

Warringal Park Facility Audit

Document number	000208
Client / Site	Tennis Victoria
Location	Plymouth Street Heidelberg VIC 3084
Auditor	Andrew Sodomaco
Audit date	28 Aug 2015

Site summary	
Total number of enclosures	2
Total number of courts	6
Total number of floodlit courts	6
Total number of enclosed mini courts	0
Hierarchy	Local

Enclosure 1

Number of courts in enclosures	3
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition

Unique court number	1
Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This court is well worn and there is multiple areas of aggregate base showing through the surface.

Court condition photos



Line marking

Line marking description	Tennis only lines
--------------------------	-------------------

Line marking rating	Poor
	Issues/Observations: Cracked Trip hazard Inconsistent bounce likely
Line marking condition notes	Standard lines on this court are aged and cracking in multiple areas. Some lines present a trip hazard.

Line marking condition photos



Net posts

Net post type	Square black powder coated - Installed directly into pavement
Net post condition	Good
	Issues/Observations: Straight
Net post winders	Collapsible winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	

Net / post photos

No photos taken

Court compliance

Is the court run off compliant?	no
	Runoffs North: 4800m South: 4800m East: 3400m West: 3600m

Could the court be made compliant?	no
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court is not run off compliant to the north and south behind the baselines.
Compliance photos	



Courts

Condition

Unique court number	2
Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This court is well worn and there is multiple areas of aggregate base showing through the surface.

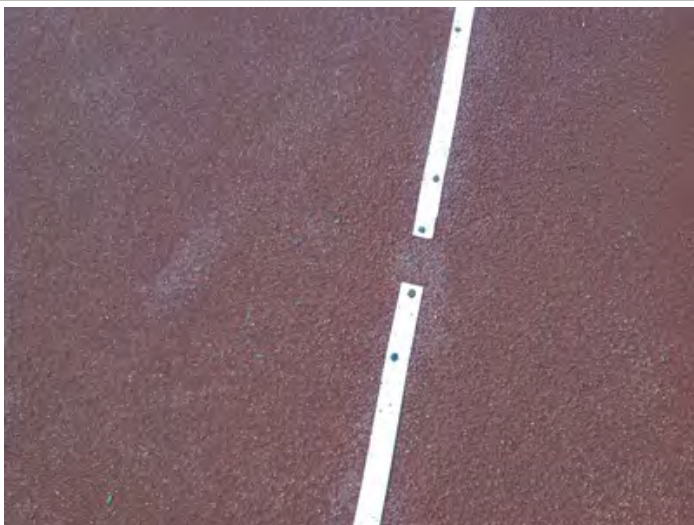
Court condition photos



Line marking

Line marking description	Tennis only lines
Line marking rating	Poor Issues/Observations: Cracked Trip hazard Inconsistent bounce likely
Line marking condition notes	Standard lines on this court are aged and cracking in multiple areas. Some lines present a trip hazard.

Line marking condition photos



Net posts

Net post type	Square black powder coated - Installed directly into pavement
Net post condition	Good Issues/Observations: Straight
Net post winders	Collapsible winders
Net condition	Good

Net structure	Tethered to the posts : yes Centre strap fitted: yes
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	

Net / post photos

No photos taken

Court compliance

Is the court run off compliant?	no Runoffs North: 4800m South: 4700m East: 3600m West: 3600m
Could the court be made compliant?	no
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court is not run off compliant to the north and south behind the baselines.

Compliance photos



Courts

Condition

Unique court number	3
---------------------	---

Surface condition rating	Moderate
	Issues/Observations: Aged surface
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This court is well worn and there is multiple areas of aggregate base showing through the surface. It appears slightly more damp, and this may be due to the bank of trees to the side of the enclosure and the shade they provide.

Court condition photos



Line marking

Line marking description	Tennis only lines
Line marking rating	Poor
	Issues/Observations: Cracked Trip hazard
Line marking condition notes	Standard lines on this court are aged and cracking in multiple areas. Some lines present a trip hazard.

Line marking condition photos



Net posts	
Net post type	Square black powder coated - Installed directly into pavement
Net post condition	Good Issues/Observations: Straight
Net post winders	Collapsible winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	no Runoffs North: 4800m South: 4700m East: 3600m West: 3300m
Could the court be made compliant?	no
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court is not run off compliant to the north and south behind the baselines.
Compliance photos	



Drainage

Drainage infrastructure	Formed
What type of drainage is in place?	Grated pit(s)
Are drains, pits or other infrastructure provided within the court enclosure?	yes
Are drains, pits or other infrastructure provided within the run-off areas?	yes
Drainage rating	Good
	Issues/Observations: Ponding evident Leaf litter build up
Drainage notes	A grated pit exists in the south eastern corner of the enclosure. There are some ruts along the southern end of the court where water appears to flow into the grated pit, although this is not extensive. Water appears to drain into the south western corner as well, although there is no drain in this location.

Drainage photos





Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	There are no fence attachments.
Fence condition rating	Very Good Issues/Observations: Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	All fencing appears in very good condition. There are some trees close to the enclosure which will need to be trimmed periodically. The stone retaining wall at the baseline of the northern end of the court appears to be stable.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	3
Lighting infrastructure type	Black powder coated low level - Steel poles
Lighting infrastructure position	Side
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Good Issues/Observations: Infrastructure and fittings in very good condition - likely to achieve required lux standards
Lighting life span	10+ years
Lighting notes	The lighting appears to be quite new, although there are a couple of small spots where paint has peeled from the light box.

Lighting photos



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Concrete
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	Steps are provided from down the path on to the court surface.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Repair lines
Drainage	
Infrastructure	Trim vegetation away from fencing
Lighting	Conduct a lighting lux level test

Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	In the long term, plan for the replacement of the court surface. In the short term, maintain supporting infrastructure by trimming vegetation from fencelines as appropriate.

Enclosure 2

Number of courts in enclosures	3
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition

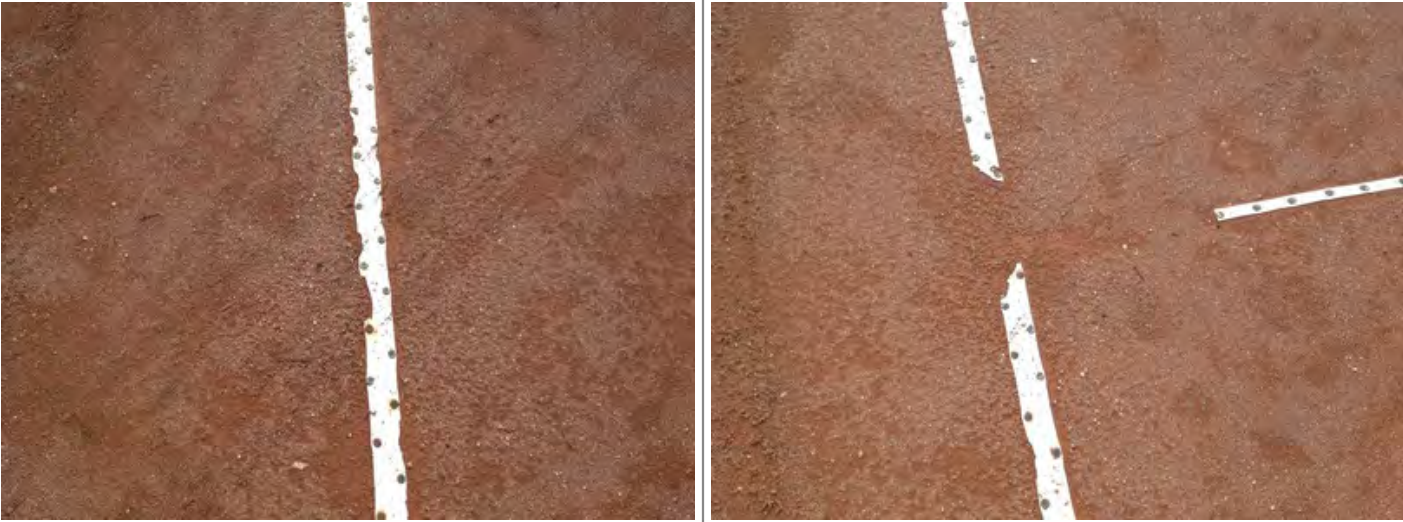
Unique court number	4
Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This court is well worn and there is multiple areas of aggregate base showing through the surface. The courts in this enclosure appear to be of similar age to those in enclosure one.

Court condition photos



Line marking

Line marking description	Tennis only lines
--------------------------	-------------------

Line marking rating	Poor
	Issues/Observations: Cracked Trip hazard Inconsistent bounce likely
Line marking condition notes	Standard lines on this court are aged and cracking in multiple areas. Some lines present a trip hazard.
Line marking condition photos	
	
Net posts	
Net post type	Square black powder coated - Installed directly into pavement
Net post condition	Good
	Issues/Observations: Straight
Net post winders	Collapsible winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes
Net post life span	10+ years
Net life span	10+ years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	no Runoffs North: 4700m South: 4800m East: 3200m West: 3600m

Could the court be made compliant?	no
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court is not run off compliant to the north and south behind the baselines.
Compliance photos	
No photos taken	

Courts

Condition

Unique court number	5
Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This court is well worn and there is multiple areas of aggregate base showing through the surface.

Court condition photos



Line marking

Line marking description	Tennis only lines
--------------------------	-------------------

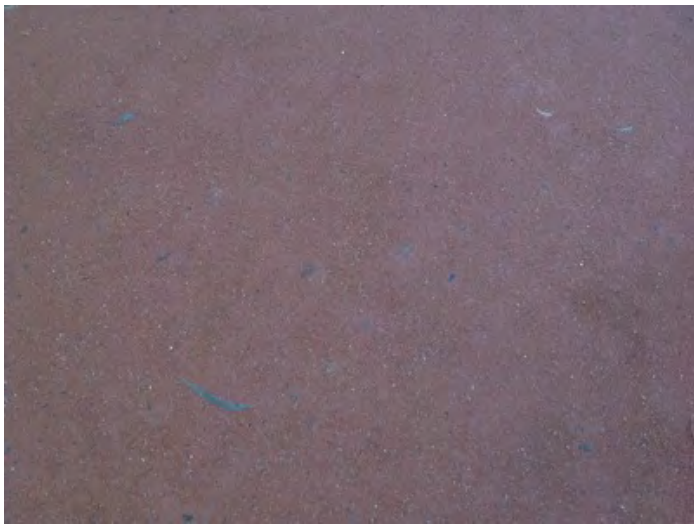
Line marking rating	Poor
	Issues/Observations: Cracked Inconsistent bounce likely
Line marking condition notes	Standard lines on this court are aged and cracking in multiple areas. Some lines present a trip hazard.
Line marking condition photos	
No photos taken	
Net posts	
Net post type	Square black powder coated - Installed directly into pavement
Net post condition	Good Issues/Observations: Straight
Net post winders	Collapsible winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	no Runoffs North: 4700m South: 4800m East: 3600m West: 3600m
Could the court be made compliant?	no
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court is not run off compliant to the north and south behind the baselines.
Compliance photos	
No photos taken	

Courts

Condition


Unique court number	6
Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This court is well worn and there is multiple areas of aggregate base showing through the surface. On the day of inspection this court was the only one not in use and appears to have suffered from sever puddling across the surface which has been attempted to be soaked up.

Court condition photos



Line marking

Line marking description	Tennis only lines
--------------------------	-------------------

Line marking rating	Poor
	Issues/Observations: Cracked Inconsistent bounce likely
Line marking condition notes	Standard lines on this court are aged and cracking in multiple areas. Some lines present a trip hazard.
Line marking condition photos	
	
Net posts	
Net post type	Square black powder coated - Installed directly into pavement
Net post condition	Good
	Issues/Observations: Straight
Net post winders	Collapsible winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	no Runoffs North: 4700m South: 4800m East: 3600m West: 3100m

Could the court be made compliant?	no
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court is not run off compliant to the north and south behind the baselines.
Compliance photos	
No photos taken	

Drainage

Drainage infrastructure	Formed
What type of drainage is in place?	Grated pit(s)
Are drains, pits or other infrastructure provided within the court enclosure?	yes
Are drains, pits or other infrastructure provided within the run-off areas?	yes
Drainage rating	Good
	Issues/Observations: Ponding evident
Drainage notes	There is a small grated pit in the south western corner which would likely be inadequate to service the entire enclosure. The northern end of the enclosure is quite wet and appears to not drain as effectively as the southern end. Court six is quite wet, in particular.

Drainage photos



Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	There are no fence attachments.
Fence condition rating	Very Good Issues/Observations: Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	All fencing appears in very good condition. There are some trees overhanging the enclosure which will need to be trimmed periodically.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	3
Lighting infrastructure type	Black powder coated low level - Steel poles
Lighting infrastructure position	Side
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Good Issues/Observations: Infrastructure and fittings in very good condition - likely to achieve required lux standards
Lighting life span	10+ years
Lighting notes	The lighting appears to be quite new, although there are a couple of small spots where paint has peeled from the light box.

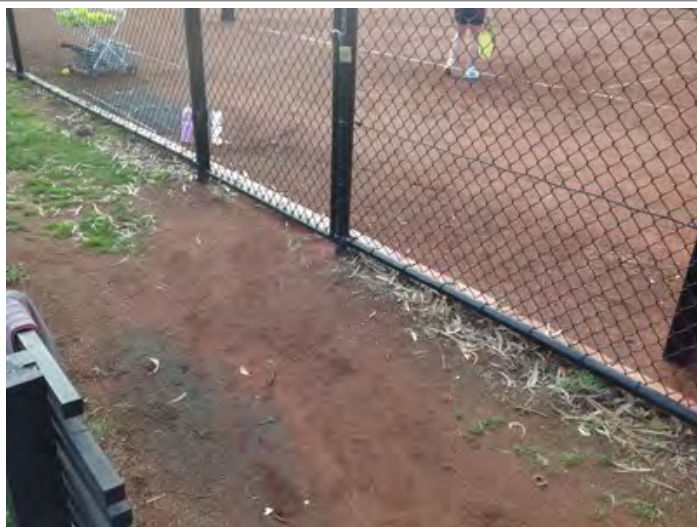
Lighting photos



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Concrete
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	Access provided through grass and gravel from the concrete path.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Repair lines
Drainage	
Infrastructure	Trim vegetation away from fencing
Lighting	Conduct a lighting lux level test

Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Plan for replacement of the surface in the long term. Trim branches that are overhanging the fence line.

Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	The grounds are limited to a small area of grass and a couple of plants near the entrance along with concrete and red porous pathways. An open space used as an off lead dog area is located to the south. A clubhouse verandah sits above the court enclosure and provides views of all courts.
Water supply	Potable
Water notes	
Natural Shade	No natural shade
Man made Shade	Clubhouse veranda
Shade notes	
Car parking	On street: Off street: 0-20 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	A small car park is offered behind the clubhouse.
Adjacent facilities	Oval/playing field Park/playground
Does the site have any potential expansion opportunities?	no

Grounds and surrounds photos





Clubroom

Building Condition	Moderate
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	no
Kitchen	Standard
Bar	no
Player change rooms	Male: 1 Female: 1 Unisex: 0
Social area	84 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse is in good condition, although it is aged and offers only basic amenities. It does offer views over the entire complex, however. The kitchen and toilets are particularly aged and could benefit from an upgrade.
Other amenities provided within or outside clubrooms	BBQ /outdoor seating area
Other amenities condition notes	
Are there any safety concerns within clubrooms?	no

Clubroom condition photos





Classification

-

Overall Facility recommendation(s)

Plan for the long term upgrade of the courts. They are in good condition from a playing perspective at the moment, but are well worn and will only deteriorate further in time. Consider benefits of updating the clubhouse, in particular the kitchen and toilets.

Site Map

