

## 11.2 Tennis and Netball Plan

Report Reference	GC240924R11.2
Originating Officer	Sports & Recreation Planner – Sean O'Brien
Corporate Manager	Manager City Property - Mark Hubbard
General Manager	General Manager City Development - Ben Keen

### CONFIDENTIAL MOTION

Pursuant to Section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council orders that the public be excluded from attendance at that part of this meeting relating to Agenda Item Tennis and Netball Plan GC240924R11.2, except the following persons: Chief Executive Officer, General Manager City Development, General Manager City Services, General Manager Corporate Services, Manager Office of the CEO, Manager City Property, Manager City Activation, Unit Manager, Property Strategy and Delivery, Sports & Community Facilities Officer, Unit Manager Governance and Council Support and Governance Officer, to enable the Council to consider the Item in confidence on the basis the Council considers it necessary and appropriate to act in a meeting closed to the public (excepting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to the Item:- information the disclosure of which could reasonably be expected to negatively impact the outcomes for Council of a future construction tender process for the project and could infer a financial advantage to another entity when the project is opened to tender.

Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to another entity when the project is opened to tender.

Determines, on this basis, the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep consideration of the information or matter confidential.

### REPORT OBJECTIVE

The objective of this report is to:

- Update Council on the latest version of the Tennis and Netball Plan and the associated works program that has been included in the draft Buildings and Structures Asset Management Plan, and;
- Seek Council's approval to consult with Tennis and Netball clubs on the proposal to introduce a maintenance fee as a contribution towards future tennis and/or netball courts maintenance and renewal.

### REPORT HISTORY

FORUM240702                      Tennis and Netball Plan

## EXECUTIVE SUMMARY

The latest version of the Tennis and Netball Plan was presented at the Council Forum on 2 July 2024 following an earlier presentation at a Forum in May 2023.

The Tennis and Netball Plan is a working document that will monitor trends and demands, gap analysis, club health, and assess buildings and key infrastructure to outline the potential investment required for future budgets to deliver these sporting facilities to a standard.

The Tennis and Netball Plan includes a 10-year works plan (**Attachment 1**) that considers the investment required for the buildings, courts and other key infrastructure and the potential timing for the works to be undertaken.

The renewals identified in the 10-year works plan are included in the draft Buildings and Structures Asset Management Plan (BAMP) that is currently scheduled to be finalised by November 2024.

Whilst it is a requirement under Council's current Leasing and Licensing Policy for clubs to partner with Council for the maintenance and resurfacing of courts, in most cases, tennis and netball clubs are unable to meet the costs required to undertake ongoing repairs, recoating and rebuilding of courts and Council has met these costs in the past.

As such, the report proposes that Council will plan and budget for the maintenance, recoating and rebuilding of tennis and netball club courts and it is proposed that clubs will pay an annual fee as a contribution towards these programmed works.

Consultation will occur with the Tennis and Netball clubs and the feedback received will be presented to Council in a further report to consider the implementation of the proposed changes to the Leasing and Licencing Policy and introduction of a court maintenance fee.

## RECOMMENDATION

**That Council:**

- 1. Notes the Tennis and Netball Plan.**
- 2. Notes that the costs associated with the 10-year courts renewal plan, included in the Tennis and Netball Plan, are allocated within the draft 2024 Buildings and Structures Asset Management Plan.**
- 3. Authorise Administration to consult with the Tennis and Netball Clubs on the proposed changes to the Leasing and Licensing Policy including the introduction of a courts maintenance fee to be charged to Clubs as a contribution towards the maintenance and renewal of tennis and netball club courts.**
- 4. Pursuant to section 91(7) and (9) of the Local Government Act 1999, orders that the financial figures held within the following document(s) relating to Agenda Item Tennis and Netball Plan GC240924R11.2 shall be kept confidential, except when required to effect or comply with Council's resolution(s) regarding this matter, being document(s) relating to a matter dealt with by the Council on a confidential basis under sections 90(2) and 90(3)(b) of the Act:**
  - Report**

- Attachment 1 – Tennis and Netball Plan 2024
- Minutes

on the grounds that the document(s) relates to information the disclosure of which could reasonably be expected to infer a financial advantage to another entity when the project is opened to tender.

5. Notes the disclosure of this information would, on balance, be contrary to the public interest because it could infer a financial advantage to another entity when the project is opened to tender.
6. Determines this order shall operate until it is revoked, or a further order is made and will be reviewed every 12 months.
7. Pursuant to section 91(9)(c) of the Local Government Act 1999, delegates to the Chief Executive Officer the power to revoke this order in whole or part.

## DISCUSSION

In May 2023, the Tennis and Netball Plan was presented at a Council Forum with a key focus on assessing future building and infrastructure needs based on the data relating to participation, community access and club health.

Following the May 2023 Forum, there have been several items that have since been progressed:

Focus Area	Outcome
Hazelmere Reserve (Wesley Netball Club)	Council endorsed the expansion of the existing courts to allow for three compliant netball courts with 50% allocated in the 2026/27 LTFP from renewal and 50% external funding to be sought. Designs commence 2024/25.
Morphettville Park Tennis Club	Council endorsed the renewal of the clubroom building with 50% allocated in the 2025/26 LTFP from renewal and 50% external funding to be sought. Designs commence 2024/25.
Stanley Street Tennis Club	An allocation has been made in the 2024/25 City Property capital works program to design accessible toilets for 2025/26. Discussions will continue with the Club on opening the courts for public use.
Southbank Tennis Club	There have been discussions with the Southbank Tennis Club regarding their ongoing viability, however it is highly likely the Club will dissolve and an alternate use will be investigated for the facility.
Assess opportunities for both <ul style="list-style-type: none"> <li>• Cosgrove Hall</li> <li>• Clovelly Park Community Hall &amp; Netball Complex</li> </ul>	Both the Cosgrove Hall and the Clovelly Park Community Hall & Netball Complex will be reviewed as part of the Community Halls Strategy being developed in 2024/25. The T2D project team have been advised of Councils interest in exploring opportunities aligned with these two sites and discussions continue as they progress the project plans.

Cove Netball Complex	A new clubroom, two new netball courts, and new car park have been completed. New Club licence agreements have been finalised for co-occupancy arrangements.
Warradale Park Tennis Club	A single-storey upgrade concept design has been agreed with the Club. Discussions are currently occurring with funding partners to agree to any funding agreement variations.

### **Tennis and Netball Plan**

A key component of the Tennis and Netball Plan is the development of a consolidated 10-year plan that considers the investment required for the buildings, courts and other key infrastructure associated with the tennis and netball club facilities. An initial 10-year plan has been developed that consolidates the previous identified building needs and forecast timing for works, as well as the assessed works for the tennis and netball courts (refer **Attachment 1**).

The renewals identified in the 10-year works plan has been included in the draft Building Asset Management Plan (BAMP) that is currently scheduled to be finalised by November 2024.

Annual inspections will be undertaken on individual clubrooms and court facilities, which will in part continue to assess the proposed timing of planned renewals and depending on the outcome of the inspections and the condition of the facilities, the timing for renewal works may be brought forward or be pushed back should the condition of the facilities indicate the that works are required earlier or at a later date.

Elected Members will be provided a forward program of proposed renewal works as part of the annual budget process so that Council is aware of upcoming renewals across the individual tennis and netball facilities and be approved as part of the annual budget process.

The establishment of the ten-year program will enable administration to work with the clubs in advance to seek grant funding to potentially offset the cost of the ongoing renewals to Council. As a standard approach administration will work with clubs to seek grant funding to undertake the renewal works.

Given that sourcing grants is a very competitive process and Council will not always be successful in attracting grant funding, it is proposed that the full cost of works is budgeted in Council's renewal program to enable works to be completed as required based on condition and risks.

### **Courts Maintenance and Renewal**

A key matter that was not addressed at the May 2023 Forum, was how Council's outdoor tennis and netball courts are maintained and renewed. In 2017, Council developed a works program involving a heavy investment in the consolidation, upgrade and renewal of tennis and netball courts at 18 sites across the Council area. There are 74 outdoor tennis and netball courts across Council. A large number of these courts have works that were completed 1-7 years ago, and some are older and in various stages of condition.

The focus is now to establish a process and plan for the future management of the court surfaces and renewals along the general lifecycle for a court, which is:

- Maintain (annually)
- Repair
- Recoat, and
- Resurface or rebuild.

The rationale for developing a courts management plan is to:

- Prevent an ad hoc nature to courts maintenance.
- Proactively monitor and address maintenance and repairs to extend the life of the courts.
- Allocate funding in the long-term financial plan for larger works such as courts recoating and resurfacing.
- Enable Council and Clubs to plan in advance for key works to club facilities.
- Plan in advance to seek external funding contributions (grants) towards major works.
- Potentially consolidate works across multiple sites to improve contractor quotes.

### Court Assessments

The starting point to developing the courts management plan was to undertake an assessment of the court surfaces and condition (i.e. acrylic and paint condition, cracking, sinking). An initial visual assessment has been undertaken at all the club courts and based on the standard of the acrylic coating and initial assessment of the structural condition of the courts a ten-year program has been developed for the renewal of the courts acrylic coating and future court resurfacing which has been incorporated into the Tennis & Netball 10-year Works Plan.

### Courts Maintenance and Renewal Responsibilities and Costs

The current arrangement with Clubs holding a lease or license for their courts is that they are responsible for cleaning the courts and line marking, and other works are to be undertaken in partnership. The following table outlines a proposed new approach:

Activity	Asset cycle	Description	Estimated Cost	Current Responsibility	Proposed Responsibility
Cleaning	Maintenance	Pressure water cleaning every 1-2 years, sweeping as required.	██████ per annum (in-house or contracted)	Club	Club
Crack Repairs	Maintenance	Crack sealing to prevent ingress of water as required. Identified through annual inspection of courts.	Depending on severity estimated up to ██████ per court every 5 years	Club	Council
Recoating	Renewal	Application of acrylic coating of courts every	Estimate ██████	Club (replacement	Council (with Club support to

		7-10 years.	██████ per court	in partnership)	advocate for external funding where requested)
Resurfacing	Renewal	Resurface existing courts with new bitumen layer or rebuild base and bitumen layer. Life expectancy is dependent on several factors but would generally be between 20-30 years.	Depending on treatment required ██████ per court depending on if the base needs to be rebuilt.	Club (replacement in partnership)	Council (with Club support to advocate for external funding where requested)

*Table 1 – Court Maintenance Responsibilities*

As indicated in the above table, maintenance of club tennis/netball courts involves a range of activities from sweeping, crack repairs, through to resurfacing.

Historically, Council has taken responsibility for all larger works at tennis and netball facilities as the Clubs have not had the capacity to generate sufficient incomes to cover off the capital funding required to meaningfully contribute to court recoating or resurfacing, and grant funding has been minimal.

If Council does seek to obtain a funding contribution from Clubs as per the current policy, it would be essential that they all create and maintain an infrastructure reserve that is set aside for future works, however it would be problematic for Council to rely on this for the following reasons:

- It is difficult to rely consistently on every Club putting aside reserves annually to ensure they have the funding when required, and a key question is “what would Council do if courts needed to be resurfaced, and the Clubs had no funds to contribute?”
- Historically Council has funded these works regardless, which creates an inconsistency in the application of the policy, and seemingly penalises the Clubs that have generated reserves and contributed appropriately.

The regular maintenance to repair cracking of the courts is important to manage and potentially extend the life of the base structure of the courts. Considering Council is responsible for the larger resurfacing of courts it is proposed that Council also manages the crack repairs with the aim to extend the life of courts and reduce ongoing renewal requirements.

## Club Contributions

The Council’s Leasing and Licensing Policy indicates that “Council will work in partnership with tennis and netball clubs, peak bodies and other funding organisations when courts are required to be resurfaced. Clubs will be expected to contribute funds either through a combination of club funds, external grants or a loan from Council. In determining the club contribution consideration will be given where courts are made available for community use.”

Based on Council taking on the responsibilities for all club courts as outlined above, it is proposed that an annual maintenance fee be introduced as part of the lease or license conditions for Clubs as a means to guarantee a contribution towards the court maintenance programs (only courts with acrylic surfaces). The fee structure proposed is:

- [REDACTED]/annum per court for any courts with exclusive use by the Club.
- [REDACTED]/annum per court for any courts that are open for both Club and public use.

Using the above figures a Club with four courts for exclusive use would contribute [REDACTED] over a 10-year period ([REDACTED] per annum) towards recoating those courts, noting the total recoating cost would be in the vicinity of [REDACTED]. The Clubs contribution reduces for any courts that are open for public use.

Of the 58 Club courts there are currently 19 courts that are available for community use. The charging of a lesser fee for courts that are available to the public could encourage clubs to open more courts for general community use.

The above fees would be charged on a proportional basis where courts are Licensed for specific times or seasons.

Implementing a change through an existing lease period is problematic and would require the agreement of both parties. It is proposed the new fee would be applied at the time of lease or licence renewal and following a period of consultation to allow clubs sufficient time to prepare for the new fees.

The fee would be implemented through Council's Fees and Charges and any change to the fee would be approved by Council as part of the annual review of the Fees and Charges.

#### Implementation

Should Council consider charging clubs a fee as a contribution to ongoing courts maintenance and renewal as identified above, the following outlines the next steps to implement the arrangements.

1. Undertake consultation with the clubs seeking feedback on the proposed changes to the Leasing and Licencing Policy and introduction of a court maintenance fee.
2. Report back to Council following the consultation with the Tennis and Netball clubs.

#### **Other Tennis and Netball Facility Infrastructure**

There are several additional minor capital works that need to be considered for future maintenance or renewal other than the club buildings and courts. These include:

- Lighting – It should be noted that a lighting audit has been undertaken and identified maintenance requirements have been included in the City Property's draft Buildings and Structures Asset Management Plan (BAMP).
- Improved storage solutions
- Solar
- Interior refurbishments
- Air conditioning
- Shelters and outdoor seating



- Security

These items will be assessed during annual inspections of the facilities and based on risk, condition and impact works will be prioritised and scheduled in future renewal or maintenance programs as required within the BAMP and LTFP. These items will also consider the obligations of the clubs under the current lease arrangements.

Moving forward administration will continue to work with clubs to develop an individual site plan that outlines both works planned by the Club as well as Council so that there is a work plan for each individual site.

### **Summary**

The Tennis and Netball Plan is a proactive approach to ensuring Council delivers and maintains sufficient quality tennis and netball courts for the City of Marion residents in a cost-effective manner, noting that with improved forward planning and a proposed change to the Leasing and Licencing Policy it should enable Council to generate improved club and external funding returns to offset some of the costs for future works.

The Tennis and Netball Plan, including the 10-year works plan will continually be updated to reflect any changes to usage, trends and timing changes for any court maintenance and renewal following annual inspections. Participation and club membership data will be sought from clubs annually over September/October of each year to enable ongoing trending of club's memberships and sustainability.

### **ATTACHMENTS**

1. Attachment 1 - Tennis And Netball Plan 2024 [**11.2.1** - 12 pages]





# Tennis & Netball Plan

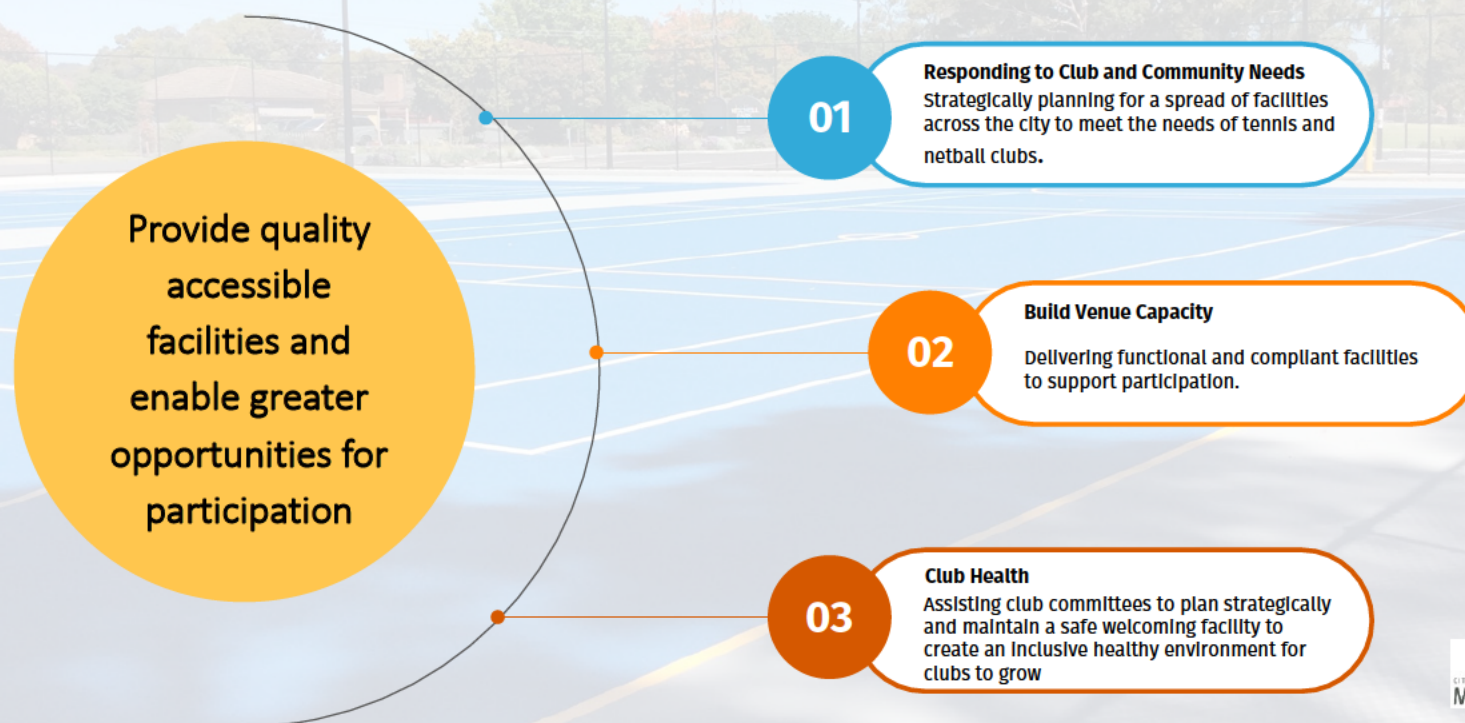


## Tennis & Netball Plan

The aim of this plan is to ensure Tennis and Netball continue to thrive as key community sports and Council facilities meet required modern day standards and community expectations. This may involve constructing new facilities, upgrading or modifying existing facilities, or investing in technologies and infrastructure to enhance the user experience. A key aspect of this plan will be improving compliance, accessibility, safety, inclusivity, and environmental sustainability.

At the same time, it is important to recognise the vital role that Tennis and Netball clubs play in fostering a sense of belonging and community among their members. As such, the plan includes measures to support the health of clubs, by providing support for club management, facilitating partnerships and collaborations, and promoting the benefits of these activities to the wider community.

In consideration of these factors the following key objectives have been developed for the Tennis and Netball Plan:



## Why a Tennis and Netball Plan

The City of Marion Tennis and Netball Plan aims to continually improve and maintain facilities for clubs and the community within the Council.

The proposed approach has been created through an extensive consultation program with clubs, Tennis SA, and Netball SA, as well as audits and evaluation of infrastructure at each site.

**Recreation and Sport** - Sport plays an important role in society and contributes to our lives in many ways we often don't realise. Sport binds and builds communities, empowers, inspires and motivates individuals, provides work-life balance and helps shape the character of our community. Providing tennis and netball facilities is important to support diversity in the choices of activities that bring people together. Whether it's a weekend match, a casual hit, or a school program, these facilities create a sense of community and by investing in their upkeep, we invest in the heart of our community.

**Value to health well-being** -The City of Marion has a thriving sports community and Council showcases its commitment to promoting healthy and active lifestyle choices amongst its residents. Engaging in tennis and netball has several benefits for both individuals and communities promoting physical activity and improving cardiovascular health, and strengthening the body. Participating in tennis and netball also has mental health benefits. It can help reduce stress and anxiety, improve mood and cognitive function, and enhance self-esteem and confidence. Engaging in sports also helps individuals develop resilience, perseverance, and teamwork skills.

**Economic benefit of Tennis and Netball** -Tennis and Netball are important sports within the local economy. They generate economic activity through the development and maintenance and cleaning of infrastructure, and the growth of related industries such as management, sports equipment, apparel and sales related to club functions.

**Forward planning** – Forward Planning is essential for the long-term success of our tennis and netball facilities. By anticipating future needs, we can allocate resources effectively, maintain infrastructure, and adapt to changing community requirements. A well-thought-out plan allows us to address our facility needs as they continue to age and wear out, consider demographic changes, adapt to changing club needs and community expectations, cater for evolving trends, ensuring that our facilities remain vibrant and relevant.

**Sustainability** - Maintaining our tennis and netball facilities sustainably involves efficient use of our available budgets and resources to ensure a legacy of well-maintained spaces are available for our community and future generations.



## Tennis and Netball in the City of Marion State of Play 2023

### Tennis Clubs in Marion

Ascot Park-Vermont Tennis Club  
Dover Square Tennis Club  
Hallett Cove Beach Tennis Club  
Marion Tennis Club  
Mitchell Park Tennis Club  
Morphettville Park Tennis Club  
Southbank Tennis Club  
Warradale Park Tennis Club



### Netball Clubs in Marion

Cove Tigers Netball Club  
Hallett Cove Lightning Netball Club  
Marion Hub Netball Club  
Mitchell Park Netball Club  
Wesley Netball Club  
Glengowrie Netball Club  
Westminster OS Netball Club  
Colonel Light Gardens Netball Club



# Participation

**Netball**

Netball remains the number one female team sport in Australia.  
South Australia has the highest participation rate for Netball.  
Approximately 5.0% of the adult female population actively participates in netball.  
Among girls, netball remains a prominent choice with 11.3% of girls participating in the sport.  
Netball Participation has increased by 0.1% since 2019 nationally.

**Tennis**

4.7% of the adult population actively participates in tennis.  
6.4% children aged 0-14 actively participate in organised tennis.  
From 2001 to 2019 participation in tennis declined by 5%.  
Since 2019 Tennis participation has experienced a resurgence increasing by 1.2% across Australia.

Pickle ball is a rapidly growing sport in Australia with an estimated 20,000 participants.  
Cardio Tennis (Fitness)  
Other demands for outdoor courts include Futsal Courts (Street Soccer)  
Basketball Half Courts  
Multi-sport courts and street sports

**Trends**



## Sites Clubs and Courts

Site	Club	Club	Address	Tennis Courts	Netball Courts	Multiuse courts	Access
Cove Netball Facility	Cove Tigers Netball Club	270	Lonsdale Road, Hallett Cove	-	8	-	Club License all courts. 6 courts open for community access
	Hallett Cove Netball Club	90					
Trott Park Tennis Facility	Southbank Tennis Club	53	Hessing Cres, Trott Park	6	-	-	Club License all courts. 2 courts open for community access.
Hallett Cove Beach Tennis Club	Hallett Cove Beach Tennis Club	73	Shamrock Ave, Hallett Cove	6	-	-	Club License all courts. 1 court open for community access.
Warradale Tennis Club	Warradale Tennis Club	160	Cnr Gardiner and Cairns Ave, Warradale	6	-	-	Club License all courts. Public Book a Court system in place.
Tarnham Road Reserve	Hub Netball Club	128	Tarnham Road	2	-	2	Club License for courts at specified times. Open courts for community access outside club times.
	Dover Square Tennis Club	120	Seacombe Gardens				
Marion Tennis Club	Marion Tennis Club	30	Norfolk Avenue, Marion	6	-	-	Club License all courts. No community access.
Mitchell Park Sports and Community Centre	Mitchell Park Netball Club	40	Bradley Grove, Mitchell Park	-	-	2	Club License for use of the courts at specified times. Open courts for community access outside club times.
	Mitchell Park Tennis Club	15					
Clovelly Park Netball Facility	Adelaide Wildcats Netball Club	150	Australia Avenue, Clovelly Park	-	5	1	Club Lease all courts. No community access outside of membership.
	Colonel Light Gardens Netball Club	300 - 350					
Woodforde Reserve	Glengowrie Netball Club	297	Sanderson Avenue, Parkholme			4	Club License on all courts. Public Book a Court system in place.
	Ascot Park Tennis Club	12					
Morphettville Park Tennis Club	Morphettville Park Tennis Club	107	Kendall Terrace, Morphettville	4			Club Licenses on all courts. Public Book a Court system in place.
Hazlemere Reserve	Wesley Uniting Netball Club	140	Hazlemere Avenue, Glengowrie	1	2	1	Club License for courts at specified times. Open courts for community access outside club times.
Stanley St (Social Tennis Club)	Stanley St Social Tennis Club	100	Stanley Street, Glengowrie	2			Club lease all courts. No community access outside of membership.
Participation Rates 2023				33	15	10	



# Community Courts

There are 22 community courts available across the City of Marion are listed below.

Site	Ward	Address	Tennis Courts	Multiuse courts
McConnell Reserve	Coastal	McConnell Street, Marino		1
Nannigai Drive Reserve	Coastal	Nannigai Drive, Hallett Cove		1
Aldridge Avenue Reserve	Mullawirra	Aldridge Ave, Plympton Park		2
Mulcra Avenue Reserve	Mullawirra	Mulcra Ave, Parkholme	1	1
Ballara Park Tennis Club	Warracowie	Ormonde Ave Warradale		1
Hamilton Park Reserve	Warracowie	Ewell Street, Warradale		1
Rajah Street Reserve	Warracowie	Rajah Street, Oaklands Park		2
Sandery Avenue Reserve	Warracowie	Sandery Ave Seacombe Gardens	1	1
Tarnham Road Reserve	Warriparinga	Tarnham Road Seacombe Gardens	2	2
George Street Reserve	Warriparinga	George Street, Marion	1	
Edwardstown Oval	Woodlands	Raglan Ave, South Plympton	1	1
Glandore Oval	Woodlands	Margaret St Glandore		2
Weaver Street Reserve	Woodlands	Weaver Street, Edwardstown		1
			6	16





# Levels of Service

The following guidelines (service levels) for tennis and netball facilities have been sourced from the peak bodies. These standards will help maintain our facilities, meet user expectations, promote sustainable usage and a framework in the planning to provide equity for new or upgraded facilities.

The table below provides a guide for the development of Tennis and Netball Buildings

Service Level			
		Tennis	Netball
<b>Courts</b>	Court dimensions	23.77m x 10.97m	30.5m x 15.25m
	Court run-off	3.05m on all sides of the court. 3.65m between courts. 5.48m rear of the court	3.05m on all sides of the court. 3.65m between courts
	Court surface (club facilities)	Acrylic surface over asphalt base	Acrylic or Asphalt
	Lighting	350 lux to Australian Standards	100 lux to Australian Standards
	Fencing	Chain wire perimeter fence	Chain wire perimeter fence
	Court Infrastructure	Tennis net posts or mobile tennis net	Netball Posts for each court
	Player benches and Shade	Essential	Essential
	Drink Fountain	Desirable	Desirable
<b>Clubrooms</b> (Size of facilities is in accordance with sporting association standards for local clubs)	Social area	Essential	Essential
	Kitchenette	Essential	Essential
	Bar	Optional	Optional
	Kiosk	Optional	Optional
	Change area	Optional	Optional
	Male, female & accessible toilets	Essential	Essential
	Sheltered Spectator area	Desirable	Desirable
	Umpire Officials room	Desirable	Match venues only
	Storage	Essential	Essential



## Future Directions

The following table sets out broader planning options for Councils consideration that have been identified in response to an assessment of wider planning issues and connected projects, gathering feedback through engagement as well as collecting data from facility audits. The table below provides a summary of key details and a roadmap for Council, ensuring that decisions can be shaped with the community's needs and the city's direction in mind.

Club	Location	Recommendation	Broader Considerations	Priority
Cove Tigers Netball Club Hallett Cove Netball Club	Cove Netball Facility	Retain the site as the primary netball facility in the South of Marion. Consider improvements to the old courts.	The facility should be maintained as the primary netball facility in the southern suburbs of Marion.	Medium
South Bank Tennis Club	Trott Park Tennis Facility	Retain the facility as a tennis court facility.	The Southbank Tennis Club facility is a good-sized building in relatively good condition and could potentially support broader range of community groups or activities.	Medium
Hallet Cove Beach Tennis Club	Shamrock Reserve	Retain the site as a key tennis facility in the southern area of Marion. Review the building to either. 1. Upgrade the existing building or, 2. Replace the building with a new facility	The facility should be developed as the primary location for Tennis in the southern suburbs of Marion.	Medium
Warradale Tennis Club	Warradale Park Reserve	Retain facility as tennis facility. Planned refurbishment of the existing facilities in 2024/25	Warradale Tennis Club is the largest tennis club in the central Marion area.	Immediate
Marion Hub Netball Club	Tarnham Rd	Retain the facility as a tennis and netball facility to support club sport and unstructured community sport.	New Facility opened in 2023. User groups <ul style="list-style-type: none"> <li>Marion Hub Netball Club</li> <li>Dover Square Tennis Club</li> </ul>	Low
Dover Square Tennis Club				
Marion Tennis Club	Marion Sports and Community Club	Work with Marion Tennis Club to identify alternative location as a result of the proposed new 5 court basketball stadium.		High
Mitchell Park Netball Club	Mitchell Park Sports and Community Centre	Retain the facility as a tennis and netball facility to support club sport and unstructured community sport.	New facility supports Mitchell Park Netball Club and Mitchell Park Tennis Club	Maintain
Mitchell Park Tennis Club				

## Future Directions

Club	Location	Recommendation	Broader Considerations	Priority
Adelaide Wildcats Netball Club Colonel Light Gardens Netball Club	Clovelly Park Netball Facility	Retain facility as a dedicated netball facility. The facility caters for 2 large netball clubs the Adelaide Wildcats and Colonel Light Gardens Netball club and should be retained. The building is an ageing facility that is too small to meet the needs of the 2 clubs that use the site.	The facility connects with Clovelly Hall and is near Cosgrove Hall. A combined solution for upgrading both sites that meets the needs of the netball clubs and community groups sharing the halls that makes best use of the land available across both sites could be considered. The courts acrylic is showing some signs of wear with water pooling on two of the southern courts.	Medium
Glengowrie Netball Club Ascot Park Tennis Club	Woodforde Reserve	Retain the facility. The facility supports the Glengowrie Netball Club and Ascot Park Tennis Club.	The building is ageing and improvements may be required over time.	Low
Morphettville Park Tennis Club	Kendell Tce Reserve	Council has approved renewal of existing tennis club rooms subject to receiving 50% grant funding. Courts will continue to monitored and resurfaced as required.	Retain facility as a tennis facility.	High
Wesley Netball Club	Hazelmere Reserve	Council has approved renewal of courts and new lighting and pavilion subject to receiving 50% grant funding.		High
Stanley St Social Tennis Club	Stanley St Reserve	Retain the courts. Redesign the entrance and access to toilets to enable community access to the courts and toilets	The site is used by a small social tennis club. The courts could be opened for greater community use if security issues are addressed, and access modifications are made to the site.	High

### CAPITAL WORKS

To build venue capacity, capital works will be assessed annually and evaluated against Council asset management plans. Projects will be aimed at renewal of physical infrastructure to support the sports of tennis and netball and the provision of compliant accessible facilities. This may include the resurfacing, recoating or alterations to courts, lighting systems, spectator areas, amenities, buildings and other related facilities.

Overall, planned capital works for tennis and netball facilities will be an ongoing process essential for providing safe, modern, and accessible facilities that contribute to the growth and sustainability of these sports.

Projects may be funded through a combination of Council budgets, grants, and partnerships with relevant stakeholders and be brought to Council for consideration in alignment with Councils annual budgeting process.



## Court Maintenance and Renewal

Court maintenance involves a range of activities which are shared by club and Council. The following table outlines the different treatments, potential timing, estimate of cost and responsibility.

Activity	Asset cycle	Description	Estimated Cost	Proposed Responsibility
Cleaning	Maintenance	Pressure water cleaning every 1-2 years, sweeping as required.	██████████ per annum (in-house or contracted)	Club
Crack Repairs	Maintenance	Crack sealing to prevent ingress of water as required. Identified through annual inspection of courts.	Depending on severity estimated up to ██████████ per court every 3 years	Council
Recoating	Renewal	Application of acrylic coating of courts every 7-10 years.	Estimate ██████████ per court	Council (with Club support to advocate for external funding where requested)
Resurfacing	Renewal	Resurface existing courts with new bitumen layer or rebuild base and bitumen layer. Life expectancy is dependent on several factors but would generally be between 20-30 years.	Depending on treatment required ██████████ per court depending on if the base needs to be rebuilt.	Council (with Club support to advocate for external funding where requested)

Annual inspections of courts will be carried out to inspect condition of the courts to determine level of maintenance and review timing for any upcoming planned renewal.

Before works are planned and delivered at each site it is recommended that a formal review of the courts is completed to understand the full scope of work required up to 3 years in advance. The cost of these works will be programmed and budgeted within Council's Building and Structures Asset Management Plan and Long Term Financial Plan.

# 10 Year Building and Courts Renewal Works Plan

Club/Site		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Comments
Cove Netball Facility	Recoating											
	Resurfacing											
	Club Rooms											
Trott Park Tennis Facility	Recoating											
	Resurfacing											
	Club Rooms											
Hallett Cove Beach Tennis Club Shamrock Reserve	Recoating											
	Resurfacing											
	Club Rooms											
Warradale Tennis Club	Recoating											
	Resurfacing											
	Club Rooms											
Tarnham Road Reserve	Recoating											
	Resurfacing											
	Club Rooms											
Marion Tennis Club	Recoating											
	Resurfacing											
	Club Rooms											
Mitchell Park Sports and Community Centre	Recoating											
	Resurfacing											
	Club Rooms											
Clovelly Park Netball Facility	Recoating											
	Resurfacing											
	Club Rooms											
Woodforde Reserve	Recoating											
	Resurfacing											
	Club Rooms											
Morphettville Park Tennis Club	Recoating											
	Resurfacing											
	Club Rooms											
Hazelmere Reserve	Recoating											
	Resurfacing											
	Club Rooms											
Stanley St (Social Tennis Club)	Recoating											
	Resurfacing											
	Club Rooms											
Total												

Council approved project

Other identified funding will be included in the renewal program within the Building and Structures Asset Management Plan