



East Fremantle Tennis Centre Clubhouse Refurbishment/Redevelopment Design Options

SUMMARY OF DOCUMENT REVISIONS

DOCUMENT REVISIONS			
Revision	Date Revised	Description of Change	Prepared
A	18 th Mar 2018	Draft for discussion	Paul Hemsley
0	8 th April 2018	Revised for ToEF Submission	Paul Hemsley

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1. INTRODUCTION

1.1. Purpose

This document presents the range of design options that have been considered, and an assessment and recommendation of whether to proceed with those options. At the completion of the project, this document will also provide a rationale for both what was done, and what wasn't done.

1.2. Project Summary

It has been recognised that the clubhouse and hall facility at the East Fremantle Lawn Tennis Club is past its "Use-by" date. Escalating maintenance costs, ongoing security concerns, low quality kitchen and toilet/change room amenities and sub-optimal utilisation of the spectacular site all combine to indicate that a strategy to replace or refurbish the existing facility is overdue.

The scope of the project includes the clubhouse, hall, carpark, playground and surrounding landscaping only. Whilst tennis courts and related infrastructure may be subject to upgrades and modifications, they will be covered by separate documents, and are not included in the scope of this project.

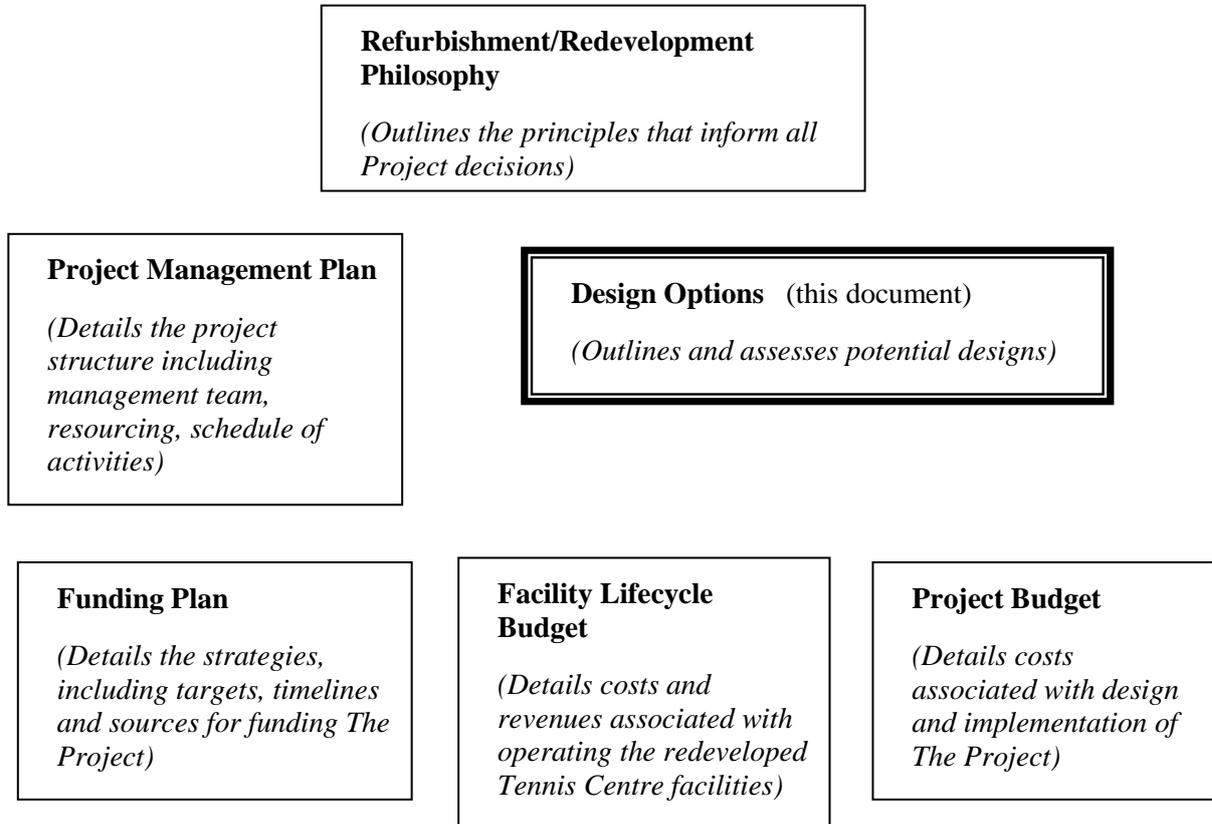
It should be remembered that the designs included in this document are speculative and may change as development progresses and new options arise. Designs presented here may be assessed later to be impractical for reasons including capital cost, cashflow impact, lack of functionality, negative visual impact or lack of support from project sponsors or other stakeholders.

1.3. References

Document No.	Rev	Author	Title
N/A	B	Paul Hemsley	Clubhouse Redevelopment Philosophy

1.4. Document Map

The following key documents will underpin delivery of The Project. It is expected that all documents will remain “live” throughout the project lifecycle and will interact and inform each other. This document structure is intended to facilitate a natural division of effort amongst suitably skilled and enthusiastic teams.



2. SUMMARY AND ASSESSMENT OF OPTIONS

Stage 1 – Hall Refurbishment			
Description	Cost Estimate	Justification	Recommendation
<p>Basic Hall Refurbishment:</p> <ul style="list-style-type: none"> - Extend northern hall deck, with roof - Hall Kitchen Renovation - Change Room Renovation - Hall ceiling, windows & doors renovation - Roof over club alfresco area 		<p>Increase marketable rate and hence cashflow from hall hire. Improve visual appeal and amenity of the building generally for all visitors. Improve building safety and security. Reduce maintenance cost.</p>	Proceed
<p>Option 1A - Create Welcoming Statement Entry from Carpark to South side</p>		<p>The entry to the club is drab and confusing. Currently when you park it is not obvious for tennis first time parents, players, visitors how to enter other than head towards the tennis courts.</p>	Proceed
<p>Option 1B - Swap hall kitchen for office space with view of courts</p>		<p>Allows expanded kitchen space for large functions by removal of moveable partition between Hall and Club kitchens.</p> <p>Too expensive to move services.</p>	Don't proceed
<p>Option 1C - Convert the Captains Office to Servery</p>		<p>Captains office is functional where it is.</p> <p>Addition of servery to existing kitchen will be considered as part of basic club rooms refurbishment (Stage 2).</p>	Don't proceed
<p>Option 1D - Change Primary Hall Access to North Side</p>		<p>Separation of hall hire and tennis club traffic, especially on party nights (Saturday) and clean-up (Sunday morning junior interaction).</p>	Don't proceed

Stage 1 – Hall Refurbishment

Description	Cost Estimate	Justification	Recommendation
		Basic hall refurbishment (improved balcony space and access) should alleviate south side hall traffic, but hall-hire setup and deliveries are best left on south side due to easier ground level and ramp access.	
Option 1E - Move Bin Storage & Pickup-Point to the North Side		Improve aesthetics around the club entry.	Don't relocate, but consider aesthetic improvement options.

Stage 2 – Clubrooms Refurbishment

Description	Cost Estimate	Justification	Recommendation
<p>Basic Clubrooms Refurbishment:</p> <ul style="list-style-type: none"> - Build new 'open' wall at west end of Hall on edge of concrete walkway - Windows & doors renovation - Replace carpet - Renovate Club Room kitchen 		<p>Improved amenities for members.</p> <p>More attractive club rooms increasing the value of membership.</p>	<p>Revisit after Stage 1 complete and potential facility sharing options have progressed.</p>
Option 2A - Improve Display Areas		Better care and communication of club history	Consider in Stage 2 detailed design
Option 2B – Universal Access Unisex Toilet Facility and Creche		<p>Improved safety and amenity for parent with toddlers.</p> <p>Better separation of creche and social activities (bar area, member traffic etc).</p>	Consider in Stage 2 detailed design
Option 2C – Personal Lockers and Chair Storage		Increase membership value. Improve visual appeal and amenity of the building generally for all visitors. Improve building safety and security.	Consider in Stage 2 detailed design
Option 2D – Existing Carpark Improvements and Associated works		Improved carpark functionality. Amenity and safety is poor, particularly for children.	Consider in Stage 2 detailed design
Option 2E - Carpark Extension & Landscaping		Carparking need regularly exceeds capacity (tournaments, open days and large social (hall-hire) events. Amenity and safety is poor, particularly for children.	Consider in Stage 2 detailed design

Stage 3 – Development of Rested Court Area			
Description	Cost Estimate	Justification	Recommendation
Option 3A – Car Parking		Current carpark can't handle large events. Possibility synergy with EFYC or Water Polo.	Reconsider following completion of Stage1
Option 3B – Table Tennis Pavilion		Possible synergy with Table Tennis WA	
Option 3C – Croquet, Beach Volley Ball and Water Polo		Possible synergy with other organisations WA	

Stage 4 – New Tennis Pavilion			
Description	Cost Estimate	Justification	Recommendation
Option 4A - New Building to West of Existing Hall		Improved club facilities	Reconsider following completion of Stage1
Option 4B - New Building to East of Existing Clubrooms		Improved club facilities	
Option 4C - Combined Facility with Upper Tennis & Lower Table Tennis		Improved club facilities including better integration with tennis courts. Synergy with WA Table Tennis Association who are looking for a permanent home and willing to invest.	
Option 4D – Playgroup / Toy Library		Additional revenue stream and complementary utilisation profile	
Option 4E – tai Chi Centre / Function Centre and/or Coffee Shop		Additional revenue stream and complementary utilisation profile	
Option 4F – Gym		Additional revenue stream and complementary utilisation profile	

3. BRAINSTORM OF IDEAS

The following is a list of ideas from previous discussions, generally related to refurbishment of the existing clubhouse. They are offered as food for thought.

3.1. Must Haves

- Extend deck out on north/riverside so have say 5 m minimum wide deck full length of building
- Incorporate weatherproof roof over the full deck on North side. I.e. get rid of pergolas
- Incorporate weatherproof roof over the full area South side i.e. get rid of pergolas
- Have doors along north & south side of clubhouse that can be open right up so achieve clear path to connect inside with outside
- Have doors along north side of Hall that can be open right up so achieve clear path to connect inside with outside
- Separate Coach office on South side
- Separate Club Managers office on South side
- Upgrade Kitchen in clubhouse to include oven
- Upgrade Kitchen in Hall
- Bar area similar to current
- Hard wearing/easy to clean surface in clubhouse i.e. not carpet

3.2. Nice to Haves

- Creche Area with connection out to playground
- Junior club area with pool table/table tennis table that is separated from main area with foldaway doors so can be opened up & incorporated into main clubroom for bigger events
- Access to separate set of toilets from inside clubroom
- Revamped underneath so that create a proper basement level that's inhabitable for storage/other uses
- Revamped underneath to have potential for a coffee shop to run out of SW corner of basement area

4. PROPOSED DEVELOPMENTS

4.1. STAGE 1 – Hall Refurbishment and Minor Clubrooms Refurbishment (Drawing P1)

Refurbish Toilets, Change Rooms and Showers.

Refurbish Hall Kitchen, including extension over Bin Area.

Reclad and paint southern elevation to Clubrooms kitchen.

Provide roof over Club alfresco area.

Replace Hall timber window/door joinery with aluminium windows & sliding doors and/or bifolds.

Reline Hall ceiling.

Extend northern Hall deck out to line up with existing alfresco area (minimise number of support columns to maintain open area underneath).

Provide roof over northern deck extension.

Justification: Increase marketable rate and hence cashflow from hall hire. Improve visual appeal and amenity of the building generally for all visitors. Improve building safety and security. Reduce maintenance cost.

4.1.1. Option 1A - Create Welcoming Statement Entry from Carpark to South side

It is not always obvious to first time parents, tennis players and visitors how to enter the Club from the carpark, other than head south-east towards the tennis courts. Consider changing the steps near the bins to a full-width ramp with rails each side. Maybe a planter box against the building under the viewing balustrade or something including quality signage to create an Art feature to create an Entry Statement from the car park to the club.

4.1.2. Option 1B - Extension Over Bin Area – Swap hall kitchen for office space with view of courts

Consider swapping the hall kitchen right in next door to the club kitchen with an adjoining door creating a long galley - there could be times with both kitchens can be utilised/hired together (with roller doors over each counter to secure the room not being used or hired).

Adding large sound-deadening foldaway doors between the Hall and Club kitchen to ensure spaces can be separated if necessary, but easily joined for large functions.

That would free up the West facing old hall kitchen + over the bin area to be tennis and car park viewing for staff/coach offices. Some West facing windows could be highly utilised in the mornings and maybe a portion of the area over the bin could be a glass balustrade and a row or two of viewing facing mainly South and a bit West with some thought put into sun protection for the afternoon e.g. aluminium louvres that twist.

4.1.3. Option 1C - Convert the Captains Office to Servery

The old Captain's office could become the canteen servery with access to the club or hall kitchens. Three sets of folding back counter windows could allow many self-serve functions during afternoon teas etc to occur on all three sides e.g. make your own cup of tea and

reduce the need to go into the club rooms. Maybe there could be fly door separation to the main kitchens if needed.

4.1.4. Option 1D – Change Primary Hall Access to North Side

Change the primary hall entrance to the Northern side (except for an emergency exit on the south side near the kitchen).

Currently deliveries of furniture, bain-maries, food & drink, and exiting of waste all happens on the south side, which disrupts Saturday and Sunday morning junior tennis. The south side would then become tennis focused and the North side in front of the hall hire focused. This may also require an unloading loading area without ruining the grass too much - consider special cement pavers that allow grass to grow through like above the polo pool (Durdham Crs, Bicton).

4.1.5. Option 1E – Move Bin Storage & Pickup-Point to the North Side

Wheelie bins could be pushed to the edge of the longer 'kiss n ride' area off the lane for the truck. The old bin storage compound could become ball/basket line marking tennis net storage etc, freeing up more of the North West corner for alternative uses (e.g. future basement café area).

4.2. STAGE 2 – Clubrooms Refurbishment (Drawing P2)

After all items in Stage 1 are completed:

Build new 'open' wall at west end of Hall on edge of concrete walkway to:

- a) create more interesting western elevation;
- b) create more protected corridor for access to kitchen, toilets and change rooms while maintaining the openness of existing external ramp/walkway to toilets;

Note that it would be an expensive option, but this area could also be incorporated into enlarged toilet facilities. However, this would require construction of a new access way on the western edge, reducing the existing parking with car bay lengths and aisles widths already under standard sizes.

- d) extend Hall kitchen over Bin Area as required;
- e) roof over remaining Bin Area and extend ventilated west wall up to conceal better.

Replace aluminium joinery on north and south sides of Clubrooms to allow better connection/flow of inside with outside.

Replace Clubrooms carpet with hard wearing, easy clean surface.

Refurbish Clubrooms kitchen to include oven.

Extend Clubrooms out under eastern pergola to include some or all of the following:

- a) Universal access unisex toilet;
- b) Creche Area with good access out to playground;
- c) Junior club area with pool table/table tennis table that is separated from main area by an operable wall, so it can be opened up & incorporated into main Clubroom for bigger events;
- d) Display area for emphasis of Club History
- e) Personal lockers for Members and space for Chair Storage
- f) BBQ area on south side as current BBQ is too remote from courts and Clubrooms.

Justification: Increase membership value. Improve visual appeal and amenity of the building generally for all visitors. Improve building safety and security. Reduce maintenance cost.

4.2.1. Option 2A Display Areas

To emphasise the history, maybe little efforts could be done to align brick wall and plaster board above to be flush and increase the areas for hanging plaques, photos etc. Or there could be a focus on digitising many of the historical things and devoting a wall to a projection of memorabilia so that images were cycling through pictures on a wall when the club is in use - sort of virtual trophy cabinet where everything fits including a good range of photos.

4.2.2. Option 2B Universal Access Unisex Toilet Facility and Creche

A close-by unisex universal toilet facility with fold down change table near the playground would be very useful for creche users and families generally. It is problematic for parents to go to the existing toilets to nappy change, especially if they are supervising more than one child. Facility would also be useful to Visitors and Club Members using the Clubrooms.

Designated creche area, with cupboards and shelves or storage would reduce the untidiness in the Club rooms. Ideally, the creche area could be opened up when required and hidden when not required.

At playgroup Attadale (near Bicton Golf) they have a set of deep cabinets containing large plastic tubs behind white roller doors. I've also heard of a community centre that have a huge durable drawer or set under a small knee-high stage so same idea as roller door but under the stage instead of up the wall. TV could also be behind roller door for higher security.

A gate to kitchen is required to separate hot water and toddlers. Maybe if the old BBQ is moved to the South side, then maybe there is a way of using that area to add the toilet and storage inside or outside for crèche.

4.2.3. Option 2C Personal Lockers and Chair Storage

Safe storage in lockers of keys/wallets/phones/tennis bags/spare racquets would assist playgroup/creche users and Members that are on-court.

Plastic chairs used for afternoon tea are very untidy stacked in the Clubrooms.

4.2.4. Option 2D Existing Carpark Improvements & Associated Works (Drawing P3)

Remove kerb to west side of existing car park, excavate base of existing grassed bank for 1m to 1.2m and build low retaining wall. This will allow extension of existing sealed area to create an enlarged car parking area with wider aisles for easier vehicle manoeuvring. It would also allow room to construct a north-south footpath for safer pedestrian access.

Provide indent in this retaining wall to house the existing grass clippings bin.

Incorporate grassed area / shade structures to overflow car parking area for Junior Parents.

Resurface existing sealed overflow parking area and mark with lines for Red Ball Hot Shot courts and construct fence on 2 sides for safety (may be done early).

Lengthen the indented kerb area along Jerrat Drive, directly in front of the Club, to create an extended drop off area to avoid parents needing to enter car park. Provide seats for children waiting to be picked up.

Upgrade entry path / car park treatment to improve pedestrian / bike access to the Club.

Justification: Car parking needs regularly exceed capacity of car parks available during tournaments, open days and large social (hall hire) events. Amenity and safety is poor, particularly for Junior drop-offs and pick-ups. At peak drop-off times on Saturday mornings and other midweek times, such as when Junior lessons start and finish and Junior Club drop offs occur at the same time as Tai Chi Classes start, competition for parking places is fierce. Current 'tight' car park geometry inhibits parking, restricts traffic flow and compromises pedestrian safety.

4.2.5. Option 2E Extended Overflow Carpark, Existing Carpark Improvements & Associated Works (Drawing P3)

As for 2D above except build full height retaining wall, backfill & pave to create larger overflow car parking area to west of current carpark, in addition to extension of existing

sealed area to create enlarged car parking area with wider aisles for easier vehicle manoeuvring. Create raised north-south footpath for safer pedestrian access.

Provide indent in this retaining wall to house bin existing grass clippings bin.

Incorporate grassed area / shade structures to overflow car parking area for Junior Parents.

Lengthen the indented kerb area along Jerrat Drive, directly in front of the Club, to create an extended drop off area to avoid parents needing to enter car park. Provide seats for children waiting to be picked up.

Upgrade entry path / car park treatment to improve pedestrian / bike access to the Club.

Justification: As for 2D above except new car parks are added under this option to deal with the issue of car parking needs regularly exceeding capacity of car parks available at the peak times mentioned.

4.3. STAGE 3 – Development of Rested Court Area (Drawings P3A & P3B)

An important question to be considered is just what the best use in the long term is for the leased area taken up by the current resting grass courts. It is not considered financially viable, with the Club's current Membership, for grass courts to be reinstated on this area. Membership numbers could increase of course, but even so, grass courts are expensive to maintain. This area could be sublet, depending on Council permission of course, to earn the Club substantial revenue to help ensure a more sustainable East Fremantle Tennis Centre facility.

4.3.1. Option 3A – Car Parking (Drawing P3A)

Investigate car parking in south east corner on area where grass courts are currently being rested (EFYC as the possible Sub-Tenant).

Background: In 2005, the East Fremantle Yacht Club put forward a proposal to EFLTC with a couple of car parking options for their members and one of those options utilised these last three grass courts.

4.3.2. Option 3B – Table Tennis Pavilion (Drawing P3B)

Investigate building a pavilion and car park in south east corner on area where grass courts are currently being rested (Fremantle Table Tennis Club as the Sub-Tenant).

Background: The Club has been approached by Gordon Lee, the President of the Fremantle Table Tennis Club. The Club is looking for land to build a permanent home. Their building requirements, 550 sq. metres, with surrounding parking, have been overlaid on to the resting court area and attached as drawing P3B. The erection of a building of this area with the 4m ceiling height requested would be a major development to undertake. However, it is understood that the Table Tennis Club does have a significant amount of money and it is considered would be a perfect fit as a Co-Tenant for the East Fremantle Tennis Centre.

Refer also to Stage 4 Option 4C

4.3.3. Option 3C – Croquet, Beach Volley Ball and Water Polo (not drawn)

Investigate the above sports as possible Sub-Tenants

Background:

- a) Relocating EF Croquet Club from Allen Street has been put forward as a possibility. However, it is understood that they are a small club with little money and their Members would likely not be able to contribute much to overall Centre usage and revenue.
- b) No enquiries have been made regarding beach volleyball.
- c) The Club has had an approach from Tom Hoad of the Melville Water Polo Club regarding, it is understood, the availability of land for a Junior Water Polo facility. A meeting is yet to be held to get an initial briefing on what the Water Polo Club are planning.

4.4. STAGE 4 – New Tennis Pavilion (Drawings P4A & P4B)

When investigating the Stage 3 Options, it is of prime importance to consider the long-term development of EFLTC itself, as Principal Tenant of the East Fremantle Tennis Centre.

Drawings P4A and P4B are attached as suggestions as to how, in the longer term, a new Tennis Club building could be located on the current active grass court area. These drawings show how it would be possible to position new Clubrooms with a floor area of around 600 sq. metres, taking up just 2 grass courts and creating show court viewing to the east and west while still maintaining a view out to the river, past the existing building.

It is suggested that the building could be single storey initially but be designed to allow the addition of the second level at a later stage as funds permit.

It is understood that a large development such as this would require an (expensive) sewerage pumping station to be built

Since this building would occupy the space of two courts (as shown on the drawings), permanently giving up the resting court area for a Table Tennis Pavilion and parking may not be prudent.

The initial thoughts are that, once the new Tennis Club pavilion is completed, the existing Hall and Clubrooms could be refurbished to remain as a stand-alone repurposed building with a number of possible different uses as outlined below in Options 4D to 4F.

4.4.1. Option 4A - New Building to West of Existing Clubhouse (Drawing P4A)

An arbitrary building size of 24m x 24m, which can be accommodated on the area of two tennis courts, has been indicatively shown on the drawing.

4.4.2. Option 4B - New Building to East of Existing Clubhouse (Drawing P4B)

An arbitrary building size of 24m x 24m, which can be accommodated on the area of two tennis courts, has been indicatively shown on the drawing.

4.4.3. Option 4C - Combined Facility with Upper Tennis & Lower Table Tennis (Drawing P4C)

The positive approach from Fremantle Table Tennis Club indicates that the feasibility of building of a two-storey facility should be investigated, with the bottom level dedicated to the Table Tennis playing area and the upper level to Tennis Clubrooms, including viewing decks over the show courts, and with both Clubs sharing the bar and toilet/change room facilities. The building could be built in two stages with the lower level floor plan adjusted to suit the Table Tennis Pavilion requirements. (no sketch provided)

4.4.4. Option 4D – Playgroup / Toy Library (Drawing P4C)

The existing Hall and Clubrooms, and possibly the currently undeveloped undercroft area below as well, could be re-purposed as a Playgroup venue, with possibly a toy library. Usage patterns (typically during the day, on weekdays) would complement other activities at the Centre. This would provide an additional revenue stream and visitor stream for the Centre.

4.4.5. Option 4E – Tai Chi Centre / Function Centre and / or Coffee Shop (Drawing P4C)

The Club is keen to continue its association with the Taoist Tai Chi Society of Australia, which currently has a Lease with the Club until June 30, 2020, with the possibility of an extension for up to another 3 years.

The existing Hall and Clubrooms, and possibly the currently undeveloped undercroft area below as well, could be re-purposed as a Tai Chi Centre and Function Centre, with possibly an attached coffee shop. This would provide an additional revenue stream and visitor stream for the Centre.

4.4.6. Option 4F – Gym (Sketch P4C)

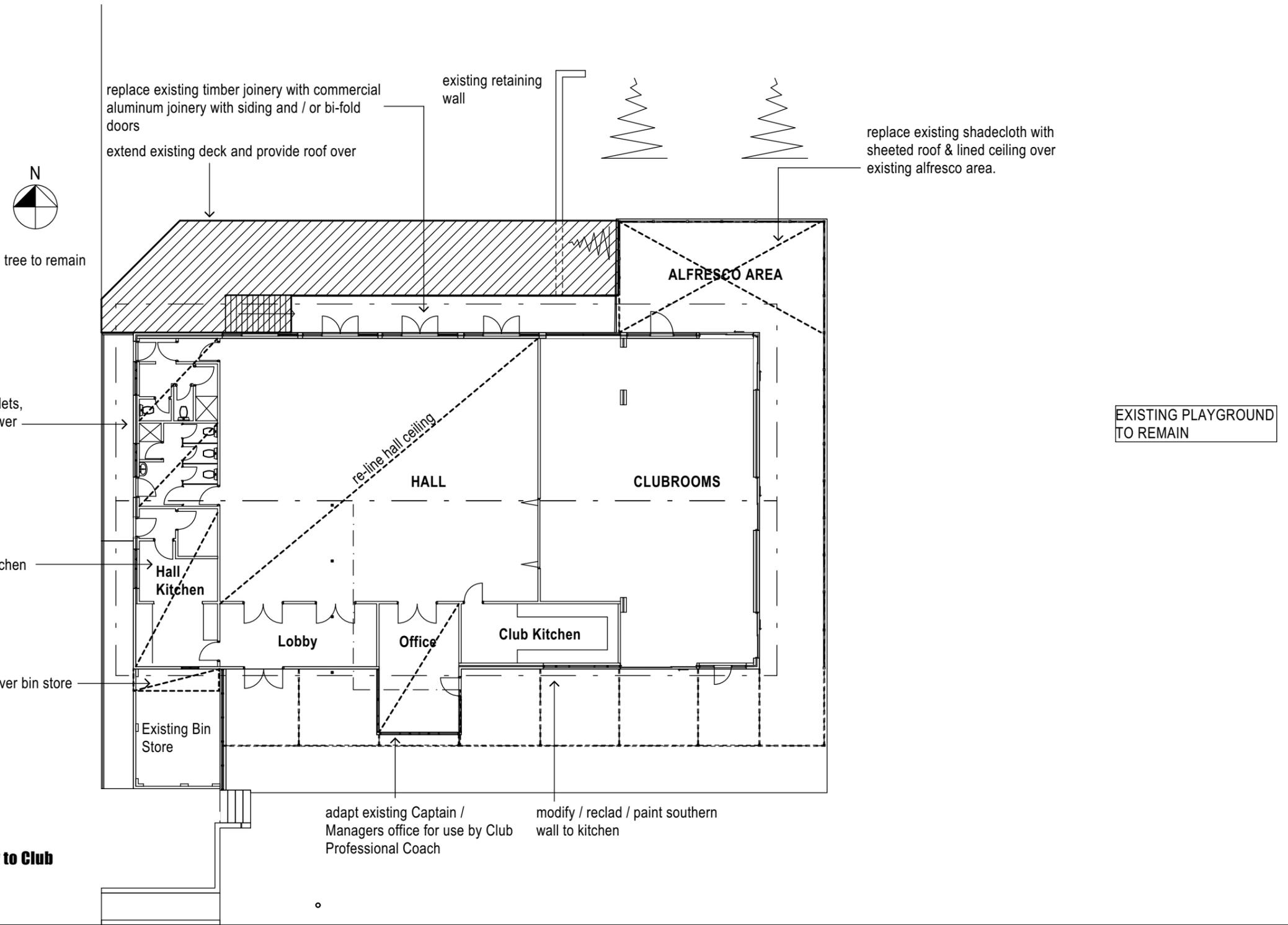
The existing Hall / Clubrooms, and possibly the currently undeveloped undercroft area below as well, could be re-purposed as a sub-leased or EFLTC-managed gym. This would provide an additional revenue stream and visitor stream for the Centre.

APPENDIX 1 – DRAWINGS FOR STAGES 1 TO 4

Stage	Drawing
1	P1
2	P2 and P3
3	P3A and P3B
4	P4A, P4B and P4C

Staged Redevelopment

5/04/2018



Stage 1 P1
1:200

<p>BUILDING DESIGN & VISUALISATION t. 9339 2224 m. 0408 833 399 jc@jonchisholm.com www.jonchisholm.com</p>	<p>NATIONAL ASSOCIATION OF BUILDING DESIGNERS OF WESTERN AUSTRALIA INC.</p>	<p>Project: East Fremantle Tennis Club Jerrat Drive East Fremantle</p>	<p>Drawing: Stage 1</p>	<table border="1"> <tr> <td>1</td> <td>Submission Issue</td> <td>4/4/2018</td> </tr> <tr> <td>0</td> <td>issued for information</td> <td>21/3/2018</td> </tr> <tr> <td>REV.</td> <td>AMENDMENT</td> <td>DATE</td> </tr> </table>	1	Submission Issue	4/4/2018	0	issued for information	21/3/2018	REV.	AMENDMENT	DATE	<p>Date: 5/04/2018</p>	<p>Drwn: JC</p>
					1	Submission Issue	4/4/2018								
0	issued for information	21/3/2018													
REV.	AMENDMENT	DATE													
				<p>Job No: 1747</p>	<p>Dwg No.: P1</p>	<p>Rev 1</p>									
<p>The builder must verify all dimensions on site before commencing any work or shop dwgs.</p>															

**Staged
Redevelopment**

5/04/2018

Existing Carpark



build new semi-open wall on edge of existing walkway to protect access to toilets and kitchen.

address aesthetics of west elevation

new roof over existing bin store & enclose with vented wall

IF NOT DONE IN STAGE 1,
Create new entry to club

existing retaining wall

Extended deck built during Stage 1

ALFRESCO AREA

replace carpet in Club rooms with more hard wearing surface.

- OPTIONS 2A, 2B, & 2C**
 extend building out as a lean-to structure under existing pergola area for;
- A.) Creche
 - B.) Unisex accessible toilet
 - C.) Junior Club Area
 - D.) Club history display
 - E.) Lockers & chair storage
 - F.) New BBQ area

EXISTING PLAYGROUND TO REMAIN

HALL

CLUBROOMS

Hall Kitchen

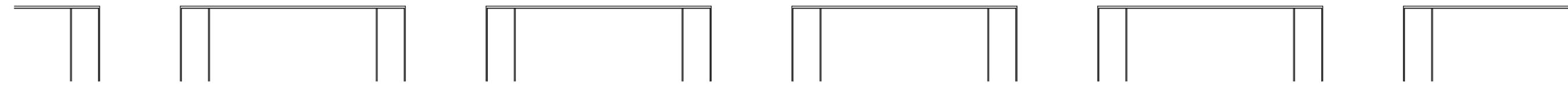
Lobby

Office

Club Kitchen

refurbishment of existing hall and kitchen

**STAGE 2
Refurbishment works once
Stage 1 is completed**



Stage 2 P2
1:200

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				<p>Job No: 1747</p>	<p>Dwg No.: P2</p>
				<p>The builder must verify all dimensions on site before commencing any work or shop dwgs.</p>	

Jerrat Drive

**Staged
Redevelopment**

extend "drop off zone" indent in kerb

OPTION 2D

Move kerb 1m to 1.2m to west and build low retaining wall, resurface / remark carpark & provide footpath

Existing Carpark

possible recess to house grass clippings bin

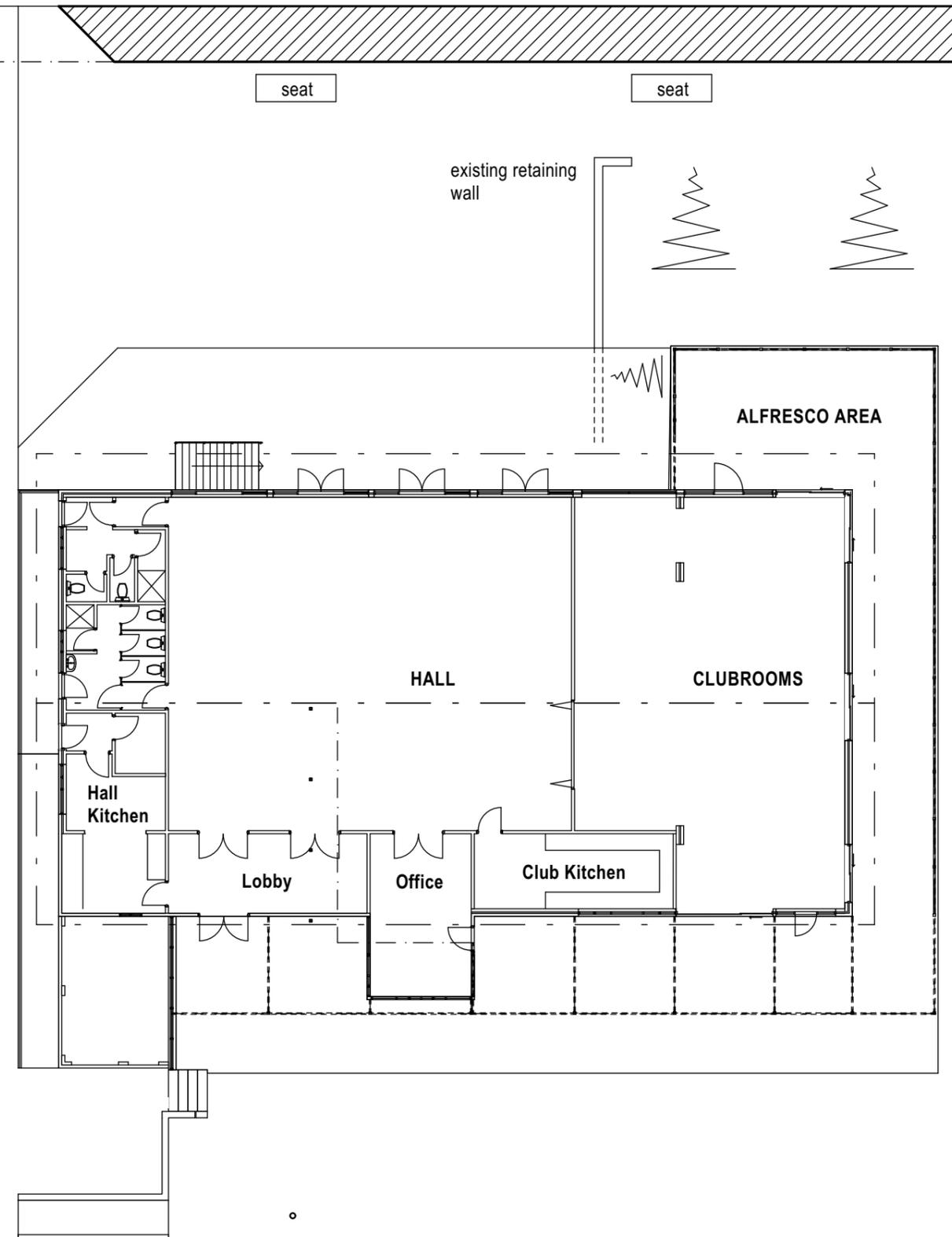
existing overflow parking area



grassed shaded viewing area for parents

EXTRA FOR OPTION 2E

full height retaining wall, backfill & seal for extra overflow parking at upper level.



Stage 2 P3
1:200



john chisholm design

BUILDING DESIGN & VISUALISATION

t. 9339 2224 m. 0408 833 399

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Project:
**East Fremantle Tennis Club
Jerrat Drive
East Fremantle**

Drawing:
**Stage 2
OPTIONS 2D & 2E**

REV.	AMENDMENT	DATE
1	Submission Issue	4/4/2018
0	issued for information	21/3/2018

Date:
5/04/2018

Drwn:
JC

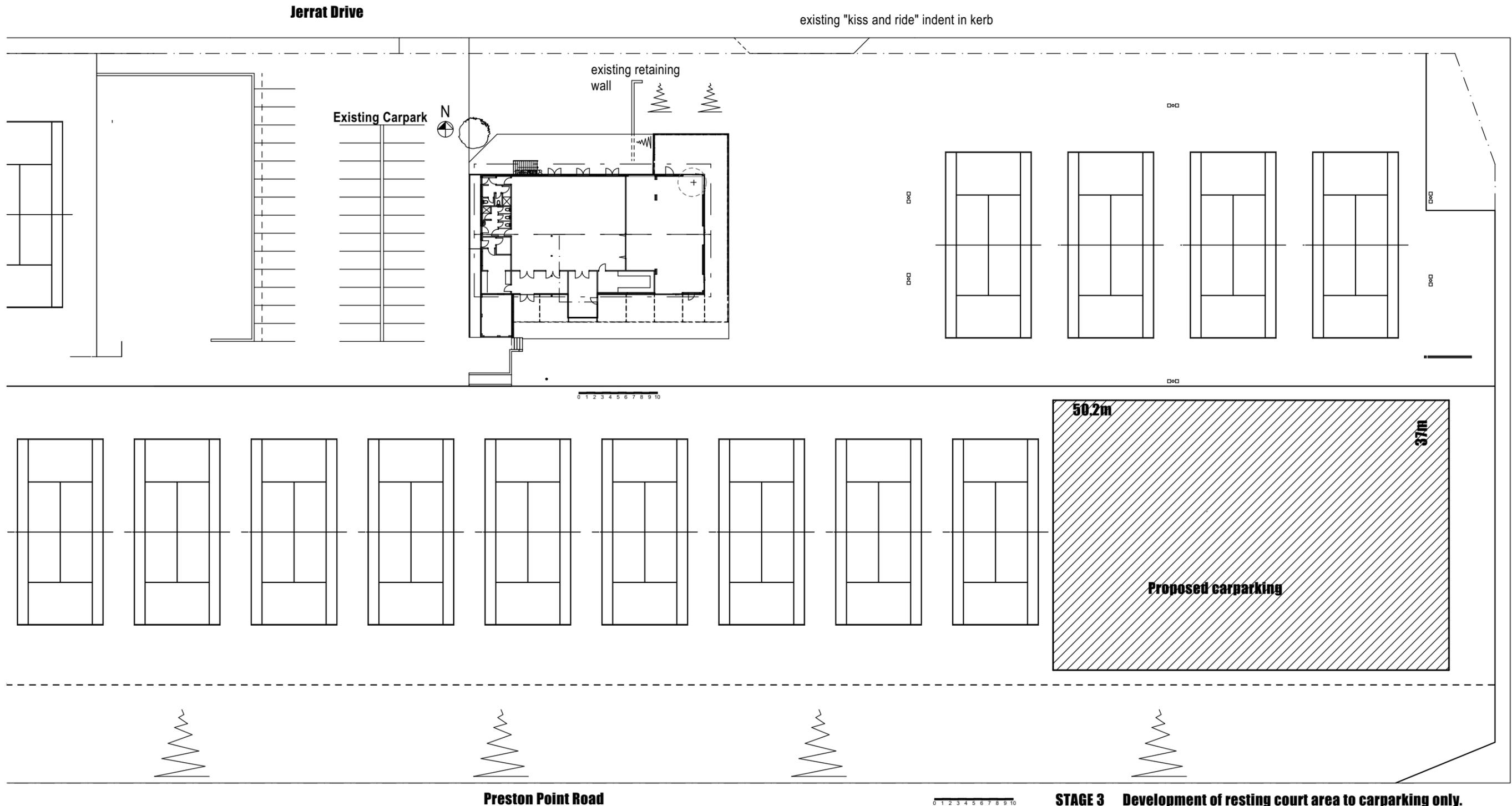
Job No:
1747

Dwg No.:
P3

Rev
1

The builder must verify all dimensions on site before commencing any work or shop dwgs.

**Staged
Redevelopment**



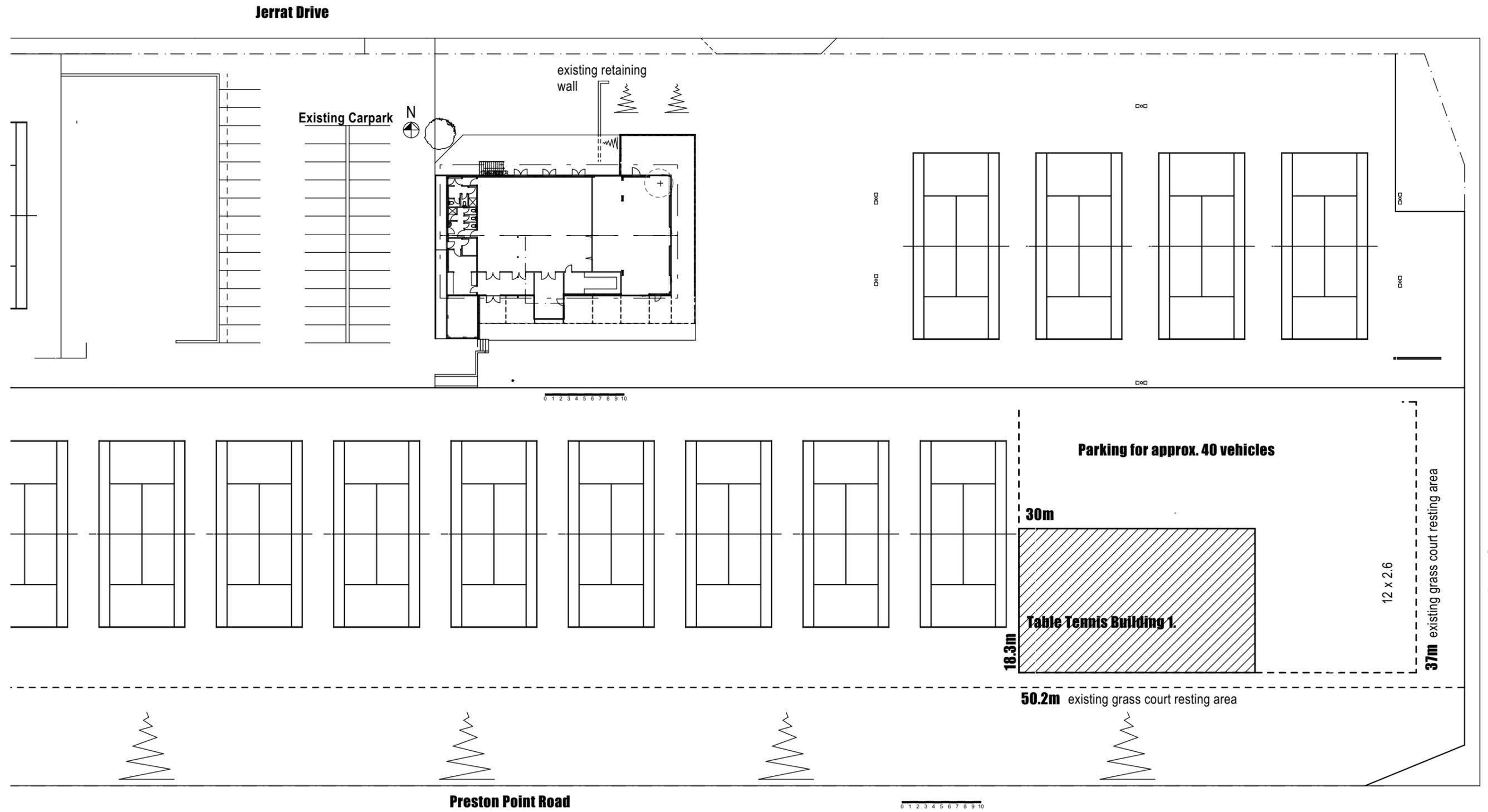
STAGE 3 Development of resting court area to carparking only.
 (Original East Fremantle Yacht Club 2005 Proposal)
 Approx. 50 vehicles, increasing to over 60 vehicles if full
 50.2m x 37m area is utilised.

Stage 3 P3A
 1:500

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			REV. AMENDMENT DATE	Job No.: 1747	Dwg No.: P3A	Rev 1

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**Staged
Redevelopment**

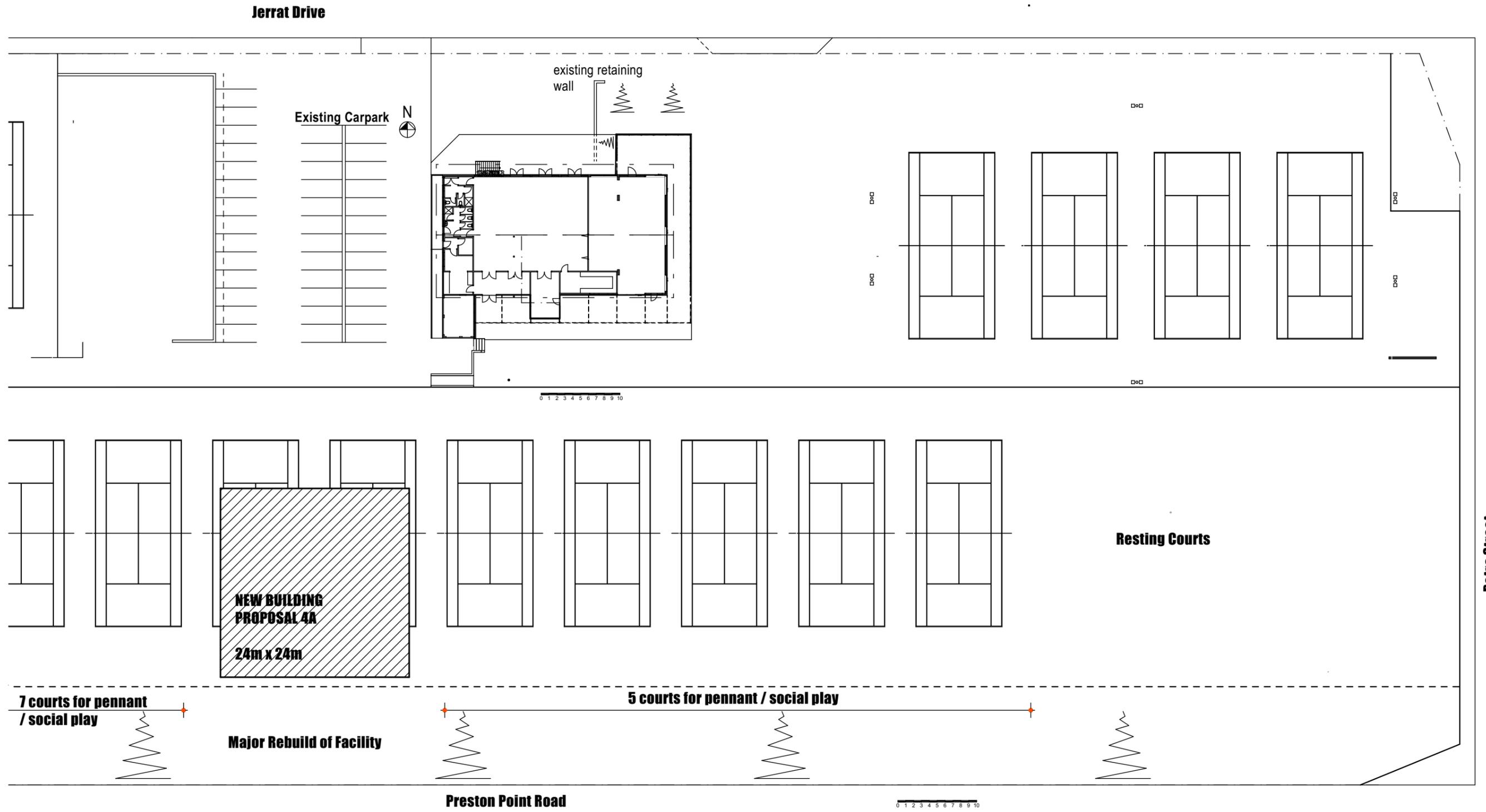


Stage 3 P3B
1:500

STAGE 3 Development of resting court area to Table Tennis Pavillion and carparking.
550 sq.m. required by Table Tennis
30m x 18.3m (or 34.4m x 16m)

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			Job No.:	1747	Dwg No.:	P3B	Rev	1		
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**Staged
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Stage 4 P4A
1:500

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Project:
East Fremantle Tennis Club
Jerrat Drive
East Fremantle

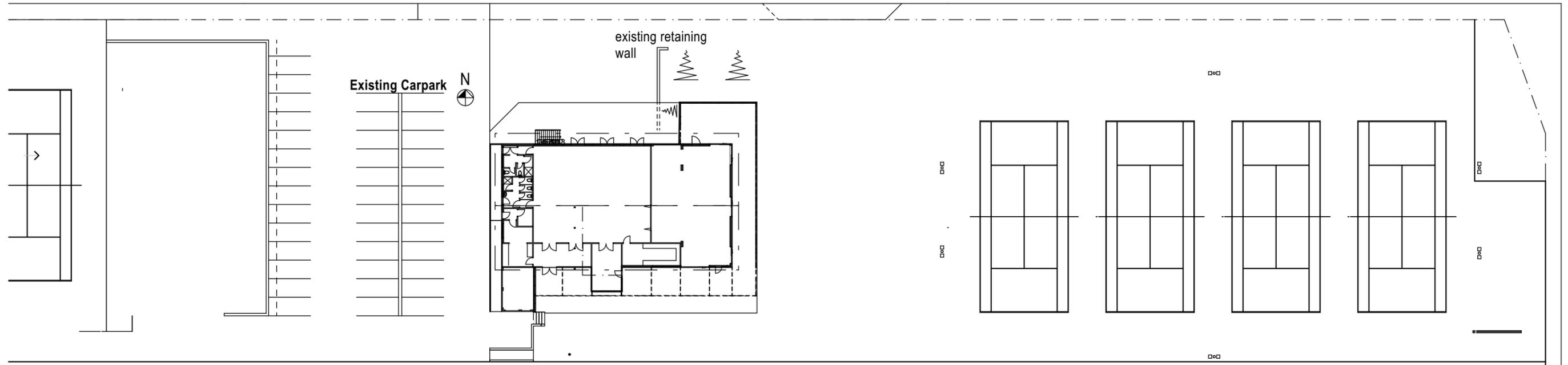
Drawing:
Stage 4
OPTION 4A

1	Submission Issue	4/4/2018
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REV.	AMENDMENT	DATE

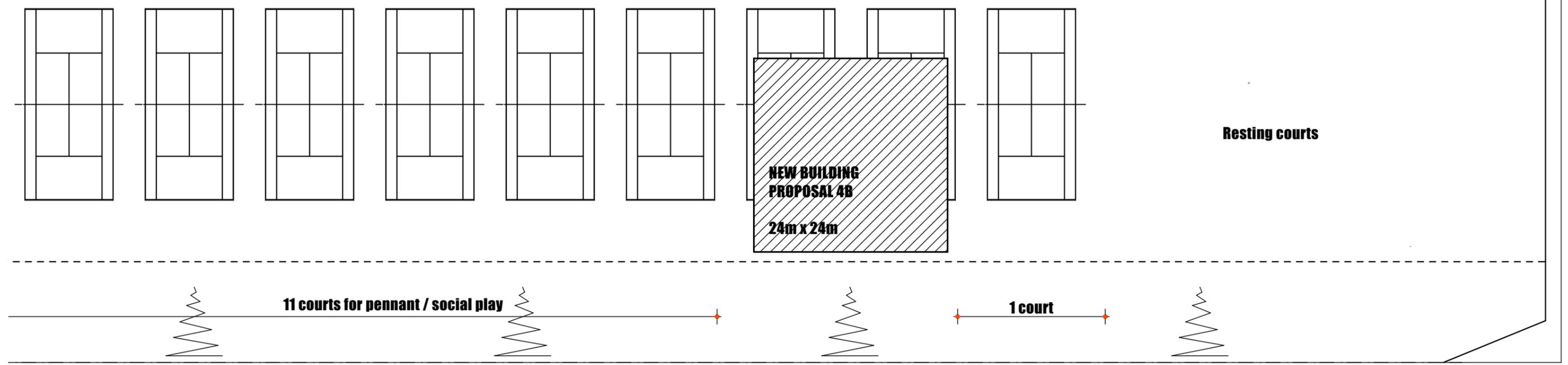
Date: 5/04/2018	Drwn: JC
Job No: 1747	Dwg No.: P4A
Rev 1	
The builder must verify all dimensions on site before commencing any work or shop dwgs.	

**Staged
Redevelopment**

Jerrat Drive



0 1 2 3 4 5 6 7 8 9 10



Preston Point Road

Major Rebuild of Facility

Petra Street

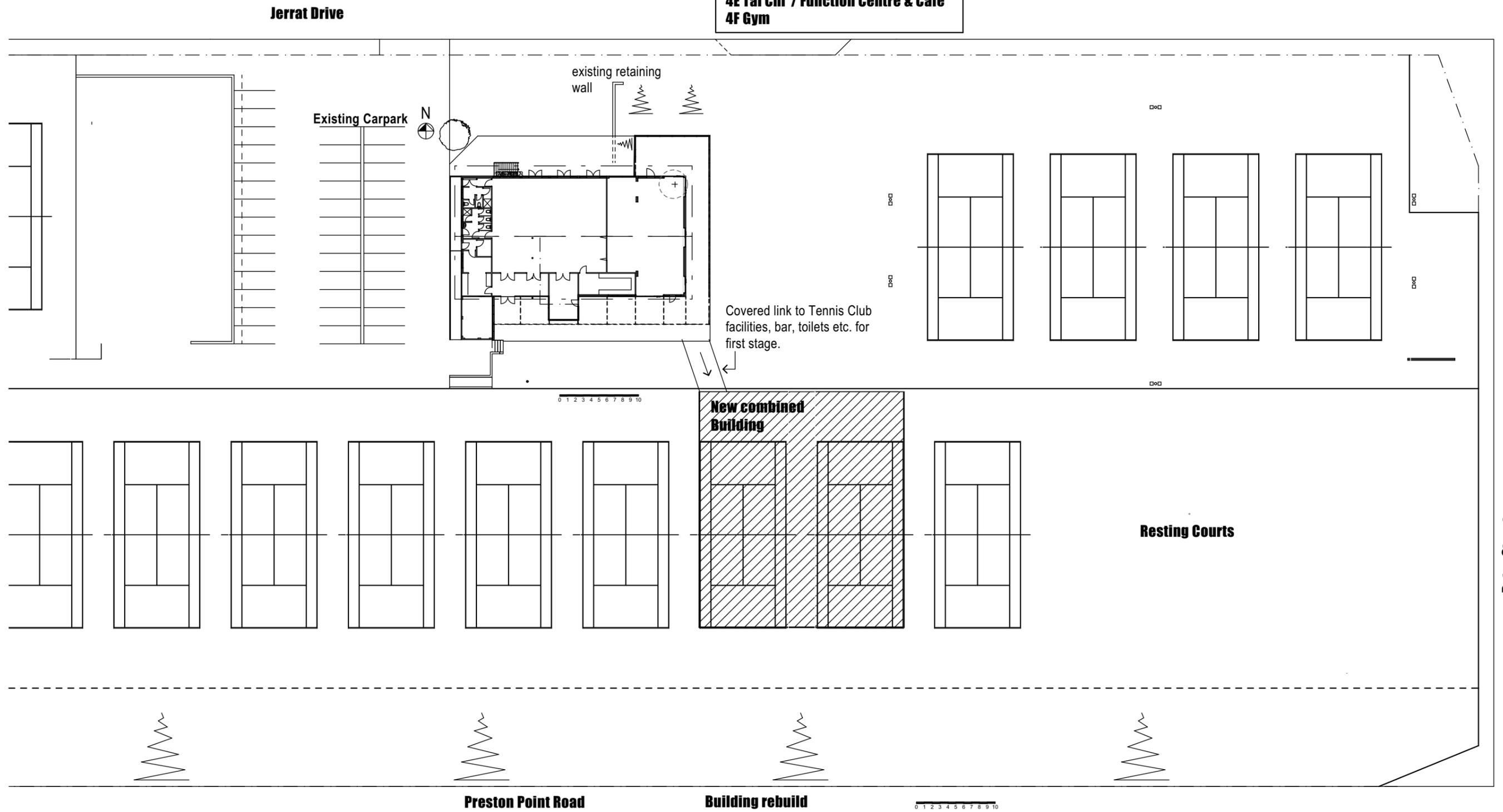
0 1 2 3 4 5 6 7 8 9 10

Stage 4 P4B
1:500

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**Staged
Redevelopment**

Options Once New Building is Complete
4D Playgroup / Toy Library
4E Tai Chi / Function Centre & Cafe
4F Gym



Stage 4 P4C
1:500

Preston Point Road

Building rebuild

Two Stage, Two Storey Building.
 Bottom Level for Table Tennis.
 Top Level for Tennis Club.

0 1 2 3 4 5 6 7 8 9 10

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Jerrat Drive
East Fremantle

Drawing:
Stage 4
OPTION 4C

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Job No.:	1747	Dwg No.:	P4C
		Rev	1
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