 2008.

A number of private courts are scattered throughout the Shire, in addition to those associated with schools.

There are five senior schools that have at least two tennis courts. There are four schools in Hamilton with tennis courts, adding an additional 12 courts (four acrylic hard court and eight asphalt, two with lighting) to the town.

There are two acrylic hard courts at Balmoral Senior School.

Three other schools in Dunkeld, Penshurst and Tarrington have one asphalt court each.

Four of the schools regularly use courts outside of the school (two use Patterson Park, one uses HLTC and the other use Tarrington Tennis Club).

Six of the schools teach tennis as part of their PE curriculum and six of the schools compete in interschool tennis school competitions.

Eight of the schools said some of their students play outside of the school (significantly Monivae Secondary College has approximately 40 students playing tennis outside of school).

There is no specific coaching held at the schools, although some students have coaching at the nearby clubs.

The Hamilton and Alexandra College was the only school that said they had plans for more courts as they are building a synthetic hockey pitch that will cater for tennis courts. Tarrington plan to resurface their courts.

Seven schools said they would regularly use a regional tennis centre, however two of these said the use would not be regular. One school said it would depend on cost.

The majority of the schools said they would only pay a minimal amount to use a regional facility. Monivae Secondary College said they would pay \$5 per court, this is the same as they currently pay at HLTC.

All of the schools who want a Regional Tennis Centre said their preferred preference was for plexipave courts.

Four of the five schools that suggested a site for a regional tennis centre stated HLTC would be a good site.

3.2 Tennis facility hierarchy

The assessment of facilities in Southern Grampians indicates there are three logical levels of facility considering: the number and standard of courts and purpose-built nature of facilities, presence of a club, and the nature of programs and services offered.

A hierarchy of tennis facilities will ensure more equitable distribution of tennis opportunities across the Shire and assist with capital works planning and budgeting.

The following tennis facility hierarchy is recommended for the Southern Grampians Shire:

- **Local Facility:** The local facility will meet the needs of the local rural community, playing local competition and social tennis. Most local courts would be one to four courts, support facilities will be basic or may be shared with other users (eg. within a hall) and typically many of these facilities will have hard court surfaces and will not be lit at night.
- **District Facility:** This facility equates to the medium level described by Tennis Australia's Facility Framework. The district facility will facilitate local interclub competitions and courts should be of adequate standard for the purposes of coaching and tennis development. Four to eight courts should be available at this level of facility. Desirably, at least four courts should have lights. These facilities would be best to have some sand filled artificial grass surfaced courts, as well as hard courts, and a dedicated indoor space overlooking the courts for club activities.

- **Subregional Facility:** Tennis Australia identifies a subregional facility as a large community club or facility that have some of the elements of regional centres but have fewer courts. These will play a large part in participation growth and in identifying players with potential and nurturing their talent. A minimum of 12 courts with at least 75% of those courts based on International Tennis Federation Surface codes of acrylic, clay or grass. Each court must be floodlit. This facility would offer a range of services and programs including Tennis Victoria programs, coaching, learn to play tennis programs, and interclub competitions. It would be expected to target people with a disability, older adults, competition and social players. This level of facility is likely to be more achievable for Hamilton, than a regional facility.

In order to meet the requirements of Tennis Australia's subregional level of facility, (see Table 11) such a facility will need to have:

- café / kiosk and preferably licensed social facilities
- easy access to parklands or sports fields and strength and conditioning facilities (gym and pool)
- semi-professional administration, and reception services.

These are not currently provided by Hamilton Lawn Tennis Club and would not be an immediate option at several of potential sites.

Development of the hierarchy of tennis facilities in Southern Grampians Shire

This hierarchy is achievable in Southern Grampians with some minor variations from Tennis Australia's Facility Framework.

A hierarchy of local, district and one subregional facility in the Shire is proposed.

This hierarchy will assist in growing tennis participation, create a pathway for children to learn the game, play socially, compete, coach and reach elite levels if desired. This will not only help sustain a range of facilities that provides equal opportunity to residents, it will mean existing clubs and facilities will be more attractive to users and more sustainable.

Local tennis facilities

The Shire has a number of courts in rural areas with one or two facilities.

These facilities provide the most accessible form of tennis for rural residents. They are typically associated with the hall or recreation reserve. These are relatively basic, close to the facilities they serve and are affordable. They are also likely to provide for rural women and children that may not be able to travel long distances to play socially or practice.

Most of these facilities would not be four courts as indicated by the Tennis Australia Facilities Framework. These courts are likely to rise and fall in popularity as rural populations increase and decrease, and people change. These should be recognised as a valuable layer of the pathway for players, and social interaction and there is no value in rationalising these facilities, although many courts have fallen into disrepair.

Many of these courts are on Crown Land. The role of the Shire in these local courts is minimal. Community groups would have the opportunity to apply for Council's community grants if they are able to provide matching funding for improvement of these courts, but largely would be reliant on grants from the Crown (if on Crown Land) or other public funding sources. Council could assist local clubs and committees to seek grants for the upgrade of surfaces and the provision of a court with lights where there is demand.

The following facilities have been classified at this level in the Southern Grampians Shire. These are:

Byaduk	Nareen
Carapook	Penshurst
Glenthompson	Pigeon Ponds
Patterson Park, Hamilton	Tarrenlea
Konongwootong	Tarrington
Mirranatwa	Vasey
Melville Forest	Victoria Valley
Mooralla	Woodhouse-Nareeb



District facilities

This level of hierarchy is not specifically recommended in the Tennis Australia Facilities Framework. It is however consistent with Tennis Victoria's Framework and is applicable to the Southern Grampians Shire in recognition that the Shire has several strong clubs with four or more facilities; there is value in having these facilities provide a higher level of service than currently, and they act as a feeder to competitions played at the subregional facility.

These district complexes will facilitate local interclub competitions and courts would need to be brought up to an adequate standard for coaching and tennis development programs. Four to eight courts should be available at facilities of this level. Desirably in the long term, at least four courts should have lights. In the short term two are more likely to be achievable. These facilities would desirably have some sand filled artificial grass surfaced courts as well as hard courts, and a dedicated indoor space overlooking the courts for club activities.

It is recommended that Council provide capital and planning assistance to these clubs to achieve at least a basic standard of facility and service, even though all are on Crown Land. These facilities should develop partnerships with Tennis Victoria (and the Victorian Country Tennis Association, local schools, be managed by a club and be registered with a local tennis association). Council should include these facilities in its asset management system.

Three (or four) district tennis facilities are proposed in Southern Grampians Shire. These will be those representing a reasonable equitable area and distance from Hamilton and already have a good base of infrastructure. These are Balmoral (serving the northern part of the Shire), Coleraine (serving the northwest) and Dunkeld (serving the east). Cavendish is also a possible district facility with only three courts, however it is one of the few tennis facilities with lights.

The following map shows all public facilities with the exception of the school facilities, and the location of the proposed subdistrict and district facilities. These five tennis facilities would serve the bulk of the Shire's population, and a catchment of some 15 kilometres.

Public Tennis Facilities in Southern Grampians

NO.	TOWN	COURTS
(1)	Balmoral	7
(2)	Byaduk	4
(3)	Carapook	2
(4)	Cavendish	3
(5)	Coleraine (2 facilities)	7:2
(6)	Dunkeld	7
(7)	Glenthompson	4
(8)	Hamilton (3 facilities)	15:9:6
(9)	Konongwootong	2
(10)	Melville Forest	2
(11)	Mirranatwa	3
(12)	Mooralla	3
(13)	Nareen	2
(14)	Penshurst	1
(15)	Pigeon Ponds	3
(16)	Tarrenlea	2
(17)	Tarrington	3
(18)	Vasey	3
(19)	Victoria Valley	3
(20)	Woodhouse-Nareeb	2

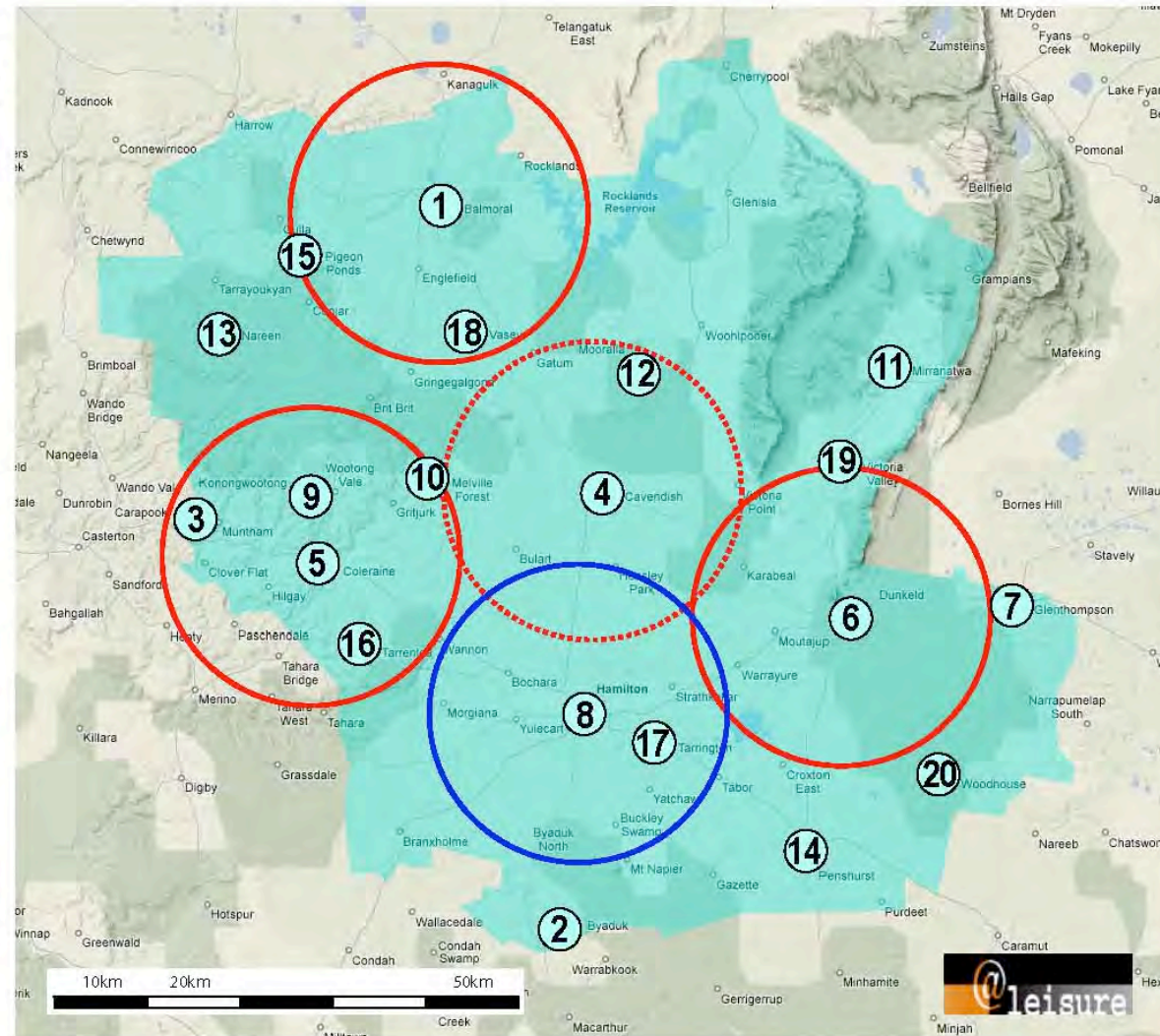


Image 3: Tennis Facilities in Southern Grampians



The priority capital works proposed for district facilities are outlined below.

Dunkeld

Dunkeld is a priority for upgrading as there are only three courts in a playable condition and due to Dunkeld's importance as a visitor destination.

Priority works include upgrading the courts to provide four plexipave courts, with a minimum of two lit in the short term. Additional accommodation for the club should also be provided. Any building extensions would be best if added to the existing Bowling Club Pavilion to enable shared use benefits.

Coleraine

Coleraine is the second priority for upgrading. The suggested priority is to provide better quality surface and lights for at least four courts as well as a space for the clubrooms overlooking the courts. The proposed development at Silvester Oval is not recommended. This is due to the remoteness of the site, size constraints, and impact on vegetation and other facilities at the oval. Also at district level, a minimum of four courts available to tennis, without having to share with netball is desirable.

The Turnbull Street site (whilst flood prone) offers a more prominent, accessible location in close proximity to play, skate and other sports facilities as well as the ability to cater to a large number of juniors at the one time for club, school, development programs and association round robins. As the surface is proposed to be hardcourt and the pavilion is currently elevated, the impact of the flood prone location are less. The surface is in poor condition and additional lights are required on 2-4 courts.

Cavendish

The priorities would be to resurface / reconstruct a bank of two courts, commission a lighting specialist opinion on existing lighting quality and upgrade as required (not costed) and provide a spectator area or upgrade the pavilion to better accommodate tennis players and spectators.

Balmoral

Whilst the courts have recently been resurfaced the type of asphalt used is unsuitable and there are some sub base issues. These should be rectified on at least two courts and suitable lighting installed.

Appendix 3, indicates indicative probable costs for priority works at district tennis centres.

3.3 Development of a Subregional Tennis Centre in Hamilton

A part of this plan, it is recommended that a subregional tennis facility be built in Hamilton.

The most logical way to provide a subregional facility would be to assist the Hamilton Lawn Tennis Club, with the provision of suitable facilities, to become this centre. This is consistent with the business plan recently prepared for the Club.

Tennis Australia's requirements

Tennis Australia "Facility Development & Management Framework" 2008 outlines a vision and strategies to deliver tennis facilities in Australia. This proposes a hierarchy of facilities and outlines the requirements of those facilities under each hierarchy. The hierarchy includes five National Tennis Centres, 50 plus Regional Tennis Centres, 300 plus Subregional Tennis Centres, 600 plus Medium Tennis Centres and 600 plus Local Tennis Centres.

The requirements (to be met or provided within a three year period) for a Regional and Sub-regional Tennis Centres are shown in the following table. Note, these requirements are more stringent than Tennis Victoria's requirements. Tennis Victoria is of the belief that Hamilton would meet the catchment requirements for a regional and sub-regional facility even though it could not meet all the criteria in the following table⁹.

⁹ Personal communication with Tennis Victoria.

Table 11: Regional and Sub-regional Tennis Facility Requirements

	Regional Facility	Sub-regional Facility
Court requirements	<p>a minimum of 16 courts with at least 75 per cent of courts based on ITF surface code A (acrylic), F (clay) and H (grass) (Ideally the total courts should be a mix of all surfaces.)</p> <p>each court must be floodlit to ITF competitions standards</p> <p>a show court that can provide capacity for regional tournaments and events</p>	<p>a minimum of 12 courts with at least 75 per cent of courts based on ITF surface code A (acrylic), F (clay) and H (grass)</p> <p>each court must be floodlit to ITF competitions standards</p> <p>a main court that can provide adequate seating for local tournaments and events</p> <p>agreement for up to 27 court hours for Tennis Australia national endorsed programs, which, in most cases, will feed into normal sub-regional tennis centre programs and services.</p>
Clubhouse and facility requirements	<p>male and female change rooms including showers</p> <p>cafe/kiosk and preferably licensed social facilities</p> <p>administration office/s with relevant office equipment and online communication</p> <p>outdoor shaded social areas suitable for events and social nights</p> <p>onsite floodlit, sealed parking in close proximity to entrance</p> <p>meeting facilities</p>	<p>male and female change room facilities including showers</p> <p>cafe/kiosk and preferably licensed social facilities</p> <p>administration office/s with relevant office equipment and online communication</p> <p>outdoor shaded social areas suitable for events and social nights</p> <p>onsite floodlit, sealed parking in close proximity to facility entrance</p>
Other amenities	<p>easy access to parklands or sports fields and to strength and conditioning facilities (gyms and pools)</p>	<p>easy access to parklands or sports fields and to strength and conditioning facilities (gyms and pools)</p>
Management and administration requirements	<p>acceptable administration standards</p> <p>endorsed strategic development and/or business plan for a minimum of five year period</p> <p>compliance with Tennis Australia’s endorsed national operational management indicators program</p> <p>telephone reception service</p> <p>face-to-face counter service</p> <p>an active website detailing services, personalised points of contact, player profiles, profiles of all user groups, enquiry opportunity and relevant booking forms to download and return</p> <p>a willingness to nurture and assist other tennis facilities within an agreed regional area. In essence a regional centre will become an information and guiding source for local facilities</p>	<p>semi-professional administration</p> <p>endorsed strategic development and/or business plan for a minimum of three year period</p> <p>compliance with Tennis Australia’s endorsed national operational management indicators program</p> <p>telephone reception service</p> <p>face-to-face counter service</p> <p>an active website detailing services, personalised points of contact, player profiles, profiles of all user groups, enquiry opportunity and relevant booking forms to download and return</p> <p>a willingness to nurture and assist other tennis facilities within an agreed sub-regional area</p>
Catchment populations requirements	<p>Regional country – the facility currently or is projected within the next three years to have a catchment population within a 30km radius of greater than 100,000</p>	<p>Regional country – the facility currently or is projected within the next three years to have a catchment population within a 30km radius of greater than 50,000</p>

Source: Tennis Australia – Tennis 2020 Facility Development and Management Framework for Australian Tennis

Issues associated with the region and building a sub-regional facility

One of the factors that will determine the success of a regional tennis facility in Hamilton is the number and quality of likely competing tennis facilities in the region.

The only facility in the region that has significant indoor facilities is the Warrnambool Indoor Tennis Centre, with seven floodlit synthetic grass indoor courts (although Balmoral has a indoor tennis / netball court). Over 1,200 players hire courts, have coaching or play in competitions at the centre.

An indoor centre guarantees that courts will be playable and not affected by weather conditions. Tennis players within the Southern Grampians Shire have indicated that they travel to Warrnambool to play in the indoor centre. With increasing demand for social and night tennis, the regional tennis facility proposed for Southern Grampians, will need to be built with consideration of these demands.

A regional tennis facility in Southern Grampians may also be competing with facilities in neighbouring municipalities. It should be noted that there are currently reasonable facilities in Ararat, Northern Grampians, Horsham, Glenelg and Buloke, all of which have facilities and courts with floodlighting. Moyne Council is also in the process of undertaking a tennis development plan.

Any future development in proximity to the Southern Grampians may impact the nature of Tennis in the Southern Grampians. For example, if a regional tennis centre was not built in the Southern Grampians with adequate facilities, and coaching and development and there was a regional tennis centre going to be built in Moyne, then players in the Southern Grampians may feel that their needs are not met compared to other municipalities. They would therefore have to make the choice of continuing to play at their local facilities on poor surfaces with no coaching, travel outside the Shire to other facilities, choose another sport to play or not play at all. This could lead to a decrease in tennis participation.

3.4 Sub Regional Facility Site Selection

Location Criteria

The criteria for selecting a site for a regional / subregional tennis centre in the Southern Grampians Shire include the following:

- In a major community hub / prominent site
- Minimal impact of noise and not directly overlooked by abutting residences (lighting)
- Proximity to railway station or public transport node
- Proximity to one or more schools
- Ability to establish quickly (eg in a suitable planning scheme zone)
- Suitable road access, and accessible for emergency vehicle access (fire and ambulance)
- Where there is adequate space for car parking

- Size adequate for 16 courts with lighting and (12 times 36.75 metres by 18.29 metres) and configuration enabling north-south orientation
- Potential for an additional four courts with lighting (12 times 36.75 metres by 18.29 metres)
- Suitable configuration (eg clubhouse overlooking main court for spectating)
- No major work constraints (eg no contaminated soil, archaeological / heritage constraints)
- No other non major constraints (eg trees, topography)
- Close proximity to existing services eg Water supply, electricity – access to drainage and recycling systems
- Council owned or public land
- Adequate protection from wind
- Minimal conflict with other users on the same reserve
- Opportunities to share a clubhouse, parking, management with a compatible club
- Access from an off road path

In addition to these, the capital costs of each site option will need to be considered.

Analysis of the sites for a subregional tennis facility

Location

Five sites were investigated as having potential to locate a regional / sub-regional facility, these were:

- Hamilton Lawn Tennis Club
- Hamilton Golf Club
- Patterson Park

- Pedrina Park
- Ray Middleton Reserve
- Adjacent to the HILAC¹⁰
- Hamilton Showgrounds. This was not considered due to incompatibility with the 2008 master plan and the size of the site. The land at the Showgrounds is also designated for Agriculture Use and not Recreation.

Methods of comparing locations

The selection criteria identified above was used as the basis to determine the preferred site. Each criterion was ranked and weighted in terms of importance.

Each location was scored for each criterion, out of ten. This score was then multiplied by the weighting to determine a score for the location and added up to create the final score.

The following tables outline the criteria applied to each location and the scores.

¹⁰ This site was not pursued due to the lack of space on the same site and the lack of available public land adjacent.

Table 12: Site Selection Criteria

Attribute		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	Frequency	Weighting
In a major community hub / prominent site	A		B	A	A	A	F	G	H	A	A	K	A	A	A	A	A	Q	A	11	0.07
Minimal impact of noise and not directly overlooked by abutting residences (lighting)	B			B	B	B	B	B	H	B	B	K	B	B	B	B	B	Q	B	14	0.09
Proximity to railway station or public transport node	C				C	E	F	G	H	I	J	K	C	M	C	O	C	Q	C	5	0.03
Proximity to one or more schools	D					E	F	G	H	D	J	K	D	N	D	O	P	Q	D	4	0.03
Ability to establish quickly (eg in a suitable planning scheme zone)	E						F	E	H	E	E	K	E	E	E	E	E	Q	E	11	0.07
Suitable road and emergency vehicle access	F							F	H	F	F	K	F	F	F	F	F	F	F	14	0.09
Where there is adequate space for car parking	G								H	G	G	K	G	M	G	G	G	G	G	11	0.07
Size adequate for a 16 courts with lighting and (12 times 36.75 meters by 18.29 metres) and configuration enabling north south orientation	H									H	H	H	H	H	H	H	H	H	H	17	0.11
Potential for an additional four courts with lighting (12 times 36.75 meters by 18.29 meters)	I										J	K	I	M	I	O	I	Q	I	5	0.03
Suitable configuration (eg clubhouse overlooking main court for spectating)	J											K	J	M	J	J	J	Q	J	8	0.05
No major work constraints (eg contaminated soil, archaeological / heritage constraints)	K												K	K	K	K	K	K	K	16	0.10
No other non major constraints (eg trees, topography)	L													M	L	O	P	Q	L	2	0.01
Close proximity to existing services eg water supply, electricity – access to drainage and recycling systems	M														M	M	M	Q	M	9	0.06
Council owned or public land	N															O	P	Q	N	2	0.01
Adequate protection from wind	O																O	Q	O	7	0.05
Minimal conflict with other users	P																	Q	P	4	0.03
Opportunity to share clubhouse, parking, management with compatible club	Q																		Q	13	0.08
Access from off road paths	R																			0	0.00

Table 13: Site selection scores for each location

Attributes	Score (out of 10)				
	Hamilton Lawn Tennis Club	Hamilton Golf Club	Patterson Park	Pedrina Park	Ray Middleton Reserve
In a major community hub / prominent site	10	10	10	8	8
Minimal impact of noise and not directly overlooked by abutting residences (lighting)	4	6	8	10	8
Proximity to railway station or public transport node	8	8	5	3	4
Proximity to one or more schools	7	7	9	7	9
Ability to establish quickly (eg in a suitable planning scheme zone)	10	10	5	10	10
Suitable road and emergency access	10	10	10	10	10
Where there is adequate space for car parking	2	8	6	9	10
Size adequate for a 16 courts with lighting and (16 times 36.75 meters by 18.29 meters) and configuration enabling north south orientation	0	10	10	5	10
Potential for an additional four courts with lighting (12 times 36.75 meters by 18.29 meters)	0	4	10	4	10
Suitable configuration (eg clubhouse overlooking main court for spectating)	0	7	10	10	10
No major work constraints (eg contaminated soil, archaeological / heritage constraints)	10	10	10	10	10
No other non major constraints (eg trees, topography)	10	6	5	7	6
Close proximity to existing services eg water supply, electricity – access to drainage and recycling systems	10	10	10	10	2
Council owned or public land	10	0	10	10	7
Adequate protection from wind	4	4	8	0	4
Minimal conflict with other users	9	6	8	3	6
Opportunity to share clubhouse, parking, management with compatible club	0	10	0	6	8
Access from off road paths	8	0	3	3	0

Table 14: Site selection weighted scores for each location

Attributes	Weighted Score				
	Hamilton Lawn Tennis Club	Hamilton Golf Club	Patterson Park	Pedrina Park	Ray Middleton Reserve
In a major community hub / prominent site	0.72	0.72	0.72	0.58	0.58
Minimal impact of noise and not directly overlooked by abutting residences (lighting)	0.37	0.55	0.73	0.92	0.73
Proximity to railway station or public transport node	0.26	0.26	0.16	0.10	0.13
Proximity to one or more schools	0.18	0.18	0.24	0.18	0.24
Ability to establish quickly (eg in a suitable planning scheme zone)	0.72	0.72	0.36	0.72	0.72
Suitable road and emergency access	0.92	0.92	0.92	0.92	0.92
Where there is adequate space for car parking	0.14	0.58	0.43	0.65	0.72
Size adequate for a 16 courts with lighting and (16 times 36.75 meters by 18.29 meters) and configuration enabling north south orientation	0.00	1.11	1.11	0.56	1.11
Potential for an additional four courts with lighting (12 times 36.75 meters by 18.29 meters)	0.00	0.13	0.33	0.13	0.33
Suitable configuration (eg clubhouse overlooking main court for spectating)	0.00	0.37	0.52	0.52	0.52
No major work constraints (eg contaminated soil, archaeological / heritage constraints)	1.05	1.05	1.05	1.05	1.05
No other non major constraints (eg trees, topography)	0.13	0.08	0.07	0.09	0.08
Close proximity to existing services eg water supply, electricity – access to drainage and recycling systems	0.59	0.59	0.59	0.59	0.12
Council owned or public land	0.13	0.00	0.13	0.13	0.09
Adequate protection from wind	0.18	0.18	0.37	0.00	0.18
Minimal conflict with other users	0.24	0.16	0.21	0.08	0.16
Opportunity to share clubhouse, parking, management with compatible club	0.00	0.85	0.00	0.51	0.68
Access from off road paths	0.00	0.00	0.00	0.00	0.00
Total	5.62	8.43	7.92	7.71	8.34
Rank:	5	1	3	4	2

3.5 Analysis of site options

The advantages and disadvantages of each site were assessed. These are provided below.

Patterson Park ranked third in terms of the general location, however this site does not offer the opportunity of a shared clubhouse with a compatible sport. The implications of this are: the high capital cost of development of a new clubhouse needs to be provided, the impact on viability of the subregional centre if one clubs needs to fund a facility manager, and providing the service specified in Tennis Australia's Facilities Framework.

The other major consideration is the future of golf and bowls in Hamilton. The opportunity to co-locate tennis with one of these compatible clubs may provide a lifeline for these sports with declining memberships, but an increasingly competitive market place that demands increasing quality and serviced facilities and greater attention to junior development and social facilities. These are significant issues for tennis as well as bowls and golf.

Hamilton Lawn Tennis Club Site

The Hamilton Lawn Tennis Club site is located within the Shire's major population centre, Hamilton, on the Glenelg Highway. The site is zoned Public Park and Recreation Zone in the Southern Grampians Planning Scheme. It is approximately 0.75 kilometres from Hamilton Railway Station and relatively close to the Hamilton central business area, with both a bus route (Hamilton Route 3) and a shared trail to Hamilton Lake. The club is adjacent to residences, which are located up to the fence line on two sides and over the road on the other two sides.

There are two schools within 1 kilometre of the site, close enough to the site to utilise it for physical education and events. There are several other public and private schools in Hamilton that may have an interest in utilising the facility, however these may be outside of easy walking distance.

The club area is zoned PPRZ (Public Park and Recreation Zone) and is on Council owned land.



Image 4: Hamilton Lawn Tennis clubhouse and courts

Advantages of the site

The site is an established and a recognisable tennis venue in Southern Grampians Shire and supports an existing clubhouse and function room. The location is almost flat and therefore minimal earthworks would be required to provide new courts on this site.

The site is close to one of the major residential developments (of 300 lots) likely to occur in Hamilton in years to come. This provides an opportunity to target young families and grow tennis participation. No additional sporting facilities are proposed in the new residential development, however the immediate residential area's focus on affordable housing, limits market potential.

The site has full access to town utilities and, although relatively exposed, is protected to some extent by extremes of wind and cold by surrounding residences.

There is good road access and access for emergency vehicles. There is trail access to the Hamilton Lake precinct via a pedestrian track running along an easement on the northern boundary of the property.

One major advantage of developing this site (if the numbers of courts remain at 12) is the small amount of capital required, compared to developing a green field site.

Disadvantages of the site

The site is constrained by its size and there is no potential for expansion. The site is zoned residential and therefore it may need to be rezoned to accommodate a subregional tennis facility.

Although the site allows sufficient room for 12 courts, a 16 court option would not be achievable at this location. The site in @leisure's view is too close to housing to ensure the courts could be used until late at night, under lights, and to ensure development approvals would be simple.

There is no parking on site and on-street parking is unlikely to be sufficient to comply with planning requirements of four parking spaces per court. Parking at this location would almost certainly be inadequate for bus parking such as would be required for a multi-school sports event.

It would be difficult to manage the impact on adjacent residents of either night-play lighting or event noise, and any night curfew would impact significantly on the viability of the club.

There are no benefits to be gained from co-location with other sports at this site, as there are no existing compatible sporting clubs at this location.

Alternative uses

Although currently zoned PPRZ, the site is extremely close to Hamilton Lake and is potentially more suited to residential use than recreational activity. As Council owns the land there is significant potential to sell and re-zone this property to residential in order to fund an improved tennis facility at a location with more potential for growth and expansion.

In order to sell this site, Council may have to show that it will replace this site with an equivalent parcel of land under the "no net loss principle" under the Victorian Parklands Code.

Hamilton Golf Club

Hamilton Golf Club ranked the highest as a potential site to have a sub-regional tennis facility and is the preferred site.

Hamilton Golf Club has a large, modern clubhouse, pro shop and carpark, and 18 hole golf course. It is privately owned land and the site is zoned Public Uses Zone 7 (other public uses) in the Southern Grampians Planning Scheme. The zoning should be compatible with the additional sporting infrastructure. This site provides an opportunity to share infrastructure and management (for bookings, management presence and membership enquiries). It also provides an opportunity to increase revenue, and participation by targeting older adults associated with the golf club for which tennis is a suitable sport.

The Hamilton Golf Club site is located on the periphery of Hamilton. It is approximately 0.75 kilometres from Hamilton Railway Station and relatively close to the Hamilton central business area. A bus route (Hamilton Route 3) runs past the site. There is no off road trail that serves this site. Within the golf club site, the open, grassed area on the north western corner, near the golf pavilion is the most likely location for a tennis court development.

There are two schools within 1 kilometre of the site. There are several other public and private schools in Hamilton that may have an interest in utilising the facility, however these may be outside of easy walking distance.

The area along the north western corner is adjacent to residences along the property boundary on the north, and over the road on the western edge. The other edges are occupied by the golf course and associated infrastructure.



Image 5: Hamilton Golf Club clubhouse

Advantages of the site

Although the site itself is adjacent to residences, it is large enough to minimise conflict. Depending on facility layout, however, this may require some relocation of existing facilities such as practice greens, a large shed and, potentially one fairway.

Co-location with the established golf club building creates opportunities to: share staff and buildings, potentially save on construction costs, provide a good revenue stream for both clubs, minimise operating costs, provide a night use, and increase participation in both sports.

There is suitable road access to the site, which is a little over a block from then Glenelg Highway, and there is good access for emergency vehicles. There is also adequate space for carparking, although the existing golf club carparking area would need to be expanded, most likely into an area currently occupied by practice greens.

The site has access to the full range of town utilities. The setting and outlook for tennis players is highly appealing. There is no significant vegetation on the proposed site.

Disadvantages of the site

There is sufficient room at this location for either a 12 or 16 court facility, however the size of the site under consideration would mean some impact on golf infrastructure, particularly a fairway, storage shed and practice greens. The size of the site may also limit options for creating a suitable buffer between the facility and adjacent residences.

Some levelling would be required to create a sufficiently flat space upon which to construct banks of tennis courts.

The area is relatively exposed and additional shade and windbreak planting may be desirable to improve the amenity of players and spectators.

Other issues

An agreement would need to be reached with the golf club as to the nature and cost of development. Preliminary discussions, however, suggest that the club is open to considering a proposed tennis development.



Image 6: Site of potential subregional tennis facility

Patterson Park, Hamilton

Patterson Park has nine tennis courts and several community buildings near the centre of Hamilton. The site is zoned Residential Zone in the Southern Grampians Planning Scheme. It is approximately 0.75 kilometres from Hamilton Railway Station and relatively close to the Hamilton central business area. A bus route (Hamilton Route 2) runs along Tyers Street on the southern edge of the site. There are no off road trails serving the site.

There is an existing hall on site. It does not have external toilets and it does not have an internal space overlooking the courts. This weatherboard structure would likely need to be extensively renovated or replaced if the site was to become a subregional facility.

There are five schools within 1 kilometre of the site, close enough to utilise it for physical education and events. There are several other public and private schools in Hamilton that may have an interest in utilising the facility, however these may be outside of easy walking distance.

There are residences on all sides of the park on the opposite sides of surrounding streets.

Parking may be best limited to on-street parking. Although there is sufficient space on the reserve to add on-site parking, it may undermine the integrity of the reserve for other uses. On-street parking is not marked, however there may be between 160 and 300 spaces depending on whether car parking is parallel or right angle.

The existing exotic trees are large and well established, acting as an effective windbreak and cooling and shading of the area. However some of these are senescing and would need to be removed or carefully managed.

The only other tenant of the site is Patterson Park Preschool, however the preschool footprint is relatively small and the whole site is large enough that any adverse impact on the preschool could be minimised.



Image 7: Patterson Park, plexipave courts and hall

Advantages of the site

The site is a well-known tennis venue in the Shire with a long history. Although several courts have been decommissioned and others are in a poor condition, flat graded areas remain that would provide a strong foundation for new courts.

The presence of existing graded areas with access to services has the potential to significantly reduce construction costs, however there may be a need to re-stabilise and reconstruct banks and retaining walls.

The number of proximate schools increases the facility's ability to achieve a spread of programmed use and an additional revenue stream.

There is more than sufficient space within the park to accommodate a significant expansion in the number of courts and associated infrastructure.

The park's proximity to the centre of Hamilton makes the site very accessible for parents, spectators and players.



Image 8: Patterson Park, flat graded area, previously approximately three courts now decommissioned

Disadvantages of the site

The site is zoned Residential 1 and in rezoning there may be opposition to a development that may increase traffic and take away the amenity of the existing parkland. There are residences on all sides of the park, creating a potential conflict in terms of traffic and light-spill from night play. All these residences, however, are on the other side of a reasonably wide road so conflict is not as pronounced as would be the case if there was a shared fence-line.

The site is sloped and the current batters need significant work to retain the slope.

Although there is an existing flat area for 12 courts, the site has a significant slope, particularly on the northern end where existing courts are concentrated. If more than 12 courts are proposed additional earthworks would be required.

The site has mature, exotic (Cyprus) trees that are aging and, subject to an arborist's report. They may require pruning and possibly removal for the safety of players and spectators. Removal of a large number of mature trees has the potential to be expensive. Furthermore, dense canopies and the height of the trees restrict light penetration in parts of the site, however this creates a sheltered environment that would be appealing in summer.

Parking is limited to on-street parking and although more than sufficient to meet the requirement of four spaces per court would nonetheless create conflicts with local residents. Although there is space on the reserve to add on-site parking this would undermine the integrity of the reserve.

This site offers no obvious opportunity to share costs with another sport, reducing the options for possible funding and cost savings.

The development of a tennis facility here may constrain other recreation uses on the site.

One of the major disadvantages of this site is that it would be difficult to finance the construction of a major clubroom and managed centre here without the opportunity to share with another compatible sport such as golf or bowls.

Alternative uses

The park is centrally located, and could be an effective local park for social / family recreation.

Some of the space used by courts occupied by the poorest quality tennis courts could be developed for play and casual physical activity and kick-about, and several courts could be retained for tennis, basketball and other social free access ball sports.



Image 9: Patterson Park, space along the western boundary facing south

Pedrina Park, Hamilton

Pedrina Park is a large multi-purpose sporting precinct near the periphery of Hamilton. It is approximately 1.75 kilometres from Hamilton Railway Station. A bus route (Hamilton Route 2) runs along North Boundary Road on the southern edge of the site.

There are a number of existing structures on site, including multiple sports fields, ovals and pavilions.

A large netball facility is located in the southern edge of the site. There are six courts currently marked on the netball surface, with capacity for an additional three to be marked. All courts are oriented broadly east west and not north south, inconsistent with standards that prefer a north-south orientation. The tennis nets have to be moved by users, lighting is not considered sufficient and the microclimate is considered “arctic”. There is room to the north of the netball facility for an additional three courts, allowing for a total of 12 potential courts. All courts are lit for netball, although lighting may not be of the intensity or orientation suitable for tennis.

There are two schools within 500m of the site, close enough to utilise it for physical education and events. There are several other public and private schools in Hamilton that may have an interest in utilising the facility, however these may be outside of easy walking distance.

There are adjacent residences over the road on the southern boundary, however these residences are about 80m from the existing netball facility and partially screened by established planting.

Along the eastern boundary of the site is a 50m wide strip of plantation Radiata Pine (*Pinus radiata*). The plantation is senescing, however it acts as an effective windbreak and assists to define and add character to the park.

The site is effectively flat, however there is a gentle slope from the higher northern boundary to the lower southern boundary. A very mild ridge runs roughly through the centre of the site resulting in storm-water shedding towards both the eastern and western boundaries.

The site is zoned PPRZ (Public Park and Recreation Zone) and is Crown Land.



Image 10: Pedrina Park netball facility

Advantages of the site

The site has good road access, car and bus parking, and good access for emergency vehicles. The adequacy of existing parking, however, is highly dependent on the volume of activity generated by other sports on the oval, particularly football and hockey.

The site is sufficiently distant and screened from residences such that illumination for night-play would be unlikely to have a major impact.

There are opportunities to co-locating a subregional tennis facility with either netball or hockey, however at this level, it will be necessary to have facilities sufficient to meet core requirements of each sport, with additional overflow courts that are shared. This means co-location does not present significant potential to reduce the cost of establishing a subregional facility, except that if existing pavilion facilities can be extended there may be opportunities to provide for one two or three sports. Co-location with either netball or hockey offers the opportunity to provide a summer sport at Pedrina Park and the ability to hire a venue manager to program and administer multi sport facilities.

The site has access to town utilities, most of which have already been trenched to the site, although the capacity of existing infrastructure has not been assessed.

Disadvantages of the site

Additional carparking may be required to adequately accommodate all existing sports simultaneously.

Additional courts could be accommodated however substantial change to other sport's field layout would be required, adjacent vegetation and carparking may also be impacted.

Consultations undertaken to-date suggest that some users perceive the site to be cold and exposed, particularly in winter, and tennis do not consider this site to be suitable.

Although tennis would mostly be played off-season to the majority of activity at Pedrina Park, there would be implications for other sports given the large footprint of a subregional facility, storage and parking requirements.



Image 11: Pedrina Park, Ansett Pavilion

Ray Middleton Reserve

Grangeburn Bowls Club is opposite Ray Middleton Reserve. The site provides an opportunity to share infrastructure (e.g. clubhouse and carpark) and management (for bookings management presence and membership enquiries). It also provides an opportunity to increase revenue, and participation by targeting older adults associated with the bowls club for whom tennis is a suitable sport.

The site is approximately 1.25 kilometres from Hamilton Railway Station and closer to the Hamilton central business area. A bus route (Hamilton Route 2) runs along Roberts Street on the western side of the club and continues via King Street on the northern edge of the site.

There are two schools within 500m of the site, close enough to the site to utilise it for physical education and events, one of which, Good Shepherd Lutheran Primary Campus, is located around 50m to the north. There are several other public and private schools in Hamilton that may have an interest in utilising the facility, however these may be outside of easy walking distance.

The club is adjacent to residences, the Frances Hewett Community Centre (a campus of Hamilton Base Hospital / Western District Health Service) and Ray Middleton Reserve across McArthur Street to the east.

This analysis assumes that tennis infrastructure would occur on the reserve to the east, however it may be possible that there is also an option to expand some tennis infrastructure into the grounds at the rear of the Frances Hewett Community Centre.

The bowls club site is zoned Residential 1 and is on a private title. The adjacent Ray Middleton Reserve across McArthur Street is zoned PPRZ (Public Park and Recreation Zone) and is Crown Land. The reserve has excellent road access from all sides and the club has existing off-street parking that is accessed from McArthur Street.

The slope of the land is reasonably shallow towards the top but the slope increases significantly towards Lake Hamilton, limiting which parts of the site are practical to build on.

Although there are established trees on the site they are scattered and more prevalent on the south and east of the block, while the Department of Sustainability and Environment Biodiversity Interactive Map does not identify any particular conservation values of these.

Advantages of the site

Ray Middleton Reserve is a large site with plenty of room for parking, courts, spectator seating and associated infrastructure. There is good access for emergency vehicles. The site has no obvious recreational use that a tennis development would jeopardise.

The site has good access to town utilities, and co-location with the bowls club offers opportunities to enhance participation of both bowls and tennis, and reduce operation and capital costs by potentially sharing some infrastructure. Co-location with a tennis club could assist bowls to target juniors and therefore enhance sustainability.

Although there are residences and also the Frances Hewett Community Centre within the immediate area, the site is large enough that infrastructure could be positioned in a way that would minimise or eliminate the impact of most activity on neighbours.

Although McArthur Street is a through-road, it is not a key traffic route and it may be able to be closed to through traffic, potentially allowing some of the relatively flat road area to either be utilised by tennis or pedestrians.

Disadvantages of the site

The location is relatively exposed, with a number of mature and immature trees, however a significant proportion of the site is open space and it would be possible to work around significant trees.

To provide considerable value at this site the development would desirably share facilities with the bowls club. Courts therefore would need to be close to the clubhouse and may need to be located on or close to the road reserve. A shared-use agreement would need to be negotiated with the bowls club. Preliminary discussions suggest that the Club is willing to consider a proposal for an associated tennis development.

According to the bowls club the club site is not sewered, and considerable earthworks would be required to make the site viable for tennis.

There are no formed footpaths leading to or within the site, and there is no off-road trail access.



Image 12: Grangeburn Bowls Club and Ray Middleton Reserve.

3.6 Preferred site for a subregional tennis facility

The Hamilton Golf Club is the preferred site for a subregional tennis centre in Hamilton. The principal advantages of this site relate to the possible co-location of club facilities, which mean the HLTC would be able to offer the services and programs consistent with those recommended for such a centre by Tennis Australia.


An indicative layout for the courts on this site are shown on the following page. This will need to be refined following soil tests and a detailed design process.


As this proposal would be a joint venture, establishing a suitable agreement between parties will be necessary prior to construction. The funding and implementation of this report addresses this issue.

The courts in this location could be designed so as to harvest water runoff for the purposes of irrigating the golf course.



KEY

Proposed tennis court 

Proposed additional tennis court (16 court facility) 

HAMILTON GOLF COURSE potential sub-regional facility

OPTION A

SCALE 1:100 @ A3



4. How the sport is organised in Southern Grampians

4.1 Associations

There are five associations that clubs play under in the Shire:
These are

- Cavendish and District Tennis Association
- Casterton and Coleraine District Association
- Mininera District Tennis Association (Glenthompson Tennis Club is a member)
- South Arapiles Tennis Association
- Glenelg Regional Tennis Council (GRTV)

HLTC, where the majority of tennis players in the Shire play, currently do not compete in any association run competitions. (They compete in only club run competitions).

Due to the lack of competitions in the Shire, HLTC attracts players from areas outside of Hamilton (eg Penshurst and Byaduk).

Tennis Victoria provides access to services, resources and information to support the sport and its affiliate clubs throughout Victoria. The GRTC focuses on regional player, tournament and event development.

Cavendish & District Tennis Association and Coleraine & District Tennis Association as well as eight of the clubs in the Shire are affiliated with Tennis Victoria. Some clubs suggest they used to receive a lot of support from Tennis Victoria but in recent times they have received little or no support.

From consultation it was indicated that players from the Cavendish and District Association also travel to Hamilton to play in the mid week competition.

The associations outside Hamilton would use a sub-regional facility for club championships and night tennis. They may find it hard to play in a regional competition on top of their association competition.

There are no programs for juniors, each club may have juniors but there are no squads for junior development. Cavendish clubs encourage kids to go into Hamilton to receive better training.

It was also noted that children who play in Warrnambool are stronger than those in the Southern Grampians because of the coaching available to them.

Developing a sub-regional and district facilities could allow for a new association to be run and will also give the above mentioned associations the opportunity to run competitions of higher standard.

A sub-regional facility will also allow for the opportunity for associations to run competitions against other associations. Improvement to these associations will also give rise to better pathway development for tennis players.

The Hamilton Lawn Tennis Club

The first meeting of the Hamilton Lawn Tennis Club was held on the 27th September 1948 in the City of Hamilton Town Hall.

The Club was incorporated in 1987. The Club is affiliated with Tennis Victoria, the peak governing body for tennis in Victoria, and is a member of Glenelg Regional Tennis Council.

The Hamilton Lawn Tennis Club's courts were constructed in 1948 at 41 Ballarat Road (corner of Rippon Road) in Hamilton.

The site is in close proximity to the lake and a new housing development. The current housing development plans show no sports or social / family recreation space to be provided in the development site.

The site is leased from the Shire at a peppercorn rental for a period of 25 years commencing in July 1998.

The Club currently has 15 grass courts, a basic clubroom with toilets and change facilities. The brick clubhouse has a large kitchen, bar area, social area catering for 100+ people (seated) and an administration / tournament office. It would be beneficial to improve the condition and accessibility of toilets and change facilities.

The site also includes: maintenance equipment, storage shed, and two 22,000 litre water storage tanks.

Facilities are in fair condition for the facility's age. There is a small children playground on the site. The equipment and softfall does not meet Australian Standards. Some fencing needs to be replaced and there is a need for additional shade. The surface is a little uneven in places and significant improvements will be required to improve them. Court maintenance is currently undertaken by Club volunteers.

The courts are grass with summer only use, and do not currently have lights. These two issues hold the growth of the club back. Whilst grass is an ITF recognised surface, which is necessary for good junior development and player pathways their condition is only fair given the dry weather. Several courts are relatively poor quality and suffer from change in slope and poor drainage.

There is no off street carparking and currently 60 spaces adjacent to the site.

There is not enough room to expand on the site. HLTC is also over-looked by adjacent houses.

The original three bays of courts were moved slightly northward in the early 1960's to make way for the formation of the Highway (Ballarat Road).

The original clubhouse was built in the 1950's and was renovated in 1989/90. In 1974 the ownership of the site was transferred to the City of Hamilton, due to debts owed to the Council.

The club does not have a current professional or coach and it does not play against other clubs in interclub competitions.

The current business plan indicates the mission of the club is to be "The premier centre for tennis in the Southern Grampians".

A key goal is to create a tennis venue to support other clubs and associations within the Southern Grampians Shire. This would involve the development a 12-court complex operating 12-months of the year.

Other actions identified in the plan include:

- “Create a Shire-wide annual family event for all clubs based in and around the Southern Grampians Shire, where clubs can enter senior and junior teams (under their club name) and compete for an annual Southern Grampians Trophy. The event should be scheduled on the HLTC and Association calendar (creating a break in regular competition) to ensure good representation
- Enter at least one Hamilton Team in a local association weekend, night or mid-week competition
- Provide a central venue for a Hamilton and District junior squad
- Expand the role of the (proposed) Club Professional to provide district-wide coaching programs at the HLTC or other local venues.”

4.2 Tennis services and programs in Southern Grampians

Currently there is not a high level of tennis services and programming in the Southern Grampians outside those offered at the HLTC.

Consultation with the various clubs in the Shire highlighted that the lack of qualified tennis coaches was a major concern. Daniel Menzel, a Tennis Australia qualified coach, coaches the junior beginners at the HLTC on a Tuesday evening. Ross Noble also coaches at Dunkeld Tennis Club.

HLTC offers the following services:

- **Saturday competition** - A and B grades of internal mixed team competition on Saturday afternoons in spring and summer months for both seniors and juniors
- **Club championships** - Annual Club Championships are run over three weekends in February and in March. The Championships include men’s and ladies singles, doubles events and mixed doubles
- **Twilight competition** - Both A and B grade social competition is offered on a Wednesday evening October to Christmas, and late January to the end of March
- **Junior competition** - Junior members (6 years to 16 years) utilise the courts on Tuesday evenings during school terms one and four (over the spring and summer months). There is a beginner and competition group. The competition group competes in a weekly round-robin event, and play in an annual junior club championship at the end of term one
- **Mid-week ladies** - This has been reintroduced to the Club once a week, as social tennis
- **Coaching** - The Club currently has a Tennis Australia qualified Junior Development (Level 1) Coach – Daniel Menzel, who coaches the junior beginners on Tuesday evenings
- **Venue hire** - The Club’s courts and associated facilities are available for use and hire by the general public, school groups, community groups and corporate clients on a user pays basis.

Tennis Victoria have indicated that they expect the following programs and services to be operating at sub-regional facilities:

- **Coaching** – Including running Pee Wee tennis and Aviva Tennis Hot Shots programs
- **Squads** – Including development and association squads that will ensure adequate pathway for junior players to reach their potential and give them the opportunity for players to reach elite levels
- **Association run competitions**
- **Other tournaments** – Both internal club championships and external tournaments
- **Courts available for members** – There should always be some courts available for members
- **Courts available for hire** – Some of the courts should be left available for hire by the public

Therefore, by building a sub-regional facility in Hamilton and offering the above services and programs there will be greater opportunities than currently available through the HLTC for tennis players to develop their skills through increased coaching, competitions and better quality facilities.

4.3 Junior Player Pathways

Tennis Victoria has identified a preferred pathway for junior tennis players to give them every opportunity to reach their potential and the possibly to play at an elite level.

The pathway identified is as follows:

Step 1 Introduction to Tennis

- Tennis in Schools, Club Open Days, Club Clinics, Talent ID
- Club coaching program by qualified coach
- Club run coaching by volunteer using Tennis Australia programs

Step 2 Club Member

- Internal Club Competition
- Inter Club Competition
- Club Representative in Local Association Competition

Step 3 Association Level

- Local Association Squads
- Inter Association Squads

Step 4 Regional Level

- Metro Region & Country Region Squads
- Inter Regional Events

Step 5 High Performance Academy (HPA)

Step 6 National High Performance Academy – Melbourne (NHPA)

As part of the player pathway there also needs to be geographic pathway. The geographic pathway identified by Tennis Victoria. Includes multiple clubs within an Association and then multiple associations within a region.

The geographic pathway is already established in the Southern Grampians and it will be important that the district clubs continue to contribute to player pathways by offering coaching and programs to juniors. Each club should be associated with an association so that talented juniors can be identified and then development squads can be established and competitions between associations and or regions can be run. A sub-regional centre will provide adequate facilities required for squad development, association and regional tournaments.

4.4 Programming and services for players of all abilities

There are currently no suitable facilities or programs for tennis players with a disability in the Shire. The grass courts at Hamilton are not appropriate for people using wheelchairs.

The South West Sports Assembly currently run individually designed programs for people with a disability. The assembly indicated that there is a good opportunity to run tennis programs in the Southern Grampians, however, current barriers such as facilities and qualified coaches are restricting these opportunities.

There are approximately half a dozen tennis players with a disability participating in programs run by the assembly in Warrnambool.

The assembly believes the programs work in Warrnambool because there are indoor courts that allow programs to be run and the tennis community is also very inclusive to players of all abilities.

Hamilton Special Development School has children with both intellectual and physical disabilities (prep school to year 12). The school has a sports stadium but does not currently provide opportunities to further tennis skills. The school walks to Patterson Park to use tennis courts, if tennis is being played for sport. HLTC is five kilometres from the school so they would not use the facility for transport reasons. HILAC runs an after school program for the school. Council should consider the needs of the school when redeveloping Patterson Park to ensure the School is able to have convenient access to tennis facilities.

Any design for a sub-regional facility will need to consider tennis players of all abilities and have appropriate staff and facilities to enable programs to be run.

5. Key Issues Summary and Actions

5.1 Facilities

The relatively poor quality of existing courts and lack of lights will, and is likely to be impacting on tennis participation.

It is not realistic to upgrade all courts with Shire assistance. A hierarchy of facilities is required to provide a reasonably equitable distribution of courts, services and programs across the Shire, and to assist in the prioritisation of improvements.

There is a demand to establish a subregional tennis centre in Hamilton. This would have to have playing surfaces that are ITF approved, and provide surfaces suited to older social players.

Whilst lawn is an ITF approved competition surface it is not possible to maintain it in good condition due to lack of water availability and lack of volunteers. Also not having a surface the same as another local clubs limits interclub competition. Due to increasing ages of players, there is also demand for some sand filled artificial grass surfaces.

The Hamilton Lawn Tennis Club site is too small to accommodate a subregional tennis facility. This site is currently zoned PPRZ but could be rezoned and potentially sold for housing. DSE advise it will not be necessary to provide an equivalent open space if it were sold.

The preferred location will be one that is central and a reasonably prominent site, close to schools and preferably co-located with an existing club that will enable both clubs to provide a management presence, development programs as well as events and social programs. The preferred site for development is co-located with the Hamilton Golf Club.

Several sites for a subregional tennis facility were investigated: Patterson Park, Ray Middleton Reserve, Pedrina Park, and the Hamilton Golf Club. An evaluation process identified Hamilton Golf Club as having the greatest benefits.

Opportunities for sharing with netball and hockey have been considered. In the case of a district facility a minimum of four courts together should be dedicated to tennis. In the subregional facility a minimum of 9-10 courts should be dedicated to tennis before others are shared.

Patterson Park could be developed to continue to provide two free access tennis courts in addition to other social / family recreation facilities, especially to cater for young people.

Preliminary Facility Actions

1. Establish a hierarchy of tennis facilities for the Shire with three levels: local, district and sub regional. This is consistent with the Tennis Australia / Tennis Victoria’s facility framework. The hierarchy of tennis facilities in the Shire would be as follows:

Local	District	Subregional
Byaduk	Balmoral	Hamilton
Carapook	Cavendish	
Glenthompson	Coleraine	
Patterson Park, Hamilton	Dunkeld	
Konongwootong		
Melville Forest		
Mirranatwa		
Mooralla		
Nareen		
Penshurst		
Pigeon Ponds		
Tarrenlea		
Tarrington		
Vasey		
Victoria Valley		
Woodhouse-Nareeb		

2. Develop a subregional centre in Hamilton that has 12 to 16 courts and a range of services as recommended for a subregional facility by the Tennis Australia Framework
3. Provide 10 hard courts, preferably with a plexicushion surface and the additional courts in sand filled artificial grass
4. Provide a minimum of four courts together dedicated to tennis at each district facility. In the subregional facility dedicate a minimum of 9-10 courts to tennis, in addition to any others that are shared
5. Facilitate the Hamilton Lawn Tennis Club HLTC becoming the home club based at the sub-regional facility
6. Negotiate the development of the subregional facility at the Hamilton Golf Club
7. Ensure the HLTC maintains its identity at the golf club and that club membership and court hire remain affordable
8. Assist the clubs to prepare a memorandum of understanding between clubs about the joint venture development of a tennis centre at the golf club. This will need to address all matters concerning planning, siting, construction, design, management and staffing, branding, housing of the tennis club in the building, a buy back or similar clause in the event of one of the clubs folding or wishing to exit the relationship and ultimately the planned merger of the two clubs
9. Prepare an agreement with the club concerning the proceeds of the sale of the current site, and any bridging finance, to be used in the development of the new facility

10. Assist the residents clubs to prepare a marketing plan for the new sub regional development
11. Seek to develop Patterson Park for social / family recreation especially to cater for young people. Continue to provide two free access tennis courts in addition to other facilities, such as a skate park, playground, turf practice pitch with goals, shared perimeter exercise trail and basketball court. A skate park review is being completed at present to determine if a skate park is best in Patterson Park or elsewhere
12. Seek funds to provide water harvesting capabilities off the courts for use for irrigation
13. Ensure tennis projects funded through community capital works grants comply with Tennis Australia technical standards for base preparation, surface, lighting and court size.

A preliminary layout for the sub regional facility is shown on page 47.

5.2 Programs and services

There are currently only two tennis coaches working through clubs in the Shire and no development programs, squads or defined pathways for players who wish to move up to elite levels. The largest club does not have a professional and does not play in an association with other clubs.

Clubs say they struggle to find qualified coaches or people who are willing to assist with coaching juniors.

The development of district and a subregional centres offer opportunities to concentrate tennis programs and services in select locations accessible to residents of the whole Shire, and attract greater levels of support from Tennis Victoria.

Tennis Victoria offers a defined pathway for juniors and a range of products and services that can be developed locally with professionals and using volunteers. These need to be embraced at the district and subregional centre.

Selecting better quality facilities and services will offer the opportunity of growing participation, increasing the depth of competition played in the associations and attracting more players - that in turn can attract small concessions, tournaments, food and beverages, pro shop etc, at the subregional centre.

A subregional facility should have the ability to work into schools, as well as run onsite programs targeting specific markets.

Every club should be encouraged to develop a partnership with a nearby school.

Opportunities for people with a disability to play tennis should be developed.

Preliminary Service and Program Actions

1. Assist the HLTC to employ a tennis professional who will be responsible for coaching at a sub-regional level. The coach should be responsible for administering Tennis Australia and Tennis Victoria programs. This will include identifying volunteers to develop junior programs

2. Establish a tennis working party with representatives from each tennis association, the Shire and the HLTC to assist with the implementation of this plan and to promote greater inclusion of juniors and development programs focused on the four district centres and the subregional centre
3. Review the structure and timing of competitions to enable the best possible pathways for tennis players from foundation to elite level tennis
4. Assist each association to develop squads and talent identification programs for juniors with support from Tennis Victoria
5. Identify the needs of people with disabilities in the Shire and work with the South West Sports Assembly to develop tennis programs and opportunities for people with disabilities
6. Work with schools in the region, including the Hamilton Special Development School, to develop programs that will increase participation
7. Provide initial support to HLTC to grow the club's capacity to market and program the facility and maximise use
8. Utilise Council's booking system at HILAC for the sub-regional facility to encourage public hire
9. Provide initial support to HLTC to grow the club's capacity to market and program the subregional facility and maximise use.

6. Funding and implementation

There are five main issues associated with implementing the plan for a subregional tennis centre and this development plan.

These are:

1. funding
2. establishing agreements
3. the design, construction and approvals process for the subregional centre
4. the future use of Patterson Park, and
5. building the organisational capacity of tennis to program facilities and grow participation.

A number of steps will be need to be undertaken to implement the plans for a subregional tennis centre. These include:

1. Apply for funding from government and non government sources
2. Prepare a heads of agreement between the Hamilton Golf Club and the Hamilton Lawn Tennis Club
3. Prepare of an agreement between the clubs and Council
4. Undertake soil tests and detailed design of the facility and any building extension
5. Seek planning approval for the facility
6. Seek approval to rezone the tennis club site
7. Sell the existing tennis club site
8. Assist the club to build capacity for booking and facility programming

9. Appoint a club professional / coach and personnel
10. Prepare a marketing plan for the centre, and a conduct launch.

6.1 Funding

Council's Leisure Services plan identified: works on some local courts such as Coleraine and Penshurst were required, and the need to establish an annual grants program for tennis clubs to assist with re-surfacing / redevelopment of tennis courts.

The Plan suggested Council fund tennis facilities up to \$10,000 per annum for 10 years, with a maximum grant of \$5,000 for any one application. This is not likely to be sufficient to fund works identified in this plan.

This plan proposes Council focus on funding for the upgrading of district facilities at Coleraine, Dunkeld, Cavendish and Balmoral, rather than local courts which could be funded from DSE and community grants.

Estimates of probable costs for priority works at district facilities indicate a minimum of \$500,000 of capital works will be required. These works may be best funded through a major community facilities grant from the state government or through capital works funds over four or more financial years.

Currently committee or clubs can seek funding from Council’s Community Facilities Capital Works Grants on a \$1 for \$1 basis with a maximum Council contribution of \$25,000.00 for projects located on Council land and \$10,000.00 for projects located on Crown or non-Council land. However the minimum cost to provide a new plexipave surface has been estimated at \$56,000. The applicant must provide its matching contribution in cash or cash and “in kind”. A maximum of 25% of the total project cost can be in kind work.

This in-kind contribution may have contributed to some courts being upgraded without suitable base preparation and materials being used. Where in-kind contributions are approved, in future Council should ensure that the works are supervised and comply with Tennis Australia specifications such as those outlined in Tennis Queensland’s Technical Manual.

Council should also include in the eligibility criteria for funding district centres, the need to have junior members, and development and coaching programs.

Appendix 3 outlines the likely works and probable costs for the district centres.

The estimated probable capital cost of developing a sub regional centre is \$1.5 - 2 million depending on earthworks and surface types.

There are opportunities to capture runoff from hard courts and Council could assist by seeking funds to provide water-harvesting capabilities off the courts for use for irrigation.

Likely funding sources

There are a number of funding sources for the development of district and subregional tennis facilities. These are listed in the following table.

TYPICAL FUNDING SOURCES		Capital	Planning	Operating / maintenance	Fittings/ equipment
1. Philanthropic Trusts / Foundations etc.		✓			
	▪ The Helen Macpherson Smith Trust (Victorian Government's rural and regional Community Building Initiative)	✓			
	▪ Foundation for Rural and Regional Renewal (e.g. Small Grants for Small Rural Communities Program)	✓			
	▪ Fosters in the Community Grant	✓	✓	✓	✓
	▪ Aust. Sports Federation Grant (sub regional centre)	✓	✓		
2. Capital raised from land sales of current site		✓			
3. Cash in lieu from development contributions		✓			
4. Sports cover sponsorship fund				✓	
5. Government grants¹¹:		✓			
	▪ DPCD Community Facility Funding Program (CFFP) Major Facilities (For projects with a total cost of over \$200,000. Max Grant \$500,000 at a ratio of SRV \$1:\$1 LOCAL – Applications through Council)	✓			

¹¹ Note: in order to be eligible for government grants, the facility for which funding is sought must be on public land or there must be a community use agreement in place to ensure that the facility remains in public ownership should the current ownership of the land change.

TYPICAL FUNDING SOURCES	Capital	Planning	Operating / maintenance	Fittings/ equipment
<ul style="list-style-type: none"> DPCD Drought Relief Program (Grants of up to \$100,000 for water management of community sports and recreation facilities - For Councils on Stage 3 water restrictions) 	✓			
<ul style="list-style-type: none"> DPCD Synthetics Surfaces Program (MAX grants \$300,000 at a ratio of SRV \$1:\$1 LOCAL – Applications through Council) 	✓			
<ul style="list-style-type: none"> DCPD Victorian Community Support Grant – Building Community Infrastructure Grants (Grant of up to \$1,000,000- for multi purpose/ accessible infrastructure) 	✓			
<ul style="list-style-type: none"> Sustainability Victoria: The Sustainability Fund encourages projects that increase resource efficiency while improving sustainable practices (if further round offered) 	✓			
<ul style="list-style-type: none"> Sustainability Fund or Water grants (If future rounds) 	✓			
6. Future Tennis Australia Rebate Schemes (see below)	✓			

Tennis Australia offers rebates to clubs, centres and associations that are affiliated with Tennis Victoria to assist with the development of new and existing tennis infrastructure.

Rebates vary depending on the size of the facility and the proposed surface. In 2009/10 the largest rebates were available to regional and sub regional centres with Plexicushion Prestige (acrylic) and natural clay surfaced courts. For courts at medium and small centres using a Plexicushion Prestige surface, a maximum rebate of \$16,000 was available **per court**, divided between base preparation and development (up to \$5,600); surface or resurfacing (up to \$8,400); and fencing, lighting or court ancillaries (up to \$2,000). For medium and small centres using a Plexipave surface, a maximum rebate of \$8,000 is available **per court**, divided between base preparation and development (up to \$2,400); surface or resurfacing (up to \$3,600); and fencing, lighting or court ancillaries (up to \$2,000).

To qualify for these rebates the applicant has to satisfy the following:

- Have completed court construction works completed after 1 January, 2009
- Have a current documented business plan demonstrating future benefits of court and associated works for tennis
- Be developing or upgrading cushioned acrylic, hardcourt, natural clay or natural grass surfaces as per the rebate matrix contained within these guidelines
- Agree to implement, conduct and be supportive of Tennis Australia’s nationally initiated business improvement tools, tournaments, research, programs and services
- Implement, conduct and be supportive of Tennis Australia’s kid’s starter program – Aviva Tennis Hot Shots

- Complete the most current tennis benchmarking survey including all data required for benchmarking facility development and be agreeable to report to CERM on an annual basis. Further information about this initiative is available from the Tennis Australia website
- Have all coaches at the facility join Tennis Australia Coach Membership before rebate is payable
- Provide ongoing operational performance, court testing data and /or feedback to Tennis Australia or partners
- Applications must include works on a minimum of two courts and at a facility of at least four courts
- Smaller facilities (1-3 courts) are encouraged to combine with a like local facility and submit a joint application. This would generally require approval by your Local Government Authority / Council who can submit an application on behalf of affiliates
- Have secured additional funds from all available sources for the works
- Provide an Environmental Impact Statement which identifies water saving initiatives for the benefit of your facility
- Give consideration to Tennis Australia's preference for works to be carried out by a member of the Sports Contractors Association of Australia where possible
- Be prepared to have works signed off by Tennis Australia or Member Association aligned Technical staff
- Acknowledge that Tennis Australia will only accept one application and make one payment every two years

- Repay the rebate if any of the terms or conditions are found to be breached within five years of court construction.

All the funding options should be considered when planning the sub-regional facility.

6.2 Agreements

In order to proceed with the sub regional tennis facility on the Hamilton Golf Club Land several agreements will be needed to ensure the development runs smoothly and to ensure all roles and responsibilities of both clubs and Council are clear.

At least two agreements will be required:

1. A heads of agreement or memorandum of understanding between clubs. This needs to address a wide range of issues including: roles and responsibilities for the planning, siting, construction, design, funding, management, and staffing, branding, housing of the tennis club in the building, sponsorship, club name, and potentially the planned merger of the two clubs

2. The second agreement will be required between the clubs and Council. It will concern the use of funds from the sale of the existing tennis club land, possibly the provision of bridging finance until the existing tennis site is sold and an agreement about the ownership of the tennis facility. An agreement is required to ensure the tennis facility is retained in community ownership should the development with the golf club fail or the land is sold. This is required to ensure the facility is eligible to seek government funds. Council may need to provide a guarantee to buy back the site in the event of one of the clubs folding or wishing to exit the relationship.

6.3 Building the organisational capacity of tennis to program the facility

In order for the Hamilton Lawn Tennis Club to successfully run a subregional tennis centre, the club will need to enhance its organisational capacity to provide programming, coaching and skill improvement services as well as player development pathways. These may well be able to be provided in conjunction with a professional and / or with golf services.

Council currently has booking and venue software and management skills through staff at HILAC and it will be important to mobilise these in the early stages of development to assist with program development and marketing. Council should consider allocating part of a staff position to this task.

6.4 The future development of Patterson Park

As Patterson Park is not the preferred site for the subregional centre in Hamilton a master plan for the site is required.

Patterson Park could be developed for social / family recreation, especially to cater for young people. It could continue to provide two free access tennis courts in addition to other facilities that may include a skate park, accessible playground, turf practice pitch with goals, shared perimeter exercise trail and basketball court and seating.

The senescing Cyprus trees will need to be replaced. This offers the opportunity to create different rooms within the park to support new activities as well as introduce a new character and a high level of amenity and visual quality.

The small hall facility could be used to support the facilities in the park and provide a management presence. It could support clinics and holiday programs, birthday parties, family gatherings and events. The indoor bowls club could be offered a home at HILAC if the use was deemed not to be compatible. Additional public toilets may need to be provided at the facility.

This site is crown land, and it is managed by the Shire. Interestingly it is still zoned as Residential 1.






If works are likely to create significant disturbance Council may need to have the site assessed for cultural heritage value and native title.

The following plan provides an indicative concept for the development of Patterson Park if the subregional tennis centre is developed elsewhere.



- ENTRY
- CASUAL USE TENNIS FACILITY (2 COURTS) AND BASKETBALL COURT, SET BACK FROM ROAD
- TURF KICK-ABOUT / BALL GAMES AREA INCLUDE MULTI-PURPOSE FIXED GOAL POSTS
- RENOVATE AND ADD PUBLIC ACCESS TOILETS AND WATER FOUNTIAN
- ENTRY
- BBO
- NEW AVENUE PLANTING
- FORMER KINDERGARTEN, FOR COMMUNITY USE (EG TO SUPPORT BIRTHDAY PARTIES AND PEOPLE WITH A DISABILITY USING THE PARK)
- REMOVE ALL PINES AND CYPRESS TREES
- RETAIN EXISTING NATIVES ALONG ROADWAY AND EXPAND NATURALISTIC AREA WESTWARDS, ADD INTERPRATIVE SIGNAGE
- PERIMETER TRAIL
- INCLUDING SCULPTURE OR FEATURE PLANTING & PARK ENTRANCE SIGNAGE

KEY

- NEW SHADE / AVENUE TREE PLANTING 
- ACTIVITY / FEATURE PRECINCT 
- PEDESTRIAN PATH 
- PERIMETER TRAIL 
- EXISTING BUILDING 

**PATTERSON PARK
MASTER PLAN**

SCALE 1:100 @ A3



6.5 Implementation Plan

ACTIONS	Lead Role	Cap works	Year
Facilities			
1. Establish a hierarchy of tennis facilities for the Shire with three levels: local, district and sub regional, consistent with the Tennis Victoria's facility framework	SGS	X	1
2. Develop a subregional centre in Hamilton with 12-16 courts, offering the range of services as described for such as facility by Tennis Australia	HLTC	✓	1
3. Provide 12 lit hard courts, preferably with a plexicushion surface and the additional courts in sand filled artificial grass at the sub regional facility. Ensure 9-10 courts are dedicated to tennis before any others are shared with another sport	SGS	✓	1
4. Upgrade district facilities to provide four lit courts in plexipave with a building servicing players needs overlooking the courts	SGS	✓	2-5
5. Provide a minimum of four courts together dedicated to tennis In all district facilities			
6. Facilitate the Hamilton Lawn Tennis Club HLTC becoming the home club based at the sub regional facility	SGS	X	1
7. Negotiate the development of the subregional facility at the Hamilton Golf Club	HLTC	✓	
8. Ensure the HLTC maintains its identity at the Golf Club and that club membership and court hire remains affordable	HLTC	X	

ACTIONS	Lead Role	Cap works	Year
9. Assist the HLTC to prepare a memorandum of understanding between clubs about the joint venture development of a tennis centre at the golf club	SGS	✓	1
10. Prepare an agreement with the club concerning the proceeds of the sale of the current site, and possible bridging finance to be used in the development of the new facility	SGS	✓	1
11. Assist the clubs to prepare a marketing plan for the new development	SGS	X	1
12. Seek to develop Patterson Park for social / family recreation especially to cater for young people. Continue to provide two free access tennis courts in addition to other facilities, such as a skate park, playground, turf practice pitch with goals, shared perimeter exercise trail and basketball court	SGS	✓	5
13. Consider allocating part of a staff position to building capacity of the HLTC to run the sub regional centre, utilising booking, programming, marketing and venue management skills from HILAC	SGS	X	1-3
Services and Programs			
14. Assist the HLTC to employ a tennis professional who will be responsible for coaching at a sub-regional level. The coach should be responsible for administering Tennis Australia and Tennis Victoria programs. This will include identifying volunteers to develop junior programs	HLTC	X	1

ACTIONS	Lead Role	Cap works	Year
15. Establish a tennis working party with representatives from each tennis association, the Shire and the HLTC to assist with the implementation of this plan and to promote greater inclusion of juniors and development programs focused on the four district centres and the subregional centre	SGS	X	1
16. Review the structure and timings of competitions to enable the best possible pathways for tennis players from foundation levels to elite tennis	WP	X	2
17. Assist each association to develop squads and talent identification programs for juniors with support from Tennis Victoria	WP	X	2
18. Identify the needs of people with disabilities in the Shire and work with the South West Sports Assembly to develop tennis programs and opportunities for people with disabilities	SGS	X	2
19. Work with schools in the region, including the Hamilton Special Development School, to develop programs that will increase participation	HLTC	X	2
20. Encourage each club to develop a partnership with a nearby school	WP	X	3
21. Utilise Councils booking system at HILAC for the sub-regional facility to encourage public hire	SGS	X	3
22. Provide initial support to HLTC to grow the club's capacity to market and program the subregional facility and maximise use	SGS	X	1
23. Assist district and the subregional centre to source qualified coaches or people who are willing to assist with coaching juniors	WP	X	2

ACTIONS	Lead Role	Cap works	Year
Funding			
24. Allocate significant funds over five years to upgrade the district facilities, in order of priority: Dunkeld, Coleraine, Cavendish and Balmoral	SGS	✓	1-5
25. Ensure tennis projects funded through community capital works grants comply with Tennis Australia's technical standards for base preparation, surface, lighting and court size	SGS	X	1
26. Seek funds to provide water harvesting capabilities off the courts for use for irrigation	SGS	✓	1
27. Include the need to have junior members, and development and coaching programs in eligibility criteria for funding of district centres.	SGS	X	1

Club Name	Locality	Reserve / School			Ownership of Land		Central to Catchment	Site prominence	Context		Proximity to housing lights	Courts				Line markings	No. of courts with lights	Fencing		Building					Other facilities	Notes re. condition of facilities	Car Parking		
		Park Name	Address	Other facilities on reserve	Land Owner	Occupancy Agreement			Relationship to market and other sites	Relationship to market and other sites		Relationship to market and other sites	Relationship to market and other sites	Court size	Total no. of courts			Quality of courts	No. and types of court	Type / height	Between courts?	Building dedicated/ Shared?	Public toilets / access for hirers	Function facilities			Other components of the building	General building condition	Type (on site / street)
Hamilton Lawn Tennis Club Inc.	Hamilton	Hamilton Lawn Tennis Club	Rippons Road (Cnr Ballarat Road)	nil	Council land	25 years Peppercorn lease	Over bridge/river/rail but accessible from town centre	Very prominent from road, on intersection	Approximately 1km from the centre of Hamilton	Houses close up against fence line and across road	Regulation	15	Generally good	Lawn	Tennis only	No lights	-2.1m cyclone wire, gal posts no rails on boundaries, chicken wire with treated pine posts no rails separating courts	Separating lots of 4:4:3:4	Dedicated	Within building	Large function rooms (seats ~80-100), inc. kitchen and bar. Hired out for income.		Aging but fully functional	3x swing sets (playground), bench/seat combos and shade sails	generally good	On street	Asphalt	50-60	
Konongwooting	Konongwooting	Reserve	Coleraine-Edenhope Road	Community Hall, oval	Freehold (Private)	n/a	Rural catchment	On main road but screened by trees	Rural location, presumably central to catchment but no adjacent housing	No adjacent residences	Regulation	2	Poor. One court has recently been resurfaced and is topped with coarse, loose gravel but cracks to 1cm have already begun to emerge and gravel is settling unevenly. New line markings.	Asphalt	New tennis line markings	None	Three-roll chicken wire ~2.7m, treated pine & hardwood posts	Yes	Shared (Community Hall)	Associated with Community Hall	Community Hall	Poor-quality corrugated iron shelter (earth floor) adjacent to courts	Community Hall good condition		Open grass/earth surrounding courts/oval	Grass/earth	n/a		
Melville Forest	Melville Forest	Community Hall site	Cnr Dundas Gap Rd and Cavendish Coleraine Road	Community Hall, old play equipment (two gal climbing structures)	Freehold (Private)	n/a		Cnr Dundas Gap Rd and Cavendish Coleraine Road. Hall is visible from road but courts are partially screened by vegetation	One house nearby ~50m	One resident abuts site	Regulation	2	Very poor. Wide cracks with surface failing badly in parts, grass poking through. Courts appear unused	Asphalt	No other line marking no nets	No lights	Three chicken wire rolls with treated pine posts and occasional rails. No fence for part of hall side	No	Shared (Community Hall)	Outside toilets	Cinderblock shelter adjacent to courts, with public toilets attached	Community Hall is presumably available for tennis use			Open grass/earth surrounding courts	Grass	n/a		
Mirranatwa	Mirranatwa	Community Hall site	Mirranatwa School Road	Uniting Church, public hall (separate buildings)	Crown Land	DSE Committee	Rural catchment	Prominent from road	Adjacent to church and hall, no nearby residences	No adjacent residences	Regulation	3	Fair, some cracks to 5mm and uneven in parts with evidence of water pooling	Asphalt	Tennis only	No lights	Three-roll chicken wire ~2.7m, treated pine & hardwood posts	Yes	Dedicated (annex to Community Hall)	Outside access, rear of hall. Very new	Table tennis inside	Dedicated annex to public hall	Generally very good, new toilets, kitchen	Gas BBQ covered in corrugated iron shelter (ca. 1988)		Not formalised	Grass	n/a	
Mooralla	Mooralla	Mooralla Community Centre	Henty Hwy	Golf course, Community Centre (same building as used by tennis club)	Crown Land	DSE Committee		Off Henty Hwy, but not visible from road and difficult to find entrance		No adjacent residences	Regulation	3	Good. Recently resurfaced and line marked.	Asphalt	Tennis only	No lights	~3m chicken wire gal posts no rails	No	Shared (however tennis is the dominant tenant)	No	Kitchen, large internal area		Good, well maintained	BBQ under shelter structure, 3x shade sails, playground (2x gal pipe climbing structures)		On site	Earth/gravel/grass	n/a	
Nareen	Nareen	N/A	Cnr Coleraine and Steep Gully Roads	Community Hall and associated structures on other side of Coleraine Road	Freehold (Private)	DSE community Committee		Prominent location with good views from both roads. Could easily be missed, however, as no structures other than the visually permeable court fences		One house is on the other side of the road, but is screened from the courts by a very dense hedge	Regulation	2	Very poor even though evidence of recent resurfacing. Trees growing through 2cm cracks. 2cm concrete slabs with wide gaps between. No nets, apparently unused	Asphalt	Tennis only	No lights	~2.4m chicken wire gal posts no rails (long gap in fence on road edge, long side)	No	None (Community Hall over road)	No	Community Hall may be available		Remnants of collapsed structure visible adjacent to courts	Nil		No obvious parking. Some parking opposite at hall	Grass	n/a	

Club Name	Locality	Reserve / School			Ownership of Land		Central to Catchment	Site prominence	Context	Proximity to housing lights	Courts				Line markings	No. of courts with lights	Fencing		Building					Other facilities	Notes re. condition of facilities	Car Parking		
		Park Name	Address	Other facilities on reserve	Land Owner	Occupancy Agreement					Court size	Total no. of courts	Quality of courts	No. and types of court			Type / height	Between courts?	Building dedicated/ Shared?	Public toilets / access for hirers	Function facilities	Other components of the building	General building condition			Type (on site / street)	Surface	No. of Spaces
Balmoral Tennis Club	Balmoral	Balmoral Showgrounds	Harrow-Balmoral Road	Showgrounds, football/cricket field, indoor tennis (multiuse shed) and netball during winter	Crown Land	DSE community Committee - Rental agreement \$400-\$500pa	Half a km outside of town	Not near shops etc. Not easily visible from main road		No adjacent residences	Regulation	7	Fair. Most courts have some cracking etc even though recently resurfaced. Loose, small bluestone screening on surface	Asphalt, 6 outdoor / 1 indoor	One indoor with netball	One pole floodlight on outdoor court, mainly useful for security and not ideal for night play. Indoor has lights	Cyclone mesh fence, posts but no rails	Two banks of courts 4 / 2 separated by a fence. Indoor has walls on four sides	Dedicated	Public access toilets on rec reserve. Club toilets are lockable but available to hirers. Includes disabled toilet	Kitchen	Storage, play area, trophy area	Inside excellent, outside very good	Sand pit including tractor tyres		Off street, unsealed no line marking	Bare earth, some gravel	Unlimited
Byaduk Tennis Club	Byaduk	Byaduk Creek Frontage Recreation Reserve	Hamilton-Port Fairy Road	Cricket oval, multipurpose sports pavilion, swim pool unused	Crown Land	\$50 a year				No adjacent residences	Regulation	4		Asphalt		No lights	-2.7m high, netting	3 grouped 1 single		No toilets	Kitchen, fridge, tap water, not drinkable		Good condition		On site	Grass	20	
Carapook	Carapook	Community Hall	Carapook Road	ANZAC memorial gates, plaques and flagpoles	Council Owned	Council committee of management		Not very prominent		No adjacent residences	Regulation	2	Poor. Court closest to the road is failing badly with large cracks and grass poking through. Second court is better but hairline cracks have begun to appear and there is evidence of drainage problems	Asphalt	No other line marking no nets	No lights	3 rolls of chicken wire	Yes, open to the side of the hall	Shared (Community Hall)	Yes - open	Hall	Hall has stage and small sheets of corrugated iron, floor needs work has badminton markings			On street	Grass and gravel	n/a	
Cavendish	Cavendish	Cavendish Recreation Reserve	Cadden Street	Football ground, settlers walk and camp ground	Crown Land	DSE community Committee		Visible from road, but reserve is a block off the main road through town and not especially prominent		No adjacent residences	Regulation	3	Fair. Generally flat surface, but cracks are beginning to appear to ~5mm.	Asphalt	All with netball	3	-3m cyclone wire fencing with posts, no rails	No	Dedicated	Public toilets on adjacent reserve	Small brick rooms		Fair		On site	Unsealed	n/a	
Coleraine	Coleraine	Silvester Oval	Winter Street	Football clubrooms and oval	Crown Land	Section 86 committee		Reserve is not especially visible and is tucked away over Bryans Creek	With football and cricket/netball	No adjacent residences	Regulation	2	Good, some cracks emerging around boundaries	Smooth asphalt	Netball 2 tennis, no nets, tennis not currently played here	2 lights one court - netball	Cyclone wire fencing to ~2.4m, 3 sides only	No	Shared with netball (although tennis is not currently played here)	Yes, open	No		Extremely poor condition, very dirty and failing		Site is in a planning scheme floodway overlay, as is one third of the town centre	On site	Unsealed gravel and grass	n/a
Coleraine and District Tennis Club	Coleraine	Turnbull Street Reserve	Turnbull Street	Skate park, bowls club, regional standard playground, gas BBQ under picnic shelter, creek and cycle trail	Crown Land	Section 86 committee	Yes, one block from main street	Prominent from road, one block off main street		Truck wreckers across the road	Regulation	7	Fair. Serviceable but cracking in parts, particularly around the edges. Also drainage problems due to surface settling unevenly	Asphalt-sticky back bitumen	Netball and tennis	No lights	-2.1m chicken wire posts, no rails	No	Dedicated	no although toilets at end of tennis building could be made public	Small kitchen	Coaches boxes around edge of courts	Unattractive cinderblock building with small windows. no verandah sun shade. New concrete slab in front.	Playground and covered gas BBQ next door	Site is in a planning scheme floodway overlay, as is one third of the town centre	No formal - on street and grass	Gravel/grass	n/a
Dunkeld Tennis Club	Dunkeld	Memorial Park	Wills Street	Next door facilities: pool, lawn bowls, child and maternal health, memorial park, playground, public BBQ, charity bin	Crown Land	No, pay water rates, affiliation fee with CDTA	Yes, one block back from main street	Prominent (on street, one block from main st)	Potential district facility	Church and residences over road	Regulation	4	Poor, 3 are showing numerous ~5mm cracks, uneven surface, patched in parts. 1 court has grass growing through surface and 1cm cracks	4x asphalt. 3x courts in good condition, 1 in poor condition but playable	Tennis only	No lights	-2.1m cyclone wire fence, posts no rails	No	Dedicated	no toilets on site, public toilets on adjacent reserve	Basic kitchenette	Verandah, store room	Basic and aged, floor peeling but otherwise solid		On-street	Grass	~30	
Glenthompson	Glenthompson	Glenthompson Recreation Reserve	Park Street	Football/Cricket pavilion and oval, small playground, netball courts (decommissioned)	Crown Land	DSE Committee	Yes, although on edge of township	Low prominence at rear of oval, outside main town centre and difficult to find	Small town, easily accessible location, central to catchment	No adjacent residences	Regulation	2	Fair, but cracks emerging in sections, drainage problems with water pooling in parts	Asphalt	Netball (the courts appear to have recently been marked for use by netball with netball's existing courts in very poor condition)	All courts lit with one light pole (high post floodlight, field light style)	~3m cyclone wire post and rail (On 4th side fence drops to ~1m)	No	No building. Nearby football clubroom does not appear to be used by tennis	Rear of the football clubhouse, open to public	n/a	n/a	n/a	New tin shelter on gravel floor, open on one side facing courts		General access gravel/grass area	Gravel/grass	n/a

Appendix 1: Existing Facilities and Services

Club Name	Locality	Reserve / School			Ownership of Land		Central to Catchment	Site prominence	Context	Proximity to housing lights	Courts			Line markings	No. of courts with lights	Fencing		Building					Notes re. condition of facilities	Car Parking				
		Park Name	Address	Other facilities on reserve	Land Owner	Occupancy Agreement					Relationship to market and other sites	Court size	Total no. of courts			Quality of courts	No. and types of court	Type / height	Between courts?	Building dedicated/ Shared?	Public toilets / access for hirers	Function facilities		Other components of the building	General building condition	Other facilities	Type (on site / street)	Surface
Victoria Valley Tennis Club	Victoria Valley	Victoria Valley Community Hall site	Corner Victoria Valley Road and McIntyres Crossing Road	CFA Shed, Community Hall	DSE	DSE Committee	Rural catchment	On main road and intersection, prominent		No adjacent residences	Flat, reasonable quality. Minor water pooling. Spacing between courts and run-off may not be regulation.	3	Fair. Some cracks emerging, generally small and intermittent, predominantly around small areas where water pools	Asphalt	No other line marking, no nets	No lights	3m cyclone wire, posts no rails, good condition	No	Shared (Community Hall but tennis appears to be the primary user.)	Rear of Community Hall	Large hall and kitchen		Good, new cladding in parts, solid	Fixed gas BBQ under shelter (ca. 1988), slide, small tennis shed		Road verge and unsealed	Grass, dirt area to rear of hall	n/a
Woodhouse-Nareeb	Woodhouse	Woodhouse-Nareeb Memorial Hall	Bundoran Lane (Cnr Hamilton Chatsworth Road)	Woodhouse-Nareeb Memorial Hall, CFA water tank, avenue of honour with memorial on road corner	Crown Land	DSE	Rural catchment	Difficult to find, behind large tree avenue		One house some distance away but visible	One court is decommissioned, the other has recently been resurfaced with a loose gravel-heavy mix and is in relatively good condition although surface is uneven	2 (1 decommissioned)	Fair. The main active court has recently been resurfaced with new line markings. Uneven surface is covered in coarse loose gravel. One court is fully decommissioned and entirely degraded	Asphalt	Tennis only	No lights	Post and rail with chicken wire on three sides (higher on ends). Metal panel fencing on one side	No	Shared (Community Hall)	Adjacent to Community Hall	Large hall and kitchen		Good		Off-street	Grass	n/a	



BALMORAL



CARAPOOK



COLERAINE - SYLVESTER OVAL



CAVENDISH



**COLERAINE -
TURNBULL ST**



DUNKELD



HAMILTON LAWN TENNIS CLUB



GLENTHOMPSON

KONONGWOOTONG



MIRRANATWA



MELVILLE FOREST

MOORALLA



HAMILTON - PATTERSON PARK



NAREEN



PENSHURST



PIGEON PONDS





TARRENLEA



TARRINGTON



VICTORIA VALLEY



VASEY



WOODHOUSE-NAREEB



Appendix 2. Consultation findings

A2.1 Notes from Community Meeting: 10 March 2009

Key Shire wide issues facing tennis

- Lack of evening tennis facilities
 - Need more all weather facilities
 - Water restrictions
 - Few trained coaches
 - Significant number of aging courts needing upgrade. Consolidate / redevelop? How?
 - Most courts (eg lawn) unsuitable for beginner players due to uneven bounce
 - No competition in some towns
 - Smaller towns that do have tennis courts are very important. Concerned as to how a large regional centre would affect these? Impact of not playing tennis on health and wellbeing. Importance of grassroots tennis to rural communities.
 - Importance of social interaction and courts in a number of towns
 - Tennis is often the only regular gathering
 - Helping people to acquire the skills to create competition
 - Difficulty travelling. ie. Casterton
 - Lack of support in schools and many public schools don't have access to tennis facilities
- There is a demonstrated willingness for people to travel long distances to play tennis
 - Must change surface from lawn – this court surface is limiting in number of days that can be played, and not good for juniors / beginners. High maintenance surface, no longer the ITF standard. Broad agreement that lawn doesn't have a future in the Shire
 - Surface – universal agreement that the general standard of court surfaces in the Shire is poor
 - Asphalt is not a friendly surface for injuries / joints.
 - Junior development is lacking in the Shire. Some national involvement, similar to AusKick, would be beneficial
 - Not a lot of support for country / regional tennis
 - More grass-roots, especially for juniors, coaching and tennis camps (eg peewee tennis)
 - Need more marketing of regional tennis development opportunities, such as camps, coaching and coaches camps
 - Tennis is facing competition from a lot of other opportunities eg television
 - Limited number of people willing to volunteer
 - Facilities are important to enhance participation
 - Tennis Victoria never comes into the regions. Development opportunities are always in Melbourne eg camps. They are very good

- The courts at Pedrina Park shared with netball can't be used at night, as lighting is very poor. They also have an east west orientation - so not good during the day and have to move the nets and set them up. Tennis here is not very well advertised
- Hard work sharing with netball – removing and replacing poles, etc.

How can Council best assist clubs address these issues?

- Dedicated facilities preferred to multi-use facilities
- Hamilton Lawn Tennis needs 15 courts. High demand, especially juniors
- Want ability to use when they need to use and not compete with other sports
- May create conflict with other sports and lack of ownership may mean that interest may drop. Important in small towns not to create conflict with other sports
- Multiple sports could be co-located on the same site if not competing for the same facilities / courts ie share support facilities
- Some people feel that a single major building shared with another sport may have advantages in achieving a good support services. May enable a manager – move away from relying exclusively on volunteers
- Some competition for participants between different sports – could be a benefit if co-located. People may play more than one sport
- Mildura – information centre incorporated in sporting facility. Benefits of activity on site and supporting sport

- Location of courts especially a regional centre – close to schools desirable. Need more coaches and opportunities to use them effectively
- Upgrade outlying courts needed. Farmers / country base need the facilities and wouldn't travel to Hamilton
- Rotate funding around outlying courts to upgrade
- Option – 3/4 regional facilities around the Shire and central facility? Possibly three level hierarchy – outlying courts, two larger centres and one regional centre
- People willing to look after the facilities deserve the facilities as much as the regional towns. Often these courts are the community hub
- Lawn tennis has a alcohol license. This creates an opportunity for social benefits / interactions. Twilight tennis is a good opportunity to facilitate this as well

The Hamilton Lawn Tennis Club

HLTC is the regional tennis centre by default. This view is supported by the club committee. The club is:

- Willing to be open to the public
- Willing to employ full-time coach
- Currently writing a business plan

The numbers of players who play twilight indicate that it's "not a closed shop".

Demand for a regional tennis centre?

- Must be family friendly
- The HLTC makes the case that a regional centre is viable. Still growing steadily
- A regional centre would:
 - Operate 12 months a year, play five nights a week
 - Develop home / away competition
 - Attract a coach
 - Have an annual / bi-annual tournament
 - Include clubhouse, up to scratch playground, crèche, function room / bar, weddings, kiosk, parties, etc.
 - Provide an opportunity to package a career coaching / management position to make such a position desirable.

Surfaces

- Need to reflect the different demographics junior / senior
- Contact Bairnsdale. They have tried a range of surfaces, tennis is strong there
- Surfaces - prefer ITF approved court surfaces
- We may need plexi – easier on older joints
- CVT recommended artificial grass

Models For Regional Centre

- Geelong – Belmont
- Ararat

- Mount Gambia
- Camperdown
- Incorporate public access courts?
- Could include several courts for community access - or at another site, or one enclosure open to the public for all year use
- People won't travel for practice - need outlying courts
- Coin operated lighting for user pays

Preferred Site for a Regional Centre

- Possible sites for a regional centre: golf course – Velodrome, Showgrounds, next to HILAC, Pedrina Park – could realign / reroute road, existing Lawn TC (is good location next to highway and close to new residents at Vic Urban)
- Pedrina Park locally called “Arctic Park” – cold and exposed for tennis
- Only a town of 10,000 people. There should be room to think about opportunities to make the best of what we have ie co-location with Golf club
- Re Golf club – will it be a problem to develop on private land – re access to grants? Some support for co-location. Could purchase a portion of the golf club – eg by Council) to help future of tennis and golf in long term. Golf course has adjacent residents
- Golf club – a variety of strategies being explored to make sustainable
- Golf course would consider selling the land, 99-year lease, etc.

- Social club / bar is very important to encourage social interaction- after the game, important in farming communities
- Security and length of tenure more the issue - more than ownership
- Shared playing surfaces a major problem, but shared club facilities could be an advantage
- Patterson Park a good site – used to be 18 courts, especially strong ladies competition - may be a concern over the road from residents
- One facility may be enough ie not courts in Patterson Park and a regional facility. Perhaps not split focus?
- Patterson Park could be reconfigured
- If the money raised from land sale of the HLTC site it could be used to develop quality facilities elsewhere - there would be advantages
- Lighting at Patterson Park. Not the same problem as at HTLC because residences over the road - clubhouse may be the problem
- Lighting can be designed to reduce impact on local residents
- Patterson Park netball centre? Pedrina Park tennis centre?
- It would help Pedrina Park to have a summer sport there - no one using the pavilion in summer!

Other issues

- Frustrating seeing studies and no developments - needs something quickly!
- Indoor facility needed (3-4 courts minimum had a five court indoor but business partners split)
- Options / room for expansion essential
- Balmorals indoor court plays weekly Tuesday / Saturday (not indoor?) Shared court with netball
- Lawn bowls might offer opportunities for co-location
- Croquet
- Mini golf - nothing for teenagers to do in Hamilton – no tenpin bowls – fun stuff! There is only a skate park
- No good activities for young people
- Patterson Park could cater for more interests. eg half-court basketball - town park with a social hard court
- If Patterson Park developed for tennis, schools would use it.

Funding

- HLTC has 'considerable' funding behind them. Undertaking major fundraising
- Could add Council owned land (easement) adjacent to expand
- Tennis Australia / Victoria funds
- Sponsorship - Investigate Timber Corp, Aluka, and Bendigo Bank

Priorities

- Higher quality facilities. If you have good quality facility people will play, there will be demand for programs, coaches will come and tournaments can be played - then young people will want to play
- These will also attract the social activity, which is also important
- Get rid of the lawn (replace with something else)
- Small communities tend to fund their own facilities, and leverage off hall funding for support facilities (from a different source). A large amount of money should go to a regional facility
- Profit from a regional centre could be siphoned out to some of the regional clubs to develop the sport
- Two-layered approach – regional centre in Hamilton with the other clubs maintained in a ‘safe and serviceable’ condition, or three layer several slightly larger centres, local centres and one regional one.

A2.2 Notes from club interviews

An overview of the findings from the club interviews is provided below. Full notes are provided in a separate spreadsheet sent to Council.

Size of clubs

There are 23 tennis facilities in the Shire. There are 15 clubs that use these facilities. Only six of the clubs have more than 20 senior members and only three of them have over 20 junior members.

HLTC is the standout in terms of members with a total of 230 members, the next closest is Coleraine Cobras with a total of 70 members.

Eight of the clubs interviewed do not have junior members.

Trends

The majority of clubs have seen a decrease in membership. Twilight tennis has increased participation at some clubs. Casterton Junior Tennis Association runs a junior ranking competition and this competition has increased junior participation at some of the clubs.

There has been a decline in the number of players who are late teenagers and early twenties as this age group is moving away from the region for education / work opportunities.

Most clubs indicate that they expect the number of both clubs and players to continue to decline or at the very best to remain stable. Most clubs have only one competition team per club, although most used to have at least two.

Clubs believe work commitments are contributing to the lack of members. The distance that people have to travel for matches may also be a contributing factor to the decline in player numbers.

Most clubs are affiliated with an association. Juniors play through a ranking system up until 16 years of age. Byaduk Tennis Club is the only club not playing competition tennis, as it is more a social club.

Facilities

Most clubs have a home and away season so they use other tennis club's facilities for games.

Six clubs commented that the standard of facilities is not met in the area and some clubs have to utilise courts other than their own.

A number of clubs share hall space for their club rooms. Clubs that are situated on reserves with other sports facilities, tend to have shared clubroom facilities.

Balmoral Tennis Club is the only club that plays tennis in winter, which is under lights. Some players from HLTC travel to Warrnambool for night competitions in the indoor facility there. Casterton Junior Tennis Association runs junior tennis squad training during winter. No other clubs play during winter, however this is due to the fact that there are no facilities that permit tennis to be played during winter.

Only Balmoral Tennis Club has adequate court lighting for tennis. With the growth in twilight and mid week tennis this is a serious concern.

Services offered

Only Dunkeld Tennis Club and Balmoral Tennis Club stated that they had coaches. The majority of clubs stated they struggle to find qualified coaches or volunteers who are willing to assist with coaching.

Networking is the main way clubs encourage new players to join. It is becoming harder to draw players to clubs due to the poor quality of facilities available.

Future improvements

Clubs said facilities need to be upgraded; more support for sport in the region was required, better media coverage supporting both genders and partnerships with schools should be pursued. Better communication between Council and clubs is desired.

The majority of clubs say the current competition structure works well, however opportunities to provide more social tennis in the Shire should be considered.

More involvement by Tennis Victoria is recommended across the regional areas, the State Sporting Association use to get involved in previous years but has not had much involvement in the last few years. Victoria Country Tennis Association needs more support and could be involved more.

There used to be community tennis days with qualified coaches. It is now expected that people will travel to Melbourne for these. This puts them out of reach of most people in the region.

Regional tennis centre

All clubs believe there is demand for a regional tennis facility. The majority recommend one regional centre while some still suggest three centres of the same size is preferred as this would give players the option of which centre to play at and one centre maybe easier to get to than another. One regional centre would promote more interclub communication.

If one centre is developed it was suggested that the smaller facilities must still be maintained to encourage grass roots tennis, and enable people to play socially and practice without having to travel.

Clubs believe a regional tennis centre needs to have a minimum of 10 courts. Surfaces similar to Melbourne Park would be required as well as up to date facilities. Plexipave, rebound ace, artificial grass and lawn were suggested court surfaces.

A regional centre should provide more programs with coaching, social tennis as well as club pennant competitions.

Pedrina Park, Patterson Park, HLTC and Bainbridge College, Golf course (although privately owned) are likely locations for a regional tennis centre in Hamilton.

Clubs had different ideas with respect to whether a regional tennis centre should be co-located with other facilities. Some think it would create clashes between sports while others agree it could reduce costs greatly and promote a more social environment between sports.

Most are unsure what Patterson Parks should be used for if not a future tennis facility. Suggestions for future use include another alternative sports precinct ie mini golf or conversion into parklands.

A2.3 Notes from interviews with stakeholders regarding the possibility of a shared tennis / hockey facility

The possibility of using Pedrina Park for both a regional tennis centre and a regional hockey centre, with one sand filled hockey pitch being shared by both sports, was explored.

If the two sports shared one additional pitch space after meeting their core requirements (one hybrid hockey pitch and 10 to 12 hardcourts) some benefits could accrue. These include:

- Tennis would not need to build 16 courts in the one surface
- A joint shared sand filled hockey field would allow tennis to have two surfaces: 10 to 12 hard courts that meet the needs of the sport (Vic and Aust. standard) and up to 12 sand filled artificial grass (SFAG) courts shared with hockey that would be better for older players and social tennis. In total this would provide more courts than would be provided in the one surface. It has been proposed that the regional centre provide only SFAG courts. However @leisure believes these won't meet the needs of competition tennis
- As a multiple use complex the clubs are more likely to be able to source funds from SRV
- This may be the only way of enabling hockey to achieve a second pitch (although it would need to be sand filled not a hybrid surface to meet the needs of tennis. In summer tennis would have priority use of the second hockey pitch and in winter hockey would have the priority use of the second hockey pitch
- Tennis at Pedrina Park would provide a summer sport and hence a more marketable sporting precinct
- With both sports located at Pedrina Park the clubs may be better able to fund a development and facility manager and share a major support facility and carpark.

The compromises for each sport, of this proposal, can be summarised as follows:

- The overflow pitch / courts will require a shock pad that compromises the play for tennis and hockey - ie that makes it lower than a regional standard
- Tennis doesn't like the idea of their centre being at Pedrina Park due to its microclimate (although this could be improved through design)
- Discussions with the Hamilton Lawn Tennis Clubs, and their business plan consultant, and the Glenelg Regional Hockey Association indicated there was not likely to be significant merit to the proposal

A2.4 Notes from discussion with the consultant preparing the business plan for Hamilton Lawn Tennis Club

From the HTC's point of view;

- They want to remain at the current location (if viable)
- They need a minimum of 12 courts (hard or synthetic)
- Want to be able have 16+ courts that they can use 12 months a year
- Would prefer the tennis club to be a dedicated tennis facility and not a combined facility

Potential issues

The club would have to compromise with the hockey club regarding who gets access to the field and when

Would still need at least 12 sole purpose use courts. At best case the hockey field courts would only be used for overflow from the primary courts

They club does not want to combine clubs or codes as they do not believe it is the best outcome for tennis as it would provide difficulties with programming, scheduling etc

Believes there will be an issue with floodlighting

A2.5 Notes from discussion with Court Technology Victoria (CTV) who prepared a plan for the redevelopment of the lawn tennis club site

CTV was not in favour of the concept due to the following;

- They have never seen a successful venture (club, Council or commercial) where hockey and tennis were combined using the same field (except school facilities)
- They gave Presidents Park as an example, and stated that although the hockey field had markings for tennis they were rarely used and the concept hadn't worked
- They said to give the president of Western Region Tennis Association a call and they will be able to discuss the issues regarding Presidents Park
- Surfaces aren't compatible as Hockey and Tennis required different shock pads and they were generally different grass lengths
- Problems also occur with storing the equipment for both hockey and tennis and the issue of pulling the equipment on and off the field

A2.6 Notes from discussion with committee member Hamilton Lawn Tennis Centre (HLTC)

They were not in favour of the concept due to the following;

- Fields that are good for hockey are not good for tennis
- Issue of putting up nets and taking them down, if the courts were going to be used for juniors then who would do the nets, carry the poles etc, there is the possibility that this extra labour could severely hinder interest in the sport
- Even if the courts were used for juniors as overflow from the primary courts, this would not be ideal as they would want best service possible for all the juniors
- Pedrina Park is viewed as a cold, freezing, exposed, miserable place not only as a place to play tennis, but for hockey and football
- It is not conveniently located.

They stated that the following sites would be better if HLTC was not a viable option:

- Patterson Park would be better than Pedrina Park as courts are already there and they have had up to 18 courts there in the past, it is close to the college, the primary school and is close to the centre of Hamilton
- Middleton Park, where the bowls club is located
- Vic Urban development site should also be considered

A2.7 Notes from discussion with president HLTC

The were generally not in favour of the idea due to the following:

- Weather at Pedrina Park is an issue due to the higher altitude of the park as opposed to land closer to the centre of town. They referred to Pedrina Park as “Arctic Park”
- Not sure whether the clubhouse would be close enough to the tennis courts. Tennis players would not want to walk 300 metres from the clubhouse to the courts
- Not in favour of sharing courts as the purpose of having all weather courts was so they club / players could use them all year round and therefore they didn’t want sharing issues. However, if the hockey field was only used for secondary courts then the idea could potentially work
- They were concerned at the timeframe for setting up courts at Pedrina Park, they said HLTC or Patterson Park had the infrastructure for tennis courts to be constructed in a shorter timeframe than Pedrina Park
- Their preference for a tennis centre would be for HLTC but understood there maybe an issue with lighting. Their second preference would be Patterson Park as this already has the infrastructure for setting a good tennis centre.

A2.8 Notes from discussion with Southern Grampians Recreation Officer

There are currently nine tennis courts (plexipave) on the netball courts (courts are used by the Hamilton Netball Association) that are available for use.

Netball only utilised for five months of the year during winter. The officer has emailed the current usage times for netball.

The courts may need some modifications. There is also the potential to take out one of the access roads Pedrina Park in order to fit 12 tennis courts.

Council wants to develop Pedrina Park into a multi-purpose sporting complex and having the benefits of number sports working together in developing sport and recreation in the area.

There will be a cost benefit if all sports are all using the one area.

Can extend the netball pavilion to cater for numbers and is centrally located with the proposed hockey field just to the right and the netball / tennis courts a 20m walk to the left.

A2.9 Notes from discussions with the President of the Western Region Tennis Association (WRTA)

Lighting would be an issue because lights for hockey fields are normally on the outside of the field with high poles and would not be the best solution for tennis. Lights that are lower and next to the court are better served for tennis and also give less spillage.

Presidents Park in Wyndham, a hockey field with tennis markings, is not used by the WRTA because:

- Tennis is played all year around and therefore they need the courts to be available all time, however due to hockey being played at times when courts would need to be used then Presidents Park is not an option
- WRTA has as many juniors playing in the winter as they do in the summer, therefore they need access to the courts in the winter
- Technically hockey and tennis requirements differ. The hockey field has the lights on the outside the fields and the poles are high compared to tennis, while lights that are lower and next to the courts are better for tennis and give less spillage. Tennis balls do not bounce as good on hockey pitches as they do on other tennis surfaces.

The president also made the following comments about tennis courts and tennis in general:

- Competition is what takes up the majority of court usage. Training and social tennis does not take up much time in terms of usage
- There is a problem with surfaces that require a lot of maintenance, like grass, because you need to have volunteers to do the maintenance and these days it is hard to find volunteers
- Tennis Australia is prepared to put in money towards maintenance and development of grass courts and they want to keep grass court tennis developing in Australia

- Players from the metropolitan area are willing to travel to country areas to play grass court tournaments, as grass courts are not available in the metro area. Country areas like Mildura and Albury make a lot of money from holding both social and points tournaments on long weekends and in holidays etc
- Benefits of artificial grass courts is that they are softer and less demanding on older legs and can be beneficial for aging players who want to keep playing but on softer services.

A2.10 Notes from school consultation

An overview of the findings from the school interviews is provided below. Full notes are provided in a separate spreadsheet sent to Council.

School Facilities

Of the 13 schools interviewed in Southern Grampians, there are five senior schools that have at least two tennis courts (two with four courts and one with five courts). Three other schools have one asphalt court each.

Only the Hamilton junior school has lights on their courts, this is primarily due to where the boarders reside and they play after school.

All of the schools that have tennis courts, use those courts for at least one other sport except for Heywood SC which has 5 tennis only asphalt courts.

Four of the schools regularly use courts outside of the school (two use Patterson Park, one uses HLTC and the other uses Tarrington Tennis Club).

School Participation

Six of the schools teach tennis as part of their PE curriculum and six of the schools compete in interschool tennis school competitions.

Eight of the schools said some of their students play outside of the school (significantly Monivae Secondary College has approximately 40 students playing tennis outside of school).

Coaching

There is no specific coaching held at the schools, although some students have coaching at the nearby clubs.

Future Plans

Hamilton was the only school that said they had plans for more courts as they are building a synthetic hockey pitch that will cater for tennis courts. Tarrington plan to resurface their courts.

Regional Tennis Centre

Seven schools said they would regularly use a regional tennis centre, however two of these said the use would not be regular one school said it would depend on cost.

The majority of the schools said they would only pay a minimal amount to use a regional facility. Monivae said they would pay \$5 per court, this is the same as the currently pay at HLTC.

All of the schools who want a Regional Tennis Centre said there preferred preference was for plexipave courts.

Four of the five schools that suggested a site for a regional tennis centre stated HLTC would be a good site.

A2.11 Notes from interviews with adjacent municipalities

Contact Name	Council	Where is tennis played in the region? How many associations?	Is there a regional centre?	How many and what type of courts	What is the general standard of courts?	How frequently are they used	What competitions are played at the facility?	Are there indoor courts and courts with lighting - give details?	What is the fee structure?	Who owns the land?	Who takes care of the management and maintenance of the facility.	Is there any parks where Tennis is combined with other sports? Details and does this work?	Does the council have a current tennis development strategy?	What funds do council allocate to tennis?	Does council promote tennis in the region and if so how?	Is there funding provided for the development of tennis?	Do you believe there are adequate pathways, for example enough qualified coaches, for the development of tennis?	What is council's future directions/plans for tennis in the municipality?	Any other comments
Mary Lou Amos	West Wimmera																		
Barkley Vincent	Ararat	Main club Ararat Tennis Club	No Although Alexandra Park Tennis Club acts as one	Alexandra City tennis club has 10 courts; most towns have at least 2 asphalt courts. There are approximately 13 tennis complexes in the Shire	Good, courts were replaced with synthetic material, few turf courts with less use. Regional courts vary in standard		City tennis	No Indoor Courts Ararat has lighting		Council and crown	Ararat, committee of management take care of the recreation reserve and source funding	90% are played with other sports	No	No specific fund allocated to tennis, only funds for general sport and recreation budget	Promote healthy living nothing specific to tennis	Not specifically	Reduced throughout the country. The bigger the club the better the pathways/access. Excellent coaching in Ararat: • Alexandra City Tennis Club	No specific strategic plan for individual sports. Rec Strategy says: Encourage the consolidation and upgrade of tennis courts in Ararat and the opportunities for night, social and non-member casual tennis. Sports Facility Life Cycle Costs: Guiding Principles say consider provision of lights for tennis courts. Actions say raise awareness of the tennis opportunities that exist to meet identified demand.	Speak to tennis Vic and Central Highlands Sport regarding courts
Michael Bailey	Northern Grampians	Two main tennis facilities, Stawell and St Arnaud	No	Stawell have 12 courts and St Arnaud have 8	Stawell has 8 synthetic courts that are 2 years old, 4 plexipave that are about 15 years old. St Arnaud has 6 grass and 2 plexipave courts, plus there is 2 more synthetic courts coming in the next few months	Stawell play all year round, about 4 times a week, St Arnaud play only over summer and big Easter regional tournament	Local comp except regional tournament at St Arnaud over Easter	Stawell has lighting, all 12 courts are lit and there are no indoor courts	Club fees	Council owns both	Community for each club	Stawell incorporated into North Park but tennis has its own specific courts. St Arnaud are stand alone tennis courts	No	Provided community grants last year	Not really		Definitely, Stawell have Dale Power, who has just finished with Tennis Australia and does most coaching at both Stawell and St Arnauds	Not really outlined in strategies	Di Trotter, Wimmera regional sports assembly 5382 4599
Patrick Barrett	Horsham	Private clubs, two in town and one just out of town. Central Park has 16 courts, there are 18 lawn courts in Horsham and the other club has 12 concrete and asphalt courts. There are lights at Central Park	No	See previous	All good standards, some have been resurfaced recently with thin pave	All very well used in the area	Women's and Men's competitions and off season competition	Couple of indoor courts at the indoor tennis centre	Club fees	All on crown land and managed by council	Solely the clubs responsibility, council does help apply for grants	Havan have only Tennis courts and Central park is multi-use	NO	No funding, however they help with grants			Couple of clubs have clinics for juniors and adequate coaches in region.	Nothing at present	
Angela Soley	Gleneilg	Portland has 12 courts with lighting and is the main centre association and Casterdon has 7 courts (no lighting) and has it's own association							Annual ground rental fees	Most on crown and council managed		Most courts in the regional areas (outside Portland & Casterton) are all netball and tennis courts	No	Nothing specific, funds allocated under a general maintenance budget	Not specifically	Planning on doing a Netball and Tennis Development strategy, depending on funding from state government	Don't get top-level coaches regularly as they should because of the distance from Melbourne. Facilities are good though		



Contact Name	Council	Where is tennis played in the region? How many associations?	Is there a regional centre?	How many and what type of courts	What is the general standard of courts?	How frequently are they used	What competitions are played at the facility?	Are there indoor courts and courts with lighting - give details?	What is the fee structure?	Who owns the land?	Who takes care of the management and maintenance of the facility.	Is there any parks where Tennis is combined with other sports? Details and does this work?	Does the council have a current tennis development strategy?	What funds do council allocate to tennis?	Does council promote tennis in the region and if so how?	Is there funding provided for the development of tennis?	Do you believe there are adequate pathways, for example enough qualified coaches, for the development of tennis?	What is council's future directions/plans for tennis in the municipality?	Any other comments
Gerard Alud	Moyne	Number of towns have own clubs. The two main towns, Port Fairy and Mortlake have 8 courts each. The other town have 2 or 3 courts	No		Varies	Depends on the location	Local club competitions	None	Looked after by clubs	Council and crown	Depends on who the land owner is and how active the committee is	Shared with netball			In the process of development plan. A company is currently conducting an audit of facilities	No funding as such, however there is funding for audit at the moment	Very ordinary, not a lot of involvement in tennis, there should be more	Depends on Audit then will put in strategic plans for the future Tennis is low key in the shire, doesn't have the profile it use to have or should have - maybe no local hero's etc like footy. Kids not interested, more interested	
Sue O'Brien	Pyrenees																		
Anthony Judge	Buloke	Three are 6 major towns that all have club, each have lawn tennis and between 8 and 20 courts. There are also a few courts in the small towns	No		They are all in very good standards, this is due to voluntary groups	Lawn courts are only used in summer, lit hard courts used in winter for social tennis	Local and regional competition. There are 2 different leagues where towns play against each other	There are a couple of hard courts that have lights. Five of the main towns have 1 or 2 hard courts that are lit and there is one indoor competition at Donald	Club fees	Council and crown	Council or community managed, management and maintenance is mainly done by clubs, council provides an allocation for general sport and recreation and these funds are then allocated out however normally to more dominant sports like AFL	Few are on the larger recreation reserves. There are precincts with netball football and hockey. There are a few standalone courts but the majority are in a precinct	No	No, funds are allocated to general sport and recreation	Promote through assisting clubs and tournaments and also promote through their website and newsletters	No	Adequate for the towns they have, majority is left with the clubs and they do a good job	Not specifically, have a wider sport and recreation strategy	



A2.12 Notes from the meeting with the Hamilton Lawn Tennis Club 26 May 2009

Agenda Hamilton Lawn Tennis Club meeting

- Demand
- Supply
- Hierarchy of facilities
- Sub regional centre
- Site options.

Demand

- Over 1000 potential players in the Southern Grampians Shire
- 425 existing members
- Declining no. of members Australia wide
- Strong local demand especially social
- Potential for growth; juniors/ mums/allied sports, maintain older
- Increasing demand for night and social tennis
- Value of local courts
- Importance of pathways, junior development club competition, and development programs, as well as maintaining older persons and social opportunities.

Supply

- 61 hard court (nine acrylic)
- 15 lawn

- Poor condition of most courts-poor base and not hot mix. Major investment required to stimulate participation
- Only one court has suitable lighting for playing at night
- Coleraine, Glenthompson and Pedrina Park all have lights that are used for netball but are not suitable for tennis
- Additional 12 courts at schools (four of these are acrylic and two have lighting)
- Need to have hard courts for player development
- No courts with synthetic grass for social players
- Reasonable equitable distribution of facilities
- Co-locate where possible with halls, recreation reserves and other sports, cross marketing, shared facilities, increase participation and viability.

Hierarchy of facilities

- Align with Tennis Aust. Facility Framework
- Local
- District
- Subregional
- 6-18 local: mostly 1-2 courts at halls and recreation reserves
- 3-4 district level four courts with lights – some level of coaching, competition, social
- Hard court and / or artificial grass
- Sub regional: 12+ courts all lights 75% ITF surface (nine plexi cushion?), cafe/kiosk, preferably licensed social facilities, admin office, counter service, 27 hours Tennis Australia national endorsed programs.

Issues Raised

- What is happening / the demand outside the Shire? Potential to attract players south of Hamilton (eg Heywood)
- What is happening in terms of tennis development strategy at Portland
- Need for surfaces to meet all needs (eg social, older players etc)
- Need for a minimum of 16 courts
- Need to know costs for next 20 years ie include surface replacement etc
- Need to have some courts open to public - can be at a different site
- Courts at full capacity on Tuesday (juniors), Wednesday (night) and Saturday.

Resourcing

- Many courts in relatively poor condition, few with lights
- Council can't upgrade all courts
- Council could prioritise its funds for District and above facilities
- Local facility able to provide matching funds - apply for community grants, DSE grants etc
- Subregional – assumes:
 - no land acquisition
 - possible sale of land
 - need to provide equivalent land as PPRZ
 - funds from state and seek from other sources

- club contribution
- Likely only way to have managed clubrooms to share
- Most compatible sports: golf, bowls
- Complement hours: add night time use
- Playing age of all extends into older age
- Cross marketing junior market / families
- Opportunity for sharing clubroom and manager.

Issues Raised

- Potential for shared clubhouse should be rated higher
- Need to increase minimum courts from 12 to 16
- Minimal conflict with other users needs to be defined - assumes it is adjacent sports.

Possible sites for subregional

- Hamilton Lawn Tennis Club, Hamilton
- Hamilton Golf Club, Hamilton
- Patterson Park, Hamilton
- Pedrina Park, Hamilton
- (other site too?)
- Ray Middleton Reserve, Hamilton
- Possibility at HILAC, or in conjunction with outdoor swimming pool?

Discussion about sites

- Patterson Park
- Space to provide courts
- Need to provide clubroom (heritage issues?)

- Would need to change zoning - some resident opposition?
- No potential to share with other clubs
- Would need major funds for indoor facilities, tree removal, and recurrent funds
- Alternative use social / family recreation function with free access tennis?

Issues raised

- Extend existing hall to obtain economies of scale
- Need to bring courts back from road a little
- Council will need to do something about the senescing trees anyway

Discussion about sites

Ray Middleton Reserve

- Large site with plenty of room for courts, parking etc
- Potential to have shared facilities
- No effect on residences

Disadvantages:

- Would need to close road or put on community centre site
- Not sewered
- Not considered by bowls club

Issues raised

- Currently building a dental clinic in space between bowls club and existing community centre

Pedrina Park

- Existing infrastructure
- Potential to share with hockey and netball facilities
- No effect on residences

Disadvantages:

- Courts currently run east to west
- May effect space for other grass sports
- Not a favoured site by tennis players (cold, windy etc)

Issues raised

- Issue of space and sharing courts with other codes (this would not be the case at there would be dedicated courts for tennis)

HLTC Site:

- Existing infrastructure
- Access to new residential market

Disadvantages:

- Too small to develop
- Too close to residences to have lighting
- No onsite parking
- PPRZ may need to offer alternative open space

Hamilton Golf Club

- Large site with plenty of room for courts, parking etc
- Potential to have shared facilities

Disadvantages:

- Some relocation of green golf infrastructure

Issues raised

- Concern about “country club” elitism
- Want to ensure that the club remains affordable for juniors etc
- Can see the benefits of having a centre at the golf club, including
 - Pro shop
 - Using greenkeepers, bar staff etc
 - Good facilities and clubrooms
- Need to retain the tennis club’s identity

Probable cost: regional centre

12 Plexipave courts (banks of 3) – Cost minus TA rebate

- Resurface \$26,500 – \$3,600 each = **\$274,800**
- Reconstruct \$49,500 – \$6,000 each = **\$522,000**
- Lighting (6 poles lighting 4 court bank) \$120,000 – \$2,000 each court = **\$366,000**
- Fencing (4 court bank) @ \$33,900 x 3 = **\$101,700**
- TOTAL (resurface): **\$712,500**
- TOTAL (reconstruct/new): **\$959,700**
- **EXCLUDES CLUBROOMS \$7-900,000**
- **Landscaping, services , site preparation, car parking, shelter etc.**

12 Plexicushion courts (banks of 3) – Cost minus TA rebate

- Resurface \$40,000 – \$9,600 each = **\$364,800**
- Reconstruct \$63,000 – \$16,000 each = **\$564,000**
- Lighting (6 poles lighting 4 court bank) \$120,000 – \$2,000 each court = **\$366,000**
- Fencing (4 court bank) @ \$33,900 x 3 = **\$101,700**
- TOTAL (resurface): **\$802,500**
- TOTAL (reconstruct/new): **\$1,101,700**

Other issues

- Current tennis structure in Southern Grampians
 - Associations
 - Competitions
- Develop Programming
 - Coaching
 - Development Squads
 - Avivia Tennis Hot Shots (3 stages: 5-7 years, 8-10 years; and 10-12 years)
 - Mums’ Tennis Program (subsidied by Tennis Victoria)
 - Mums’ Staying in Tennis Program (Club volunteer trained by Tennis Vic to run program)
- Club manager / professional
- Tournaments
- Funding sources? - Has benefactor who has donated \$100,000

A2.13 Submissions made to the project

"I currently travel to Warrnambool to play tennis at the indoor centre.

They run slam and sweat clinics for an hour in groups of 6 -8 players which are brilliant. These tennis sessions are becoming increasingly popular due to the hectic lifestyles we lead with ever increasing work commitments and time constraints. They are offered during the day and at night.

You can also join a team and play social tennis or have private lessons or hire the courts to play with a friend when it suits you.

I can play all year round, rain, hail or shine and I commit myself to play weekly because I know it will always be perfect tennis weather indoors.

Other sporting facilities combined with tennis could be squash, indoor cricket, gymnastics.

The space could be used for yoga, pilates, kinder gym (for toddlers) and much more.

Don't go down the path of providing childcare, leave that up to the other childcare facilities already available in Hamilton.

Please provide Hamilton with a fantastic Indoor Tennis - sports centre and I would probably play twice a week!!

I would be happy to help in any way that I could to see modern indoor tennis facilities in Hamilton.

Appendix 3: Estimated probable costs of proposed capital works

Priorities and estimated probable capital costs for district facilities

The priority works for each of the district level facilities and ballpark probable costs are listed below.

Dunkeld

Works	Cost
Resurface two court bank	\$64,000*
Light two court bank (4 poles)	\$80,000#
Replace aging fencing to 3.0m high cyclone wire in four court bank	\$33,900
Total	\$177,900

Coleraine – Turnbull Street

Works	Cost
Planning and engineering opinion on siting construction options to minimize flood impact	Not costed
Provide covered spectator area at clubhouse and courts	\$50,000
Resurface four courts (Plexipave)	\$106,000*
Light two court bank (4 poles)	\$80,000#
Replace fencing 3.0m high cyclone wire in four court bank	\$33,900

Works	Cost
Extend pavilion for storage, toilet / change	Not costed
Total	\$219,000 minimum

Balmoral

Works	Cost
Resurface two court bank (Plexipave)	\$64,000*
Light two court bank (4 poles)	\$80,000#
Upgrade existing wire fencing to 3.0m (two court bank)	\$22,500
Shade / covered spectator area seating	Up to \$50,000
Total	\$216,500

Cavendish

Works	Cost
Resurface two court bank (Plexipave)	\$64,000*
Commission lighting specialist opinion on existing lighting quality and upgrade as required	Not costed
Resurface additional two court bank (Plexipave))	\$64,000*
Provide covered spectator area with bench seating	Up to \$50,000
Expand and upgrade pavilion	Up to \$400,000
Total	\$578,000

Notes:

* assumes full reconstruction is not required, excludes any applicable Tennis Australia Rebate

assumes appropriate power supply readily available, excludes any applicable Tennis Australia Rebate

Estimated Probable Costs - Assumptions

Court layouts

Two Plexipave courts in single bank

Works	Cost per court	Total Cost - Two courts single bank
Resurface	\$32,000	\$64,000
Reconstruct	\$57,000	\$114,000
Lighting (4 poles)	\$20,000	\$80,000
Fencing (2 court bank)		\$22,500
	Total	\$280,500

Four Plexipave courts in single bank

Works	Cost per court	Total Cost - Four courts single bank
Resurface	\$26,500	\$106,000
Reconstruct	\$49,500	\$198,000
Lighting (6 poles – 4 court bank)	\$20,000	\$120,000
Fencing (4 court bank)		\$33,900
	Total	\$457,900

12 Plexipave courts in three banks of four

Works	Cost per court	Total Cost - 12 courts in 3 banks of 4
Resurface	\$26,500	\$318,000
Reconstruct	\$49,500	\$594,000
Lighting (6 poles – 4 court bank)	\$120,000	\$360,000
Fencing (3 by 4 court banks)	\$33,900 per bank	\$101,700
	Total	\$1,373,700

12 Plexicushion courts in three banks of four

Works	Cost per court	Total Cost - 12 courts in 3 banks of 4
Resurface	\$40,000	\$480,000
Reconstruct	\$73,000	\$876,000
Lighting (6 poles – 4 court bank)	\$120,000	\$360,000
Fencing (3 by 4 court banks)	\$33,900 per bank	\$101,700
	Total	\$1,817,700

Item breakdown per 4 court bank

Court resurface (Plexipave)

- \$20,000-25,000 (approx. \$18,000-20,000 each in 4 court bank), inc. re-sheet, crack-seal bitumen, geofabric, tac coat, 30mm asphalt
- \$7,000 Plexipave, per court (approx. \$6,500 each in 4 court bank).
- -\$3,600 max. per court Tennis Australia rebate (surface or resurface) not included

Court reconstruction (Plexipave)

- \$40,000-50,000 (approx. \$43,000 each in four court bank), inc. re-sheet, crack-seal bitumen, geofabric, tac coat, 30mm asphalt
- \$7,000 Plexipave, per court (approx. \$6,500 each in four court bank)
- -\$6,000 max. per court Tennis Australia Rebate (surface or resurface + base preparation) not included

Court resurface (Plexicushion)

- \$20-25,000 (approx. \$18-20,000 each in 4 court bank), inc. re-sheet, crack-seal bitumen, geofabric, tac coat, 30mm asphalt
- \$30,000 Plexicushion%
- -\$9,600 max. per court Tennis Australia rebate (surface or resurface) not included

Court reconstruction/new (Plexicushion)

- \$40-50,000 (approx. \$43,000 each in four court bank), inc. re-sheet, crack-seal bitumen, geofabric, tac coat, 30mm asphalt
- \$30,000 Plexicushion%
- -\$16,000 max. per court Tennis Australia rebate (surface or resurface + base preparation) not included

Estimated Probable Costs – Sub Regional Tennis Centre-Hamilton Golf Club Site

12 courts (Plexipave/SFAG)

Works	Cost per court	Total Cost
10 new Plexipave	\$49,500	\$495,000*
2 new sand filled artificial grass (Tiger Turf, basic option)	\$80,000	\$160,000*
Lighting (13 poles)	\$20,000	\$260,000*
Fencing (1x6, 1x4, 1x2 court banks, sharing adjacent fences) 554m @ \$150/m		\$83,100 [#]
Additional carparking (48 spaces, asphalt, including accessway)		\$262,080 [@]
Pavilion extension		\$400,000
	Total	\$1,660,180

12 courts (Plexicushion/SFAG)

Works	Cost per court	Total Cost
10 new Plexicushion	\$73,000	\$730,000 ^{##}
2 new sand filled artificial grass (Tiger Turf, better quality than basic option)	\$86,500	\$173,000*
Lighting (13 poles)	\$20,000	\$260,000*
Fencing (1x6, 1x4, 1x2 court banks, sharing adjacent fences) 554m @ \$150/m		\$83,100 [#]
Additional carparking (48 spaces, asphalt, including accessway)		\$262,080 [@]
Pavilion extension		\$400,000
	Total	\$1,908,180

Notes:

Not costed: moving existing structures, major earthworks, soil testing, surveying, pedestrian access, shelter, landscaping, etc.

Hamilton soils are very mobile and court foundations may require significant additional preparation than would be the case at other Victorian locations. These estimates are based on Victorian averages only.

[#] Tennis Australia Rebate may be applicable for courts and ancillary infrastructure up to a maximum of \$18,000 per court for Plexicushion surfaced courts, and up to \$8,000 for Plexipave surfaced courts.

* Tennis Australia Rebate is not payable for sand filled artificial grass (SFAG) courts. Per court, sand filled artificial grass (Tiger Turf), fully installed: Sand and artificial grass surface: \$11,000-\$16,500 (basic-better quality options); Base preparation: \$44,000 (crushed rock), \$70,000 (concrete slab). For Hamilton-area soils, concrete may be the preferred court base.

[@] There is some potential intrusion into existing carparking from the proposed building extension. If lost spaces need to be replaced then there would be a consequent increase in the size and cost. Costs calculated based on 19.5m²/space @ \$280/m² (asphalt). (Car bays of 4.9mL*2.6mW and 5m (avg.) accessway, bays on both sides.) Costs do not include maintenance roads or overflow carparking.

[%] Plexicushion may require a stronger and more stable base than is required for Plexipave. For Hamilton-area soils, concrete may be the preferred court base.

Appendix 4. Summary of submissions on Draft Report

Submission No.	Date	Key points raised in submission	@leisure response to submission
1	19-June-2009	<ul style="list-style-type: none"> • Supports the Tennis Development Strategy • Image 3 was stated as being a Balmoral tennis court and is actually a car park 	<ul style="list-style-type: none"> • No revisions required • Image 3 was changed in previous version of the Strategy and no longer shows the picture of the carpark.
2	17-Aug-2009	<ul style="list-style-type: none"> • Supports the application to have the courts refurbished at the Turnbull Street, Coleraine • Current court conditions are extremely poor • Community spirit is low after continually being knocked back for funding to have courts resurfaced • Recent development of the skate park has enhanced the area and this should encourage more people with young families to play tennis 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
3	20-Aug-2009	<ul style="list-style-type: none"> • Wishes Council to list Coleraine as first priority for District Development in the Tennis Strategy • Strategy suggests Dunkeld is the number one priority due to it being a 'visitor destination'. It is more important that consideration be given to the actual people who live and work in the shire and not the visitors • The courts have been inadequate for approximately 10 years and the club has been trying to raise money to fund the resurfacing • Courts need to be adequate to be able to encourage young people to play • Might not be necessary to build a spectator area as there is already a portable shade area and trees near the courts that are used for shade 	<ul style="list-style-type: none"> • No revisions required • Council needs to consider all factors when deciding if Coleraine or Dunkeld is the first priority for the Tennis Strategy
4	21-Aug-2009	<ul style="list-style-type: none"> • Has asked that parking for Sheepvention be included in any discussion regarding future uses of Patterson Park • Sheepvention is regarded as a premier event in Hamilton and attracts over 25,000 to a two day event in Hamilton • Proposed study to consider how much all weather parking could be provided 	<ul style="list-style-type: none"> • No revisions required • Council is currently considering all potential uses for Patterson Park

Submission No.	Date	Key points raised in submission	@leisure response to submission
5	27-Aug-2009	<ul style="list-style-type: none"> • Wishes Council to list Coleraine as first priority for District Development in the Tennis Strategy • Coleraine has a third of Southern Grampian visitation via the Western Portal. Like Dunkheld, an improved tennis facility would further increase visitation • The Coleraine community has been fundraising and lodging grant applications for the last six years and should be given priority 	<ul style="list-style-type: none"> • Council needs to consider all factors when deciding if Coleraine or Dunkheld is the first priority for the Tennis Strategy
6	27-Aug-2009	<ul style="list-style-type: none"> • Supports the proposal to relocate the HLTC to the Hamilton Golf Club • The Golf Club is a smart venue that will benefit both sports in terms of membership, the longevity of both sports and the Hamilton community 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
7	27-Aug-2009	<ul style="list-style-type: none"> • Supports the application to have the courts refurbished at the Turnbull Street, Coleraine • Courts are currently substandard, with uneven bounce and balls become black very quickly making them difficult to see 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
8	29-Aug-2009	<ul style="list-style-type: none"> • Supports the application to have the courts refurbished at the Turnbull Street, Coleraine • This is the seventh consecutive application by the Coleraine community to fund reconstruction of the courts • Small amounts of rain make the courts very unsafe • Reconstruction of the courts would enhance the programs that are run at the facility 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
9	31-Aug-2009	<ul style="list-style-type: none"> • Agrees with the proposal to relocate the HLTC to the Hamilton Golf Club with the facility having a number of lit all weather courts, a practice wall and off road parking planned for 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
10	6-Sept-2009	<ul style="list-style-type: none"> • Supports application to have a regional tennis facility at the Hamilton Golf Club with quality lit all weather courts • Respondent had previously developed a relocation plan for HLTC to the practice fairway at the Hamilton Golf Club. The relocation was voted in favour of an AGM • Funding is a concern. Council should sell existing land and all proceeds should be allocated to the relocation 	<ul style="list-style-type: none"> • No revisions required • @leisure was not aware of the previous proposal • Previous proposal should be reviewed by Council, HLTC and the Hamilton Golf Club to identify any points previously raised that will effect the potential relocation

Submission No.	Date	Key points raised in submission	@leisure response to submission
11	9-Sept-2009	<ul style="list-style-type: none"> • Supports the Strategy • Number of courts and style should be negotiable (not necessarily as recommended by Tennis Australia) to cater for all players and the area that it serves • The costs of building the courts and needs of the majority of the players are the two key factors in deciding what surface should be chosen 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
12	8-Sept-2009	<ul style="list-style-type: none"> • Believes number of courts proposed is too high and wants to know the number could be 8-10, which would be adequate for demand with the introduction of night tennis. • The proposed court configuration would likely to be rejected as members would oppose any major changes to court infrastructure • A full time manager would be required to manage both clubs if the relocation takes place and could increase costs to both clubs • If the proposal at the Hamilton Golf Club then the respondents next preference would be to develop the facility at Patterson Park • Report does not mention the expected 'court life' for resurfacing • Respondent agrees that facilities throughout the shire should be upgraded 	<ul style="list-style-type: none"> • No revisions required • To satisfy the requirements of Tennis Australia, there must be at least 12 courts for the facility to be classified as a sub-regional facility and therefore be able attract events recognised as being of a sub-regional nature • @leisure agrees that a full time manager would be required, however the increased costs would be offset by additional membership fees and revenues gained by events run at the new facility. It would be the job of the full time person to promote and market events to generate revenues • The report identifies the court life cycles and cost of resurfacing
13	9-Sept-2009	<ul style="list-style-type: none"> • Agrees with Hamilton Golf Club as the number 1 site, however there is a lot of work that needs to be undertaken for before this can go ahead • Hamilton needs an all year round facility with lights for night tennis due to the increase in demand for midweek / night tennis • Agrees with the need to upgrade district facilities 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
14	9-Sept-2009	<ul style="list-style-type: none"> • First preference is that the HLTC be developed as a sub-regional complex • Hamilton needs 8 to 12 all weather court complex that is available for day and night tennis all year around 	<ul style="list-style-type: none"> • No revisions required

Submission No.	Date	Key points raised in submission	@leisure response to submission
15	9-Sept-2009	<ul style="list-style-type: none"> • States that Council will play a major factor in taking the strategy to the next level and is concerned that there may not be the resources to support the project • Funding will be a key issue in the development of the facility • Agreements will need to be established between all parties involved, well defined and explained • HLTC will need to embrace the project in a professional manner with significant planning and discussion before the project starts • The Hamilton Golf Club will need to embrace the idea and be inclusive to all potential participants. 	<ul style="list-style-type: none"> • No revisions required • @leisure agrees that Council, HLTC and the Hamilton Golf Club will all play important roles if the recommendation to relocate the facility is to be successful
16	9-Sept-2009	<ul style="list-style-type: none"> • A major tennis facility must be developed in Hamilton • Some of the requirements recommended by Tennis Australia for a sub-regional facility will require modification to ensure the average tennis player is not disadvantaged • Every effort must be given to encourage players of all levels and ages into the sport rather than designing a world class facility for a minority of players • Many questions have been raised with regard to developing the facility at the Hamilton Golf Club and these can only be addressed once an agreement has been made between the HLTC and the Golf Club to pursue the development 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
17	9-Sept-2009	<ul style="list-style-type: none"> • Further work is required on design of the facility at the Hamilton Golf Club • To costs of the development and funding available needs to be know • Respondent believes that strategy should be taken to the next level of the project 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
18	9-Sept-2009	<ul style="list-style-type: none"> • Supports the merger to HLTC and Hamilton Golf Club, however, believes there will be a lot of opposition and potential stumbling blocks • Further feasibility study on the merger should be undertaken • Location of courts should be modified as to not restrict view from the Golf Club Clubhouse • Ten lit all weather courts should be sufficient to for the needs of tennis with a restructured tennis competition • Would like to know what funding will be coming from Council 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations

Submission No.	Date	Key points raised in submission	@leisure response to submission
19	9-Sept-2009	<ul style="list-style-type: none"> • Believes that best option for the proposed facility is Patterson Park 	<ul style="list-style-type: none"> • No revisions required
20	9-Sept-2009	<ul style="list-style-type: none"> • Respondent identifies the need for lit all weather courts • Surface type should be for the development of development of members and social tennis (not necessarily the 75% of courts being ITF standards as recommend by Tennis Australia), keeping in mind the older players • Acknowledges the importance to improve tennis facilities at the district level • Concerns over the funding available for a facility at the Golf Club • Would be good to have the facility at the current home but has been disadvantaged by Tennis Australia's sub-regional criteria • The development of the facility at the HLTC should be further investigated 	<ul style="list-style-type: none"> • No revisions required
21	9-Sept-2009	<ul style="list-style-type: none"> • Supports the Strategy and relocation of the HLTC to the Hamilton Golf Club 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
22	10-Sept-2009	<ul style="list-style-type: none"> • Supports the direction of the Tennis Development Strategy • Supports the relocation to the Golf Club, however, would be great to stay at current location • Many issues need to be sorted before a possible merger could take place 	<ul style="list-style-type: none"> • No revisions required • Supports recommendations
23	10-Sept-2009	<ul style="list-style-type: none"> • Supports recommendation to create a Sub-regional Tennis Centre in Hamilton, however believes the relocation to the Hamilton Golf Club site as problematic especially as the land is privately owned • Respondent is concerned that there is no guarantee that the funds from the potential sale of HLTC land will not be to the relocation of the tennis club • Respondent believes that if the HLTC land is sold for development purposes that the community will expect that equivalent open space requirement be provided elsewhere (even though not a requirement of DSE). A strategic assessment should be undertaken to determine if or not sufficient open space is available to the community, before the relocation is considered • Recommendation to relocate the HLTC to the Golf Club appears not to have formal support of the members of the golf club 	<ul style="list-style-type: none"> • No revisions required • The Strategy is the first stage of the proposal for developing a tennis facility in Hamilton. @leisure acknowledges there are further steps that need to be undertaken to the take the proposal to the next level. These steps will include ensuring that funds will be secured before the proposal can be taken to the next level, consultation between both parties, including support of the members and formal agreements drawn up.

Submission No.	Date	Key points raised in submission	@leisure response to submission
24	10-Sept-2009	<ul style="list-style-type: none"> • A General Meeting of the Hamilton Golf club was held on 1 September 2009, where an open discussion and comments were invited. • There were the expected questions raised from some members, such as what is the “value” to the club, and how would the two clubs operate? • There were positive discussion regarding the many perceived benefits • In summary, the meeting was largely in favour of continuing the exploration of the concept, and discovery of more factual information 	<ul style="list-style-type: none"> • No revisions required