



# Club Development Award



*This award recognises clubs who continuously make improvements to their club facilities and services for the benefit of their members. Nominating clubs are to have updated their physical clubhouse between January 2019 and December 2020 and updated their services to match these changes.*

## Selection Criteria

*Nominations close at 5pm, Wednesday 31 March 2021*

- Nominating clubs will have made changes to their clubhouse and their offerings between January 2019 and December 2020
- Nominating clubs are required to submit the Required Attachments outlined below

## Required Attachments

- At least two (2) high resolution photos of your clubhouse, suitable for display on the large screen at the Awards Ceremony **Maximum 3 images**
- Video footage of your club (optional but preferred)

**Note:** By supplying the photo(s) and video(s), you are granting Clubs WA permission to use these for promotional purposes associated with the awards program.

**Please send your completed form with attachments to:**

- Email: [events@clubswa.com.au](mailto:events@clubswa.com.au)
- Post: Clubs WA, PO Box 5101, South Lake WA 6164

If you have any queries regarding the nomination questions or process, please contact [events@clubswa.com.au](mailto:events@clubswa.com.au) or call the Events team on 9417 7149.





# Club Development Award



## General Information

### Your information

<b>Club</b>	East Fremantle Lawn Tennis Club
<b>Name of main contact</b>	Paul Hemsley
<b>Position</b>	President
<b>Mobile</b>	0438 110 068
<b>Email</b>	Paul.Hemsley@iesystems.com.au
<b>Club Size</b>	<input checked="" type="checkbox"/> <b>Small</b> – Annual turnover less than \$500,000 <input type="checkbox"/> <b>Medium</b> – Annual turnover from \$500,000 to \$1,000,000 <input type="checkbox"/> <b>Large</b> – Annual turnover greater than \$1,000,000  <i>Clubs WA reserves the right to request proof of eligibility (such as the Club's most recent Annual Report)</i>

## Questions

Please answer in detail and provide as many examples as possible. Where applicable, suggested topics to address are listed under each question.

**Question One:** Summarise the changes made to your clubhouse.

<b>Approximate budget</b>	\$400,000
<b>Key dates</b>	Commence Construction Jan 2020 Complete Construction October 2020
<b>Reason for updating</b>	<p>The EFLTC Hall is over 50 years old and the last refurbishment had been over 20 years ago. A proposal was prepared in 2018 to renovate the Club Hall and extend the Northern Deck.</p> <p>The project scope focussed on renovations to the Club Hall that would take full advantage of the fantastic location and would encourage use of the hall by community groups and various health and wellbeing businesses including Tai-Chi, Yoga, Marshall Arts, Pilates and dance groups. Income from these activities, along with</p>





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	club events and private functions would return EFLTC to self-sustainability and encourage a rapid return to growth in Tennis Club membership.
<b>Any additional information</b>	<p>East Fremantle Lawn Tennis Club is an inclusive, accessible and fully sustainable, not-for-profit, community-oriented Club. A successful grant application of \$200,000 from SportAus, combined with a \$100,000 grant from the Town of East Fremantle, allowed us to proceed with a renovation of the Club Hall including the internals, amenities and chefs kitchen, and addition of a fantastic deck on the Northern side, providing sweeping views of the Swan River.</p> <p>Passionate Club Members contributed over \$60,000 in pro-bono engineering, project administration services and manual labour, and a further \$20,000 in cash donations to deliver the project on-time and on-budget in October 2020.</p> <p>See the transition here:  <a href="https://www.youtube.com/watch?v=dRkjH3YRPFs">https://www.youtube.com/watch?v=dRkjH3YRPFs</a></p>

## Question Two: Describe how this refurbishment has benefited the club, its' members, and the community.

*Suggested word count: 120 words (Maximum word count: 150 words)*

*Examples: members involved in planning stage; local businesses used to execute project; increased use of facilities by members and/or community; financial benefits to club.*

*Please enter your response below:*

Hall usage has exploded.

The hall is buzzing with activity every day of the week, and all our regular users are seeing great patronage to their activities.

Private functions are regularly held on Friday and Saturday nights and feedback is always fantastic.

The increased patronage has improved Club income from the Hall by over 50%.

Club Membership has jumped by over 30% since the renovations were completed.

And the camaraderie amongst the Club Members who got behind this game-changing and highly visible project cannot be overstated.





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**Question Three:** Detail any new services that you introduced between January 2019 and December 2020 for the benefit of your members.

*Suggested word count: 150 words (Maximum word count: 180 words)*

*Examples: dining area [detail]; kiosk/canteen [detail]; outdoor facilities [detail]; changerooms [detail]; family friendly initiatives [detail]; improved sporting facilities [detail] etc.*

*Please enter your response below:*

Alongside the Hall Upgrade, the Club has been working hard to expand the variety of tennis playing options. We now have an expansive Coaching program, multiple inter and intra-club competitive options and organised social tennis most days of the week.

A particular focus on opening the organised tennis sessions to non-members to enjoy, for a small fee, has paradoxically been key to driving new member growth.

**Question Four:** Describe any updates made to your food and beverage offerings between January 2019 and December 2020.

*Suggested word count: 120 words (Maximum word count: 150 words)*

*Examples: local produce on menu; new menu items; new beverage offerings based on popular items; boutique beverage offerings; introduced catering facilities etc.*

*Please enter your response below:*

No change

**Question Five:** Have you made any changes to your staff/volunteer training to improve the customer service environment within your club?

*Suggested word count: 110 words (Maximum word count: 150 words)*

*Examples: induction processes; implementation of feedback system; group meetings; group training in-house/external; individual training etc.*

*Please enter your response below:*

No change





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## Before you submit...

*Please ensure you have the following ready to send with your completed nomination:*

- ✓ At least two (2) high resolution photos of your clubhouse, suitable for display on the large screen at the Awards Ceremony *Maximum 3 attachments*
- ✓ Video footage of your club (optional but preferred)



# East Fremantle Lawn Tennis Club Hall Upgrade



## Our Partners:



SportAus Grant  
(Federal Government)  
**\$200,000**



ToEF Grant  
(Our Local Council)  
**\$100,000**



Donations from  
Members like you  
(Tax-deductible via ASF)  
**\$20,000**



The Schedule:  
**Inside = January 2020**  
**Outside = June 2020**



Our Club needs to contribute **\$20,000** to complete the project.

Donations from members and friends of EFTLC will show our funding partners that we deserve their support.

Help us reach our goal with a tax-deductible donation to via our ASF donation portal.

Search for EFLTC at <https://asf.org.au/>

**Australian  
Sports  
Foundation**



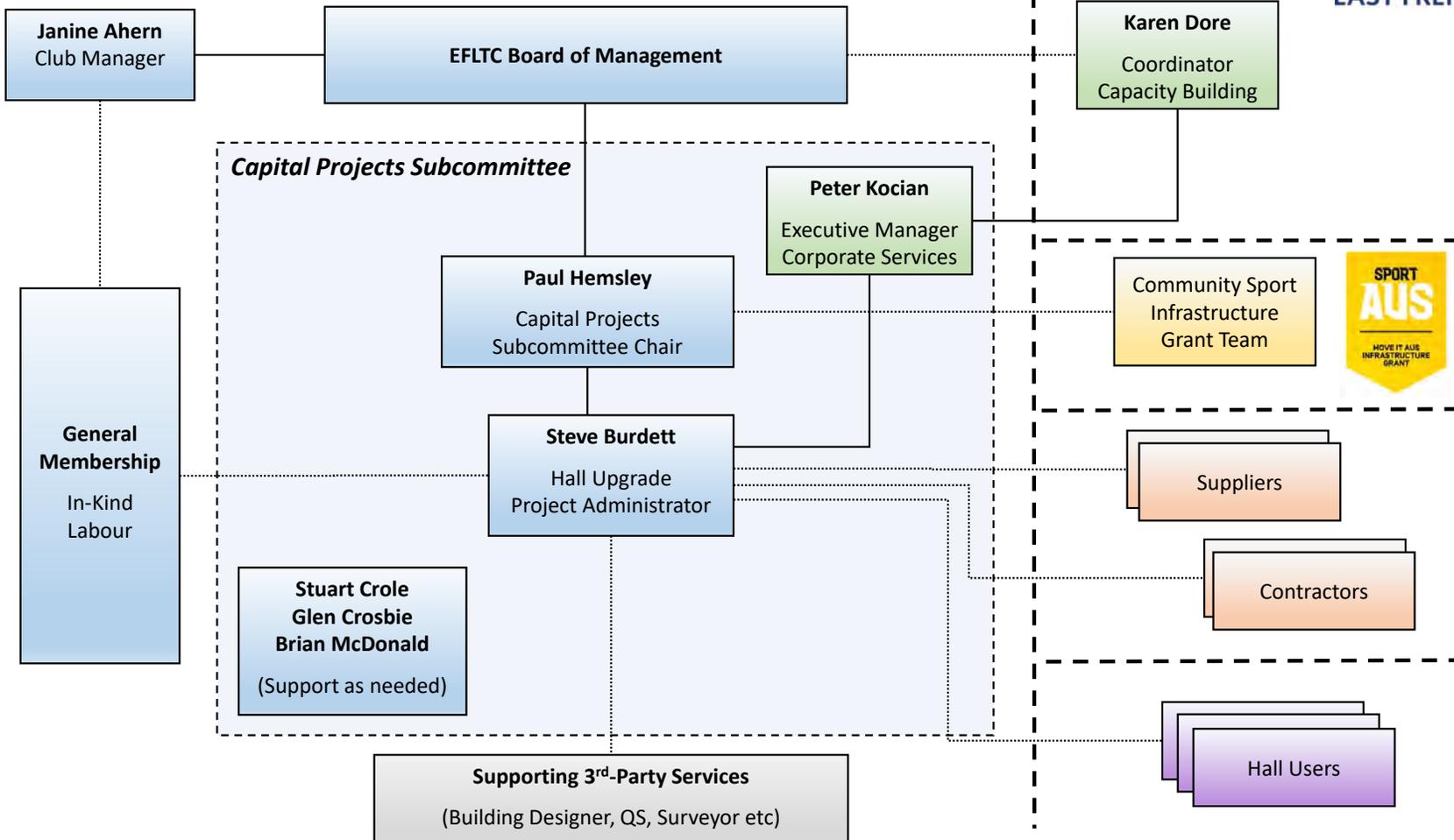
**DONATE NOW**

#### **EAST FREMANTLE LAWN TENNIS CLUB**

Clubhouse Redevelopment Project Stage 1:  
We're renovating the Club Hall with an extension of the balcony, renovations to kitchen and toilet facilities, and a revamped western entrance to the Tennis Club.



# EFLTC Hall Upgrade Project Organisation Chart



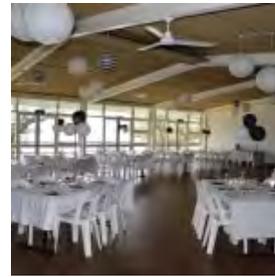
# East Fremantle Lawn Tennis Club Hall Upgrade



# The Situation

Our Hall is used by:

- Taoist Tai-Chi
- Line Dancing
- Freo Table Tennis Club
- Tennis Club
- Yoga
- Weddings & Parties etc



It has been 25 years since the last renovation.

# The Plan

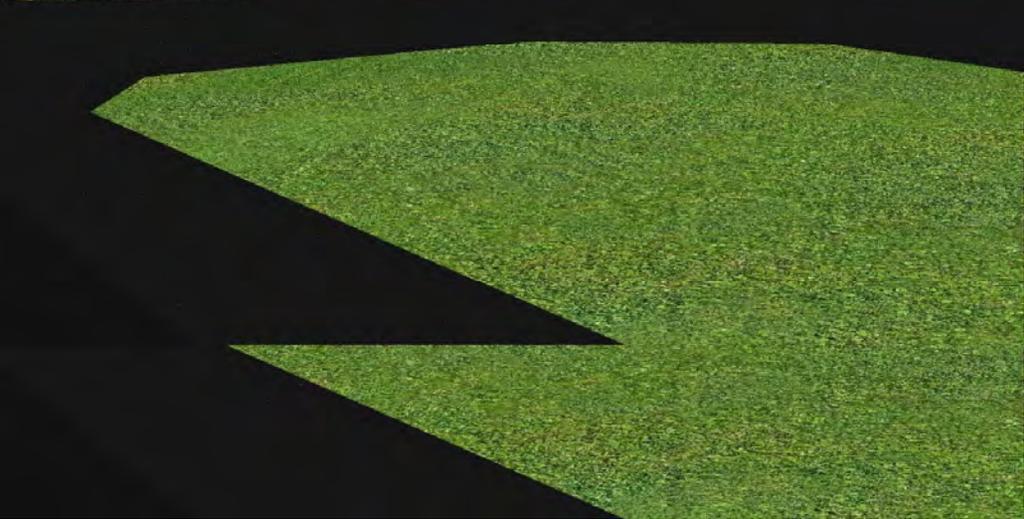
Scope Includes:

- Extend the deck & roof
- Replace northern doors
- Improve Club entry aesthetics
- Weather-proof toilet access
- Renovate bathrooms
- Renovate Hall kitchen
- Minor carpark extension



Focus on improving Hall. Clubrooms not included.





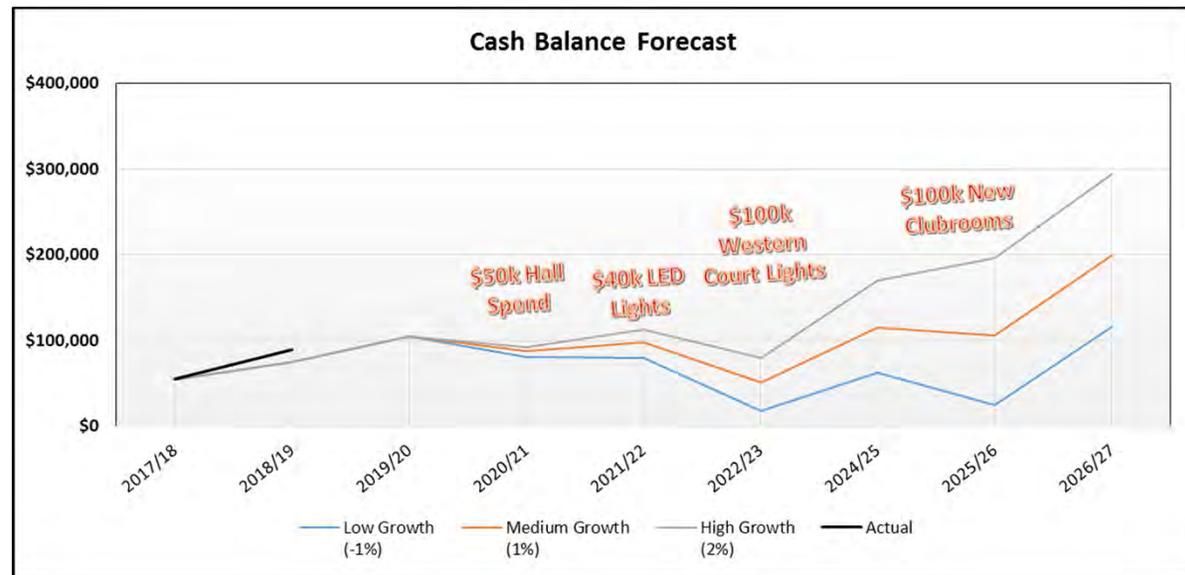


# The Strategy

This is Stage 1 of a long-term strategy submitted to the PPRNRF Master Plan

Justification includes:

- Modern amenities for the resident clubs -> more patronage
- Higher hall hire value for Friday & Saturday -> more revenue
- Improved Tennis Club reputation -> more members
- These renovations have been conceived with the users front of mind and we have their explicit and enthusiastic support.
- Increased Hall hire revenue improves our ability to finance future projects.



# The Cost

## Updated Project Budget (Estimate)

Income source	Expenditure	
EFLTC	Project Approvals & Architect Fees	\$15,000
EFLTC (in kind)	Project Management	\$18,000
<b>Sport Australia Grant</b> 	<b>Project Construction</b>	<b>\$200,000</b>
<b>Town of East Fremantle</b> 	<b>Project Construction</b>	<b>\$100,000</b>
EFLTC	Project Construction	\$20,000
EFLTC (in kind labour)	Project Construction	\$16,919
EFLTC 	Contingency	\$25,000
	<b>TOTAL</b>	<b>\$394,919</b>

## Income vs Expenditure.

(based on May 2018 Builder's Estimate – updated quotations currently being obtained)

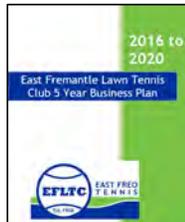
## Addressing Section 2 of the ToEF Policy document 'Requests for New and Capital Upgrades to Existing Community'

- **Value for money** - \$100,000 of ToEF funds for a \$350,000 (estimated) renovation of an important community asset;
- **Sustainable utilisation levels** - letters of support from all our current Hall users will be provided plus info on Hall Hire Booking numbers over last few years (which is used for weddings, 21st's, birthdays generally as well as by our weekly Hall users);
- **Provide 'fit for purpose use'** - refurbished toilets and kitchen provide cleaner, healthier facilities for all Users, enlarged deck and bifold doors greatly enhance the amenity of the facility;
- **Meet current Building Standards** - refurbishment will be done in consultation with Council Health Officers; additions will be designed and constructed to meet Building Standards;
- **Minimise Impacts from activities held in the buildings that may adversely affect local residents** - no change except for greater use of carparks adjacent to Club;
- **Promote the Strategic planning Principles endorsed by the Council** - see next page...

# Promoting the Principles of the ToEF Recreation and Community Facilities Strategy

(Taken from P12 of ToEF Recreation and Community Facilities Plan – Final Report 2016)

1. Priority will be given to infrastructure which meets the needs of the broader East Fremantle community and has **higher levels of use and community access**.
2. Priority will be given to developing recreation and community hubs which cater for **multiple activities and user groups**.
3. Priority will be given to infrastructure projects which are **supported by a master plan, feasibility study and/or business plan**.
4. Priority will be given to the development of **flexible, multipurpose, multiuse infrastructure** over single purpose, infrastructure.
5. Priority will be given to infrastructure which demonstrates **financial, environmental and social sustainability**.
6. Priority in the allocation of Council funding, and Council support to external funding bodies, will be given to **multiuse and multifunctional infrastructure**.
7. Priority will be given to funding infrastructure maintenance which **allows general community access**.
8. Priority will be given to **upgrading infrastructure to ensure it is fit for purpose, rather than developing new facilities**, except when infrastructure has reached the end of its useful life.



6. CASUAL PLAYERS  
Casual players are welcome at  
as determined by the Board of M  
with all EFLTC Rules. Property

# Our Project Team

The EFLTC Clubhouse Redevelopment sub-committee:

- Steve Burdett (40+ years experienced Structural Engineering Consultant)
- Stuart Crole (30+ years experienced Structural Engineer and Project Manager)
- Paul Hemsley (25+ years experienced Electrical Engineer)
- Brian McDonald (20+ years experienced Process Engineer)
- Glen Crosbie (20+ years Certified Practicing Accountant (CPA))
- John Chisholm (20+ years Building Designer) (paid)

# Our Documentation

Our Project has been years in the making and has been thoroughly documented and communicated:

- EFTC-CRP-01 Clubhouse Redevelopment Philosophy
- EFTC-CRP-02 Clubhouse Redevelopment Design Options
- EFTC-CRP-03 Clubhouse Redevelopment Funding Plan
- EFTC-CRP-04 Clubhouse Redevelopment Project Management Plan
- EFTC-CRP-05 Clubhouse Redevelopment Baseline Capital Estimate
- EFTC-CRP-06 Clubhouse Redevelopment Cashflow Projection
- EFTC-CRP-08 MOU TTWA EFLTC
- EFTC-CRP-09 EFLTC Refurbishment & Redevelopment Proposals for Consideration by ToEF
- EFTC-CRP-10 Clubhouse Redevelopment Volunteer Hours
- EFTC-HUP-01 Hall Upgrade - Project Execution Plan
- EFTC-HUP-02 Hall Upgrade - Project Budget
- EFTC-HUP-03 Hall Upgrade - Project Schedule

<https://eastfreetennisclub.org.au/clubhouse-redevelopment/>