AUDITS

A detailed audit and inspection of the fifteen tennis venues located in Willoughby was conducted in June 2018 to collect on and off-court facility related data.

The purpose of these audits was to provide Council with a register of tennis infrastructure and other relevant information that will be used to guide Council's asset renewal and capital works program. Audits were undertaken using an online customised tennis audit program which has been used to inspect almost 700 venues across the country.

The outcomes of these audits have been summarised in this section and are presented alongside other relevant information about the site collected from Council, clubs, coaches and user groups via the external consultation process. Information presented includes an overview of facility needs, participation, membership, usage, ownership, capacity, tenancy and development opportunities. Detailed site audit reports have been provided to Council separately.

Key tennis facility components such as playing surfaces, net posts, enclosure fencing and floodlighting infrastructure (not lux levels) were rated and scored using Councils asset condition assessment ratings system. A description of each rating number is provided in the adjacent table and is colour coded to enable priority works to be clearly identified.

A key outcome of the audit process is the development and assessment of an asset register for tennis infrastructure located on public land, and the clarification of maintenance and renewal responsibilities between Council and user groups. Understanding the capacity of each venue and investigating opportunities to provide additional multipurpose sport and recreation facilities for the community is a key driver for Council.

Rating	Description
1.	Not new but in very good condition with no indicators of any future obsolescence and providing a high level of service.
2.	Aged but in good condition. Providing an adequate level of service.
3.	Providing an adequate level of service but some concerns over the ability of the asset to continue to provide an adequate level of service in the medium term. May be signs of obsolescence in medium term.
4.	Indicators that Council will need to renew, upgrade or decommission in near future. May need to be included in the capital works plan over the short term. Very low level of service.
5.	At intervention point. No longer providing an acceptable level of service. Action must be taken immediately by Council to renew, upgrade or decommission asset.
End of life	Theoretical end of life – asset is either decommissioned or deemed obsolete and scheduled for future closure.

Willoughby Council – asset rating system

CLELAND TENNIS COURTS (Artarmon District Tennis Club)

- **3 synthetic courts**
- **100% floodlit**
- **Crown land**



FACILITY INFORMATION

- Three court synthetic facility located on Crown land and managed by Willoughby Leisure on behalf of Council.
- Facilities are generally in good condition however clarification of responsibilities for maintenance and repairs between Council and the Commercial Operator is required.

NON COMPLIANCE ISSUES

- The courts meet the minimum run off requirements.

PLAYER NUMBERS

- 261 of the 607 (43%) registered tennis players in the Willoughby LGA are affiliate with Artarmon Community Tennis. This is due to a strong coaching program and competition use.
- Tennis NSW also provided statistics that indicate over 11,000 tennis players have used this venue although the timeframe is unknown.

CURRENT USE / CAPACITY

- Significant membership, participation numbers and multiple clubs using this venue would indicate that it is operating at full capacity.

TENANCY ARRANGEMENTS

- Artarmon District Tennis Club holds a 10 year licence agreement (until June 2023) with Willoughby Council for the use of the courts.
- In 2013 Council granted a 5 year lease to Artarmon Community Tennis, a commercial operator for provision of tennis services, facility management and maintenance.
- Facilities are licensed to the Artarmon Tennis Club from Monday to Saturday after 12pm and all day Sundays.
- Two other clubs also have a license for Saturday PM, Tuesday AM and Wednesday afternoon 5pm – 7pm.

PRIORITY FACILITY NEEDS

1. Regular court inspections and an agreed maintenance schedule.
2. Address subsidence issue at rear of viewing deck and trip points in paved walkway caused by root invasion at southern end.
3. Extend clubrooms to provide changerooms and storage capacity.





3 floodlit synthetic courts



Clubrooms in good condition



Non compliant run offs

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	3	4
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	4	3

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	3		
FENCE TYPE	Galvanised chain mesh		

	FLOODLIGHT RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	3		
LIGHTING TYPE	High tower		

NORTHBRIDGE GOLF CLUB (BONDS CORNER)

- **2 asphalt courts**
- **1 multipurpose**
- **No lighting**
- **Crown land**
- **Public access**



FACILITY INFORMATION

- Two court asphalt facility located on Crown land and managed by Council as part of the Northbridge Golf Club.
- Although asphalt is not the preferred court surface for competition tennis both courts are in good condition and are multi-lined offering a multipurpose space for community use.
- Net posts are removable.

NON COMPLIANCE ISSUES

- Both courts not meet the minimum run off requirements from the baseline to the fence. This is not a major issue considering the courts are not used for competition.

PLAYER NUMBERS

- Unknown.

CURRENT USE / CAPACITY

- Public access – bookings are made through the golf clubhouse before 3pm daily.
- The golf club reported a decrease in court usage since the courts became multiuse after 3pm.

TENANCY ARRANGEMENTS

- There are no arrangement in place for permanent use of this facility with any clubs or commercial tennis providers.

PRIORITY FACILITY NEEDS

1. Undertake works to prevent dirt from entering the enclosure from the adjoining BMX track.
2. Conduct remedial works on the contraction join in the centre of the two courts.
3. Consider public toilets to support community use.





Multipurpose court



Clubrooms and BBQ area



Non compliant run offs

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	
RATINGS	2	2	
SURFACE TYPE	Asphalt	Asphalt	

	NET POST RATINGS		
COURT NUMBER	1	2	
RATINGS	2	2	

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	2		
FENCE TYPE	Black PVC chain mesh		

CASTLECRAG SPORTS CLUB

- **2 synthetic courts**
- **No lighting**
- **Council land**
- **Public access**



FACILITY INFORMATION

- Two court synthetic facility located on Council land and leased to the Castlecrag Tennis Club.
- The club indicated that there biggest challenge is fundraising to renew and upgrade courts and facilities.
- The club paid approximately $80k to resurface the courts in 2010 and also funded new perimeter fencing in 2007. The club is currently planning for the next court resurfacing.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- The club reported that full membership has increased by 13% and junior membership 17% in the past three years.
- Junior coaching numbers have seen the biggest increase.

CURRENT USE / CAPACITY

- Courts are at capacity with use by members, coaching and public access. Increased use could be achieved by extending operating hours and the installation of court lighting.
- The club provide 45% of available court hours to the public.

TENANCY ARRANGEMENTS

- The club has a 10 year lease with Council for the management and use of the tennis facilities (clubrooms and courts). The grounds are the responsibility of Council under the lease arrangements.

PRIORITY FACILITY NEEDS

1. Consider introducing multi-use components such as a hit up wall, hot shots or mini court.
2. Upgrade toilets and player amenities to increase use.
3. Renew court surface and consider the introducing court lighting in consultation with local residents.





2 synthetic courts



Clubrooms in good condition



Non compliant run offs

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	
RATINGS	5	4	
SURFACE TYPE	Synthetic	Synthetic	

	NET POST RATINGS		
COURT NUMBER	1	2	
RATINGS	3	3	

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	3		
FENCE TYPE	Black PVC chain mesh		

CHATSWOOD TENNIS CLUB – 52 FULLERS ROAD

- **6 synthetic courts**
- **No lighting**
- **Council land**
- **On-line bookings**



FACILITY INFORMATION

- Six court synthetic facility located on Council land and leased to the Chatswood Tennis Club as their secondary or overflow site. Courts are in poor condition.
- The club has invested heavily in the facility over the last 10 years (circa $130k) for a range of renewal and capital improvement projects. Use of the facility is disrupted for eight weeks every 5 years due to recurring subsidence issues.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Club membership numbers have increased in the last five years – from 209 in 2013 to 285 in 2018.
- The cub has experienced an increase in organised social tennis.

CURRENT USE / CAPACITY

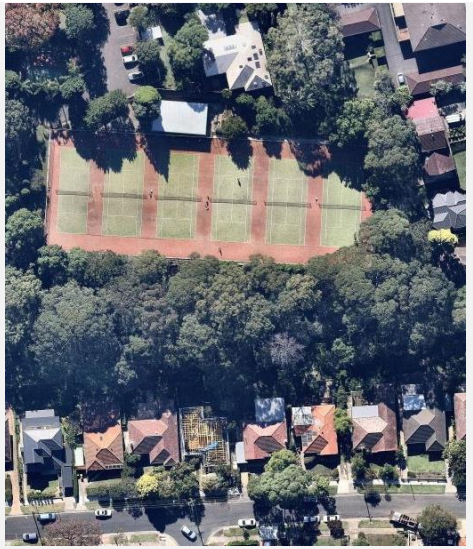
- Facilities are used by club members, school groups and coaching programs.

TENANCY ARRANGEMENTS

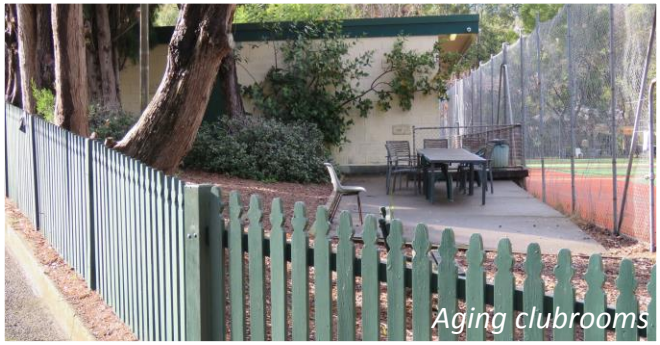
- The club has a 10 year lease with Council and a commercial tennis operator has an agreement with the club to run all tennis activities for members and external hirers.

PRIORITY FACILITY NEEDS

1. Conduct further investigation into the condition of the court base and drainage.
2. Address invasive tree roots issues and resurface courts.
3. Consider installing lights to support increased participation opportunities and maximise on-line court booking system.









1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	5	5	5
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	4	5	6
RATINGS	5	5	5
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	3	3

	NET POST RATINGS		
COURT NUMBER	4	5	6
RATINGS	3	3	4

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	4		
FENCE TYPE	Galvanised chain mesh		

CHATSWOOD TENNIS CLUB – 120 FULLERS ROAD

- **6 synthetic courts**
- **100% floodlit**
- **Private land**



FACILITY INFORMATION

- Six court synthetic facility located on Council land and leased to the Chatswood Tennis Club as their primary venue. Courts are generally in good condition.
- The club has invested heavily in the facility over the last 10 years (circa $220k) for a range of renewal and capital improvement projects. The clubs next project is removal of the asbestos clubroom roof ($100k).

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Club membership numbers have increased in the last five years – from 209 in 2013 to 285 in 2018.
- The cub has experienced an increase in organised social tennis.

CURRENT USE / CAPACITY

- This facility is operating at capacity and is used by club members, school groups, coaching, regional competitions and more recently table tennis.

TENANCY ARRANGEMENTS

- The club has a 10 year lease with Council and a commercial tennis operator has an agreement with the club to run all tennis activities for members and external hirers.

PRIORITY FACILITY NEEDS

1. Increase frequency of court maintenance and schedule surface renewal works.
2. Increase frequency of clubroom maintenance and schedule renewal and upgrade works to maximise lifespan.
3. Undertake a similar approach for the surrounds (footpaths, paving & carpark).









1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	3	2
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	4	5	6
RATINGS	2	4	5
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	3	3

	NET POST RATINGS		
COURT NUMBER	4	5	6
RATINGS	3	3	4

	FLOODLIGHT RATINGS		
ENCLOSURE NUMBER	1	2	3
RATINGS	1	1	3
LIGHTING TYPE	Black powder coated low level		

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1	2	3
RATINGS	2	3	3
FENCE TYPE	Black PVC chain mesh		

CLELAND TENNIS COURTS - (Cleland Tennis Club)

- **3 synthetic courts**
- **No lighting**
- **Crown land**
- **Public access**



CURRENT USE / CAPACITY

- Unknown.

TENANCY ARRANGEMENTS

- Cleland Tennis Club holds a 10 year licence agreement with Willoughby Council for the use of the courts.
- Facilities are licensed to the Cleland Tennis Club.

FACILITY INFORMATION

- Three court synthetic facility located on Crown land and managed by Willoughby Leisure on behalf of Council.
- This facility is located adjacent to courts occupied by the Artarmon Tennis Club.

NON COMPLIANCE ISSUES

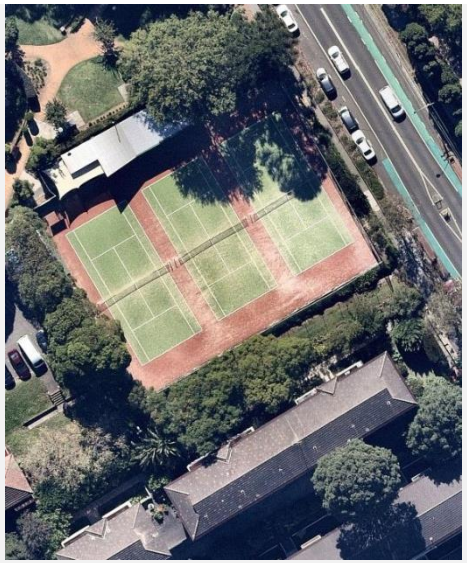
- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Unknown.

PRIORITY FACILITY NEEDS

1. Increase maintenance of clubrooms in the short-term and consider a refurbishment in the medium term.
2. Consider installing court lighting (minimum 2 courts) to enable increased use and support the existing programs and activities by the adjacent Artarmon Community Tennis.





3 synthetic courts



Clubrooms in good condition



Non compliant run offs

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

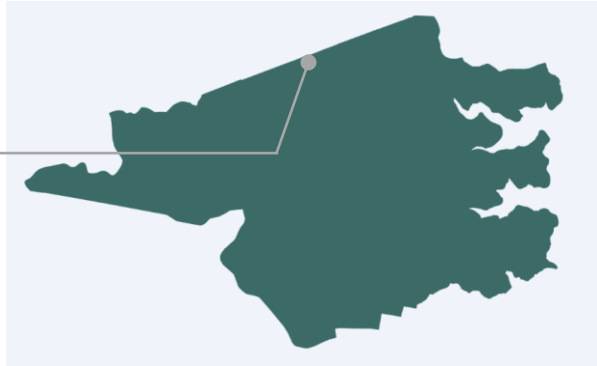
	SURFACE RATINGS		
COURT NUMBER	4	5	6
RATINGS	3	3	3
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	4	5	6
RATINGS	4	4	4

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	2		
FENCE TYPE	Black PVC chain mesh		

KOOROORA TENNIS CLUB

- **6 synthetic courts**
- **100% floodlit**
- **Council land**



FACILITY INFORMATION

- Six court synthetic facility located on Council land and leased to the Kooroora Tennis Club. Courts are generally in good condition.
- The club indicated that there biggest challenge is fundraising to renew and upgrade courts and facilities.
- In the past three years the club has spent $20-$30k on facility maintenance, $115k in 2013 to resurface courts and $25k in 2014 to replace lights. Over $40k has also been spent on the clubrooms and surrounds.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Participation in club competition and weekend social tennis is strong despite a membership decline of 7% in 2017/18. The club has a goal of increasing its membership by 10% in the next 12 months.

CURRENT USE / CAPACITY

- Weekend use of the courts is near or at full capacity. The club sometimes hire other venues to run competitions.
- The licensee (commercial operator) occupies the courts for private coaching and participation programs Monday to Friday.

TENANCY ARRANGEMENTS

- The club has a 10 year lease with Council for the management and use of the tennis facilities (clubrooms and courts).

PRIORITY FACILITY NEEDS

1. Remove and treat algae within court enclosure.
2. Redistribute sand/surface material evenly and rejuvenate synthetic pile.
3. Install entry gate - access to enclosure 2 is via rear carpark and flat grassed pathway.
4. Investigate lux level deterioration (dropped from 200 to 130).









1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	3	3
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	4	5	6
RATINGS	3	3	3
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	3	3

	NET POST RATINGS		
COURT NUMBER	4	5	6
RATINGS	3	3	3

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1	2	
RATINGS	2	2	
FENCE TYPE	Black PVC chain mesh		

	FLOODLIGHT RATINGS	
ENCLOSURE NUMBER	1	2
RATINGS	2	2
LIGHTING TYPE	Black powder coated low level	

MOWBRAY PUBLIC SCHOOL

- **3 acrylic courts**
- **100% floodlit**
- **Education land**
- **Public access**



FACILITY INFORMATION

- Along with the two asphalt courts at the Northbridge Golf Club, and with 3 acrylic courts, this site is the only other non-synthetic tennis facility in Willoughby.
- The school has invested in courts resurfacing and globe replacements for the court lights recently. (circa $20k).

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- The school has observed an increase in social tennis and competition offering recently. External court hirers have remained stable.

CURRENT USE / CAPACITY

- The courts are heavily programmed by the licensee (commercial operator) outside school hours. The school has capacity to share the courts with other groups during school times.

TENANCY ARRANGEMENTS

- The school license the courts to a commercial operator outside of school hours who offer tennis competition, coaching and participation programs to the local community.

PRIORITY FACILITY NEEDS

1. Multipurpose development opportunity – provision of hotshots or multi-lined court.
2. Improve supporting player amenities to create a more suitable and comfortable environment for users.
3. Equipment storage would be required if usage of the site increased.





3 floodlit acrylic courts



Toilets and shelter



Quality lighting

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	4	4
SURFACE TYPE	Acrylic	Acrylic	Acrylic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	5	5	4

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	4		
FENCE TYPE	Galvanised chain mesh		

	FLOODLIGHT RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	3		
LIGHTING TYPE	Black powder coated low level		

NORTHBRIDGE PUBLIC SCHOOL

- **2 synthetic courts**
- **No lighting**
- **Education land**



FACILITY INFORMATION

- Two court synthetic facility located on Education Department land and managed by the schools parents and citizens association.
- The courts are in need of renewal and the school has not invested in any type of facility upgrade or renewal works in the past five years.
- Access to the courts are via school grounds which is causing security issues. If community use was to increase there would need to be better arrangement and non school amenities available to users.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- The school has observed that tennis participation at the facility has been stable. Social tennis bookings are popular.

CURRENT USE / CAPACITY

- The courts are used as a 'playground' rather than for tennis during school hours and there is capacity to share. A commercial tennis provider (Love'n Deuce) occupy the facility outside school hours.

TENANCY ARRANGEMENTS

- The school license the courts to Love'n Deuce outside school hours who offer tennis coaching and participation programs to the local community.

PRIORITY FACILITY NEEDS

1. Court resurfacing and fence replacement a high priority. Clarify maintenance and renewal responsibilities between the school and tennis provider.
2. Enhance and facilitate public access and use to enable greater community participation.
3. Increase amenity provision to support increased use.





2 synthetic courts



Small clubroom



Non compliant run offs

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	
RATINGS	3	4	
SURFACE TYPE	Synthetic	Synthetic	

	NET POST RATINGS		
COURT NUMBER	1	2	
RATINGS	4	4	

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	4		
FENCE TYPE	Green PVC chain mesh		

NORTHBRIDGE TENNIS CLUB

- **3 synthetic courts**
- **No lighting**
- **Private land**



FACILITY INFORMATION

- The club owns the land, buildings and tennis facilities and are conscious of their community obligations.
- Maintain facilities to a high standard and keeping access to tennis affordable to members and the broader community is the biggest challenge for the club.
- In the past ten years the club has spent approximately $210k on facility renewal and upgrade projects and spend $20k per annum on ground and facility maintenance.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Club membership numbers are stable (85-90) with the average age of members increasing each year.
- Casual court hire and junior coaching numbers are stable.

CURRENT USE / CAPACITY

- Club days are all day Saturday and Wednesday afternoons with remaining times available for coaching and public hire.
- There is capacity for increased use (currently at 70%) and if lighting was installed facility use could be maximised.

TENANCY ARRANGEMENTS

- The club has a qualified coach who offers individual and group lessons.

PRIORITY FACILITY NEEDS

1. Courts due for renewal in the short to medium term.
2. Consider alternative surface type for the bottom two courts e.g. cushioned acrylic to enable longer lifespan.
3. Install lights on court 1 and 2 and resolve the car parking issues to facilitate increased use.





3 synthetic courts


Modest size clubroom in good condition


Non compliant run-offs

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

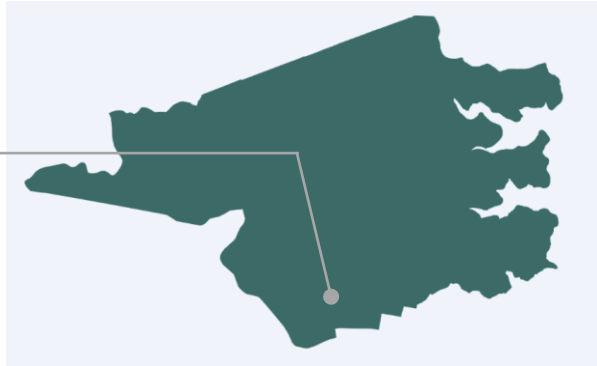
	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	4	4	4
SURFACE TYPE	Acrylic	Acrylic	Acrylic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	4	3

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1	2	3
RATINGS	2	2	1
FENCE TYPE	Black PVC chain mesh	Black PVC chain mesh	Black PVC chain mesh

NSTA – TALUS STREET

- **8 synthetic courts**
- **100% floodlit**
- **Crown land**



FACILITY INFORMATION

- Eight court synthetic facility located on Crown land and managed by Council. Facilities are leased to the tennis association and operated by external provider Love'n Deuce. The association built the tennis facilities with no external funding support.
- The club has invested heavily in the facility over the last 10 years (circa $200k) for a range of renewal and capital improvement projects.

NON COMPLIANCE ISSUES

- The majority of courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Weekday tennis program number remain stable, slight decrease in junior numbers and in adult participation, social play and clinics.
- Weekend court use is solidly booked for competitions and tournaments.

CURRENT USE / CAPACITY

- The courts are heavily used for a range of programs including breakfast competitions, clinics, ladies competitions, Hot Shots, private lessons, corporate days, school camps and general court hire.

TENANCY ARRANGEMENTS

- The NSTA lease the venue from Council with the current lease under consideration. Previous lease arrangements with Council have been for 10 years.

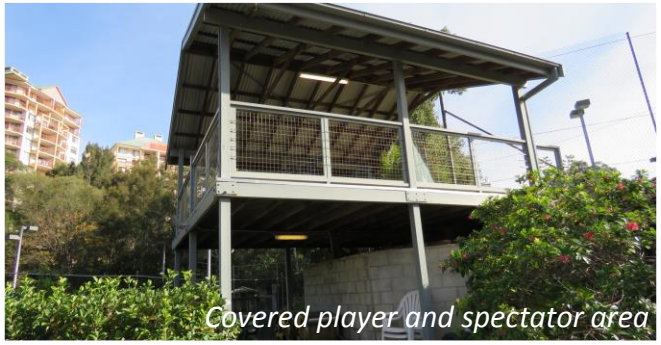
PRIORITY FACILITY NEEDS

1. Lighting upgrade.
2. Address drainage issues on Court 4.
3. Investigate options for developing hot shots courts using nearby 'open space' to enhance programming opportunities.
4. Prepare for surface renewal and consider alternate surface type (i.e. acrylic).





8 synthetic courts



Covered player and spectator area



Rusted net post – court 2

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	4	5	4
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	4	5	6
RATINGS	4	4	4
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	7	8	
RATINGS	4	4	
SURFACE TYPE	Synthetic	Synthetic	

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	5	4

	NET POST RATINGS		
COURT NUMBER	4	5	6
RATINGS	4	3	3

	NET POST RATINGS		
COURT NUMBER	7	8	
RATINGS	3	3	



Low fencing between courts



Clubrooms in good condition with access issues



Good quality lighting

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1	2	
RATINGS	3	5	
FENCE TYPE	Black PVC chain mesh		

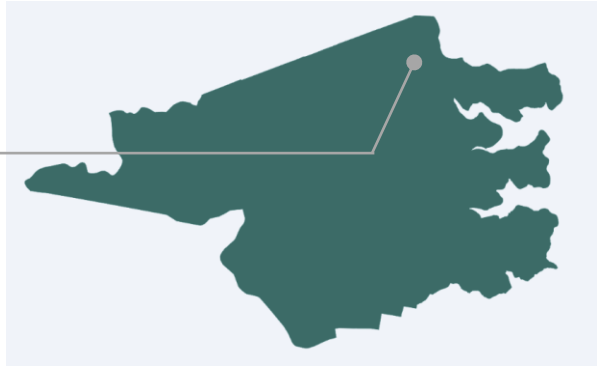
	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	3	4	
RATINGS	4	4	
FENCE TYPE	Black PVC chain mesh		

	FLOODLIGHT RATINGS	
ENCLOSURE NUMBER	1	2
RATINGS	3	3
LIGHTING TYPE	Low level	Black powder coated low level

	FLOODLIGHT RATINGS	
ENCLOSURE NUMBER	3	4
RATINGS	3	3
LIGHTING TYPE	Black powder coated low level	

TENNIS FAIRWAYS (KeNo Tennis)

- **3 synthetic courts**
- **100% floodlit**
- **Council land**
- **Public access**



FACILITY INFORMATION

- Three court synthetic facility located on Council land and sub leased to KeNo Tennis, via the Castle Cove Golf Club.
- There has been significant investment made to maintain and upgrade the facilities in the past ten years. This includes $28k on clubrooms and surrounds, $28k on court fencing, nets and screenings and almost $6k in the last four years on court rejuvenation.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- There has been a steady increase in participation numbers since 2014/15 with steady enrolments from students at nearby Castle Cove public school.
- Participation is high in junior coaching and the facility offers online bookings which peaks during Spring and Summer.

CURRENT USE / CAPACITY

- KeNo Tennis offers Hot Shots, children's programs, group lessons, private coaching and competitions at this facility.
- Competitions are offered three nights a week and social tennis one night a week. Coaching occurs regularly and school use is predominantly Friday.

TENANCY ARRANGEMENTS

- The tennis club pay a monthly rent to the golf club which is working well.

PRIORITY FACILITY NEEDS

1. Address subsidence issue underneath fence foundation and court base (SW corner of enclosure}.
2. Schedule court resurfacing in the short to medium terms and check sub-base during works.
3. Address root damage to courts and repair paved area under shade structure.





3 synthetic courts


Modest size clubroom in good condition


Subsiding around court

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	4	4	4
SURFACE TYPE	Synthetic	Synthetic	Synthetic

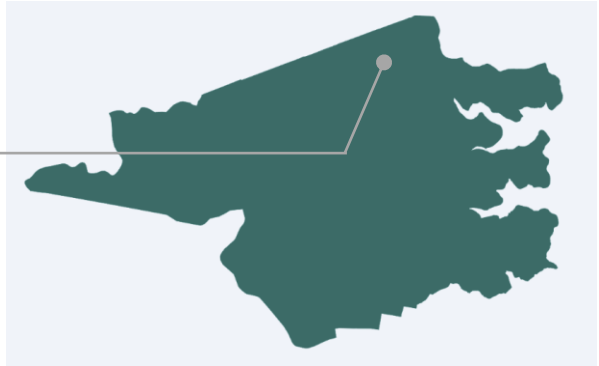
	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	4	4	4

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	3		
FENCE TYPE	Black PVC chain mesh		

	FLOODLIGHT RATINGS	
ENCLOSURE NUMBER	1	
RATINGS	2	
LIGHTING TYPE	High tower	

THE WILLIS (WILLOUGHBY LEISURE CENTRE – COURTS 1 TO 10)

- **10 synthetic courts**
- **100% floodlit**
- **Council land**



FACILITY INFORMATION

- Ten synthetic grass courts across five separate enclosures. Court 1 is unsafe due to a number of trip points identified.
- Courts 2, 3 and 4 were recently resurface but are deteriorating.
- Installation of new led lighting has improved the facility and the centre is now suitable for elite tournament play.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Love'n Deuce report that in excess of 1,000 tennis participants are accessing the centre on a weekly basis during the school term and approximately 500 during school holidays.
- It is understood that the majority of participants would live within the Willoughby LGA.

CURRENT USE / CAPACITY

- The use of the facility is high with Love'n Deuce believing the site is probably the second most utilised tennis centre in NSW.

TENANCY ARRANGEMENTS

- Willoughby Leisure manage the site on behalf of Council and Love n' Deuce are permanent hirers of the facility. Love'n Deuce have a 5-year licence to occupy the centre for designated/agreed hours.
- Love'n Deuce are of the view that the current arrangement is not satisfactory. The areas of responsibility are not always clearly defined and a Head Lease with prime responsibility would work better for all parties and produce a superior outcome for the facility.

PRIORITY FACILITY NEEDS

1. Investigate reason for base movement causing leaning posts and carpet stress on recently renewed courts (2,3,4,5,6).
2. General maintenance in clubrooms (internal and external) and surrounds (mowing, vegetation removal and repair of damaged seating).
3. Repair cracked / uneven paths around courts and update site map in carpark to include court 5.





10 synthetic courts



Repairs and resurfacing required – court 1



Cracked pathways

1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	5	4	4
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	4	5	6
RATINGS	4	3	3
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS			
COURT NUMBER	7	8	9	10
RATINGS	3	3	2	3
SURFACE TYPE	Synthetic	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	5	4	2

	NET POST RATINGS		
COURT NUMBER	4	5	6
RATINGS	2	2	2

	NET POST RATINGS			
COURT NUMBER	7	8	9	10
RATINGS	3	3	2	2
SURFACE TYPE	Synthetic	Synthetic	Synthetic	Synthetic







1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1	2	3
RATINGS	2	5	3
FENCE TYPE	Black PVC chain mesh		

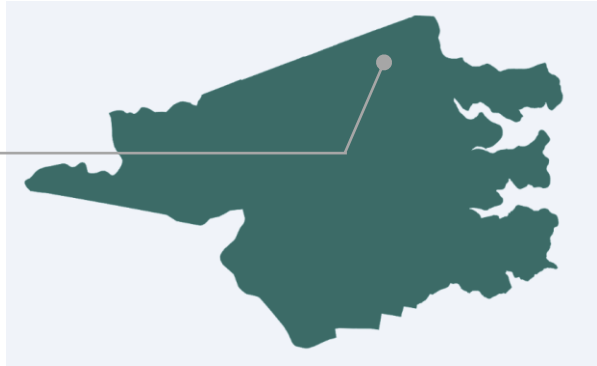
	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	4	5	
RATINGS	3	3	
FENCE TYPE	Black PVC chain mesh		

	FLOODLIGHT RATINGS		
ENCLOSURE NUMBER	1	2	3
RATINGS	4	3	3
LIGHTING TYPE	High tower		

	FLOODLIGHT RATINGS		
ENCLOSURE NUMBER	1	2	
RATINGS	3	2	
LIGHTING TYPE	High tower		

THE WILLIS (WILLOUGHBY LEISURE CENTRE – COURTS 11 TO 13)

- **3 synthetic courts**
- **100% floodlit**
- **Council land**
- **Public access**



FACILITY INFORMATION

- Willoughby Leisure manage the site on behalf of Council.
- Since April 2017 Council has invested in court resurfacing ($80k), retaining wall repair work ($13k) and fence replacement ($40k).
- There is no on-site management and the courts are locked. An online Book a Court system was installed in September 2018 to enable better community use and access.

NON COMPLIANCE ISSUES

- All courts (with the exception of court 2) do not meet the minimum run off requirements.

PLAYER NUMBERS

- There is a small tennis club, Forest View Tennis Club, using the site on Sunday mornings. The licence agreement will terminate 31 December 2018 and the club is reportedly closing due to low membership numbers.
- The online Book a Court system will enable social and casual player numbers to be monitored.

CURRENT USE / CAPACITY

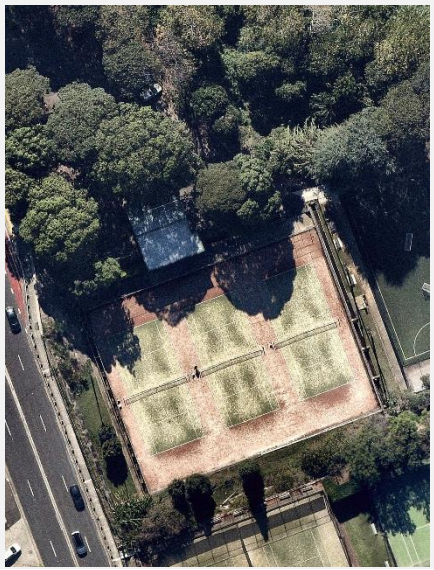
- Courts are hired by local tennis providers for local competition and coaching and is available for casual bookings.
- Court usage is approximately 2250hrs per year and has remained stable.

TENANCY ARRANGEMENTS

- Love'n Deuce (commercial tennis provides) are permanent hirers of this facility and offer a range of competitions and coaching programs.

PRIORITY FACILITY NEEDS

1. Conduct a structural assessment of the clubrooms and deteriorating brick fence and retaining wall.
2. Repair and upgrade sections of perimeter fencing and pathways.
3. Review overall usage and community demand and consider multipurpose opportunities with other sports and activities.









1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	11	12	13
RATINGS	2	2	2
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	NET POST RATINGS		
COURT NUMBER	11	12	13
RATINGS	3	3	3

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1		
RATINGS	4		
FENCE TYPE	Galvanised chain mesh		

	FLOODLIGHT RATINGS	
ENCLOSURE NUMBER	1	
RATINGS	2	
LIGHTING TYPE	High tower	

TYNESIDE TENNIS COURTS

- **5 synthetic courts**
- **No lights**
- **Council land**
- **Public access**



FACILITY INFORMATION

- Five court synthetic facility located on Council land. It is slightly unique in its orientation with four courts running north south and one court running east west.
- Willoughby Leisure manage the site on behalf of Council who have invested almost $70k in the past three years on court resurfacing and book a court installation.
- The site is land locked and in close proximity to local residents. Council recently re-purchased the site from a contractor who had plans to develop a child care centre which was rejected.

NON COMPLIANCE ISSUES

- The courts do not meet the minimum run off requirements.

PLAYER NUMBERS

- Participation at the site has increased with the introduction of the book a court system. There has been over 3,000 bookings made and 44,000 hours if use since the system was installed in April 2017.
- Since April 2017 approximately 682 hours of free tennis usage has been recorder. A stronger social media presence would enhance this further.

CURRENT USE / CAPACITY

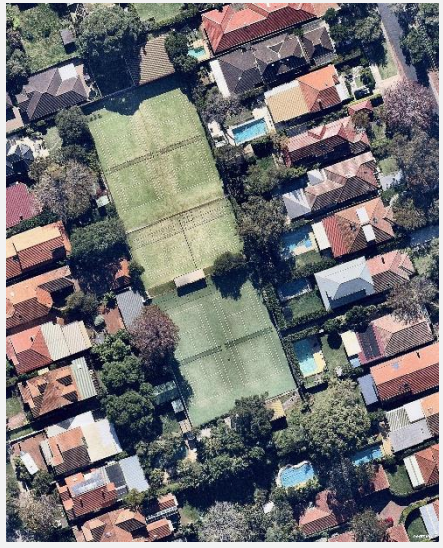
- There is opportunity to increase use of the site if the amenities were upgraded and court lighting was installed.

TENANCY ARRANGEMENTS

- Love'n Deuce (commercial tennis provides) are permanent hirers of this facility and offer a range of competitions and coaching programs.

PRIORITY FACILITY NEEDS

1. Consolidate and upgrade off court player amenities (clubrooms).
2. Replace net posts (court 1) and rejuvenate synthetic pile on all courts to surface prolong life.
3. Replace perimeter fence around enclosure 3 and conduct fencing repairs in other areas identified.
4. Consider court lighting.









1	2	3	4	5
VERY GOOD	GOOD	ADEQUATE	RENEW	INTERVENTION

	SURFACE RATINGS		
COURT NUMBER	1	2	3
RATINGS	3	4	3
SURFACE TYPE	Synthetic	Synthetic	Synthetic

	SURFACE RATINGS		
COURT NUMBER	4	5	
RATINGS	4	3	
SURFACE TYPE	Synthetic	Synthetic	

	NET POST RATINGS		
COURT NUMBER	1	2	3
RATINGS	4	3	3

	NET POST RATINGS		
COURT NUMBER	4	5	
RATINGS	5	3	

	ENCLOSURE FENCE RATINGS		
ENCLOSURE NUMBER	1	2	3
RATINGS	4	3	5
FENCE TYPE	Galvanised chain mesh		