



City of
Norwood
Payneham
& St Peters

NAME OF POLICY: Tennis Facilities Policy

POLICY MANUAL: Governance

BACKGROUND

The Council recognises that by encouraging individuals within the community to participate in recreation and sporting activities, significant social, health and economic benefits will be achieved.

The purpose of this Policy, is to provide a clear direction in relation to the future provision, maintenance, management and community access to tennis facilities within the City of Norwood Payneham & St Peters.

This Policy does not relate to buildings utilised by tennis clubs/associations.

POLICY STATEMENT

The Council recognises that it is important for community development and wellbeing perspective that the City has well developed and maintained community/recreational facilities.

The Council will work in partnership with tennis clubs or associations, to meet both the competitive and informal tennis needs of the community. The Council will seek to meet these needs in the most efficient and cost effective manner and by taking into consideration all other competing demands upon the Council resources.

KEY PRINCIPLES

The City of Norwood Payneham & St Peters Tennis Facilities Policy, is guided by the following key principles:

Equity – the Council will promote (equality of) opportunities to participation.

Access – the Council is committed to removing barriers to participation and use of tennis facilities.

Participation – the Council will encourage active involvement in community life.

Inclusion – the Council values diversity and seeks to include people regardless of gender, age, race, socio-economic status or disability.

Collaboration – the Council will seek a partnership approach to achieving shared goals.

POLICY GUIDELINES

The City of Norwood Payneham & St Peters Tennis Facilities Policy will be implemented in accordance with the following guidelines:

1. Public Access

The Council will seek to increase access to tennis facilities that are available on a restricted and unrestricted basis to the general public, through a range of strategies, including:

- (a) increasing unrestricted access for the general public to non-club tennis courts free of charge by making more efficient use of existing tennis courts. The responsibility for the management and maintenance of these courts, will rest with the Council; and
- (b) requiring clubs or associations that lease Council owned tennis courts, to make the courts available to the general public at times that the club or association does not require the courts. Where clubs or associations intend to charge a hire fee for use of the courts, the proposed hire fees must be approved by the Council.

2. Lease Requirements

The Council may grant a lease to a club or association for a Council owned tennis facility having taken the following matters into consideration:

- (a) that the club or association is incorporated under the Associations Incorporation Act (1985);
- (b) that the club or association is a not-for-profit organisation and open to public membership;
- (c) that the club or association can satisfy the Council of its long-term financial viability;
- (d) that the club or association does not hold a Gaming Machines Licence nor is it associated with an organisation that is a holder of a Gaming Machines Licence and derives a benefit from that association;
- (e) that the club or association adopts policies and practices that encourage a philosophy of participation regardless of gender, age, race, socio-economic status or disability; and
- (f) that Council has no obligation to provide a tennis facility for a club or association.

3. Maintenance

- (a) The club or association will be responsible for all costs associated with the on-going maintenance of the leased or licensed tennis court facilities. The club's or association's on-going maintenance responsibilities will be specified in a Maintenance Schedule that will be included as an annexure to any lease agreement.
- (b) The Council will be responsible for all costs associated with the structural maintenance of the leased or licensed tennis court facilities. The Council's structural maintenance responsibilities will be specified in a Maintenance Schedule that will be included as an annexure to any lease or licence agreement.

4. Lease Fee Structure

Where a club funds 100% of the initial construction of new courts and subject to the construction of the new courts being in accordance with the Council's Tennis Facilities Strategy, the club will not be required to contribute to the Council's Tennis Courts Maintenance and Development Fund.

At the end of the useful life of the courts, the Council will determine whether to re-construct the courts.

A decision to reconstruct the courts will be subject to consideration of a number of factors including whether the reconstruction of the courts accords with the Tennis Facilities Strategy and the merits of the situation (eg, taking into account the need for the courts in that location).

If the Council makes a decision to reconstruct the courts, then the club which manages or owns the courts, will be required to enter into arrangements with the Council to contribute financially to the Council's Tennis Court Maintenance and Development Fund.

In order to enact the provisions of the Tennis Facilities Policy, the respective club must enter into a Lease Agreement with the Council, which will set out the obligations of both parties and in particular, agreement to the primary objective of the Policy, which will require the club to contribute to the Council's Tennis Facilities Fund. One of the subsidiary requirements of the Lease arrangements will also require the club to allow community access to the courts, when the Club does not require the courts (in accordance with the Public Access requirements set out within this Policy).

Clubs will be required to contribute funds based on a formula of recovering 50% of the capital reconstruction cost of tennis courts, based on the expected life cycle of the courts.

The 50% of the capital reconstruction costs will be recovered from the club via an annual payment over the expected life of the courts (which is normally expected to be 20 years).

In addition, and in accordance with this Policy, the club will be responsible for the costs associated with resurfacing of the courts (plexi-pave or similar approved surface), every 7-8 years following the reconstruction.

5. Shared Use

Shared Facilities present an opportunity for a group to reduce its costs by sharing the cost burden with others.

The Council encourages the shared use of facilities where:

- (a) appropriate legal agreements are put in place;
- (b) each group will be responsible for payment of a fee to the Council representing their share of the cost of maintenance and outgoings relating to the facility;
- (c) the proportion of each groups costs will be determined on the anticipated use of the facility by each of the groups; and
- (d) an appropriate management structure is put in place comprising members from each user group.

6. Tennis Facilities Fund

The payment of the contribution to the reconstruction costs will be separately identified in the Council's financial accounts and will be used to fund future court upgrade/reconstructions. Interest on the accumulated funds will be calculated quarterly and allocated to the account.

REVIEW PROCESS

This Policy will be reviewed every three (3) years.

INFORMATION

The Contact Officer for further information at the City of Norwood Payneham & St Peters is the Council's General Manager, Governance & Civic Affairs, telephone 8366 4549.

ADOPTION OF THE POLICY

This Policy was adopted by Strategy & Policy Committee on 7 March 2005.

This Policy was amended by the Council on 7 November 2005.

This Policy was reviewed by the Council on 4 November 2019.

This Policy was reviewed by the Council on 4 October 2022.

TO BE REVIEWED

October 2025.

TENNIS/NETBALL COURT MAINTENANCE

Asset	Responsible Party	Issue	Task Description	Timeliness
Chainmesh fencing	Lessee	Maintenance	Inspect, tighten strainer lines and repair/replace fencing if bulging and/or damaged.	Ongoing
Court lighting	Lessee	Installation	Lessee to install subject to Council approval and development authorisation	As required
	Lessee	Maintenance	General maintenance as required including: maintain light poles and wires in a safe condition all electrical circuitry and wiring to comply with relevant legislation, codes and standards at all times replace globes when required	Ongoing, with a formal inspection by a qualified electrician at least once a year
Court line marking	Lessee	Maintenance	Inspect and professionally line mark as required	Ongoing
Posts & on court furniture	Lessee	Maintenance	Maintain in good condition and repair/replace as necessary. Any uprooting of the posts or cracking of the pavement caused by the posts are to be made good at the Lessee's expense	As required
Playing surface (including run-off areas bounded by the chainmesh fencing)	Lessee	Cleaning, care and maintenance	Comply with the instructions/guidelines issued by the surface contractor. Ensure that the playing surface is swept and cleaned regularly and that players wear the correct type of footwear (in good condition) to minimise slips and potential damage to the playing surface. Debris and dirt are to be removed and properly disposed of, not merely swept to one side. Leaves and other materials likely to stain and/or corrode the surface to be washed off with a gentle cleaning liquid.	Ongoing care and sweeping/ cleaning at least weekly
	Lessee	Resurfacing	Resurface the courts with acrylic sealer and re-line mark	As required, and in any case within 7-8 years of the previous resurfacing
Court pavement	Council	Replace pavement	If required replace pavement, re-profile, reseal with bitumen, resurface with acrylic sealer and line mark. Exact timing of works to be mutually agreed between the parties.	As required, (expected to be within 20 years of the previous reconstruction)