

## Yallambie Park Facility Audit

Document number	000206
Client / Site	Tennis Victoria
Location	Off Moola Close Yallambie VIC 3085
Auditor	Andrew Sodomaco
Audit date	28 Aug 2015

Site summary	
Total number of enclosures	4
Total number of courts	6
Total number of floodlit courts	8
Total number of enclosed mini courts	0
Hierarchy	Local

# Enclosure 1

Number of courts in enclosures	2
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	Good  <b>Issues/Observations:</b> Minor ponding evident Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This red porous court is in good condition, although is starting to show some signs of age. There is some aggregate showing through along the baseline. Otherwise, there is good covering of top dressing across the court surface.

### Court condition photos





## Line marking


Line marking description	Tennis only lines
Line marking rating	Good  <b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines on this court are standard for this surface and are nailed into the court. Some inconsistent bounce is likely, but expected.


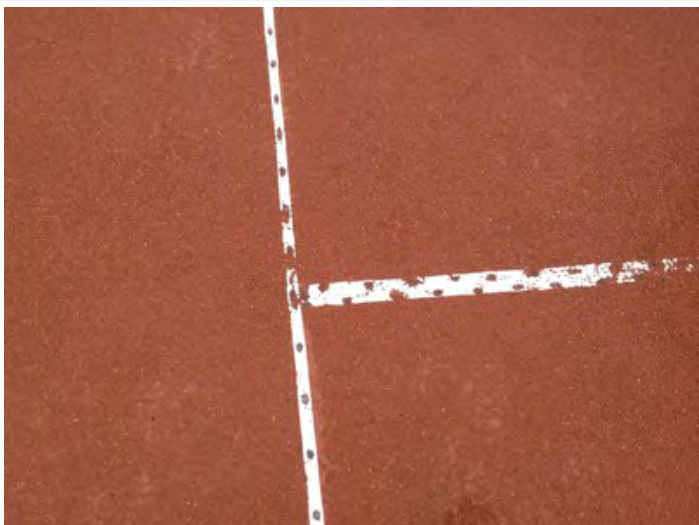
## Line marking condition photos



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> Straight
Net post winders	Protruding 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	
<b>Court compliance</b>	
Is the court run off compliant?	no  <b>Runoffs</b> North: 4800m South: 4900m East: 3600m West: 3900m
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 or south behind the baselines.
Compliance photos	
	
<b>Courts</b>	
<b>Condition</b>	
Unique court number	2

Surface condition rating	Good
	<b>Issues/Observations:</b> Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This red porous court is in good condition, although is starting to show some signs of age. There is some aggregate showing through along the baseline. Otherwise, there is good covering of top dressing across the court surface.
Court condition photos	
	
Line marking	
Line marking description	Tennis only lines
Line marking rating	Good
	<b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines on this court are standard for this surface and are nailed into the court. Some inconsistent bounce is likely, but expected.
Line marking condition photos	
	

Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> Straight
Net post winders	Protruding 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  <b>Runoffs</b> North: 4800m South: 4900m East: 3900m 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 or 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
	<b>Issues/Observations:</b> Ponding evident
Drainage notes	There is a grated pit in the north eastern and western corner and there is evidence that water flows into these. Water would also be expected to drain through the surface on these courts, and this appears to be the case.

### Drainage photos



## Fencing



Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: no
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	There are no fence attachments.
Fence condition rating	Moderate  <b>Issues/Observations:</b> Slack mesh Mesh curling at base
Fencing life span	6-10 years
Fence notes	The fencing has begun to sag and is slack in many places. Despite this, it is structurally sound and there are no obvious holes or gaps for tennis balls to pass through.

#### Fencing photos



## Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
Lighting infrastructure type	High tower - Steel poles
Lighting infrastructure position	Corner
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Moderate  <b>Issues/Observations:</b> Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	The lights appear to be in good condition, although a lux test should be performed to discover their suitability to night tennis.



## 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	Participants are required to step down concrete steps to enter the enclosure.

## Accessibility photos



## Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing
Drainage	
Infrastructure	Repair damaged fencing Trim vegetation away from fencing
Lighting	Conduct a lighting lux level test

## Safety Issues

<b>Are there any critical safety issues?</b>	No
<b>Enclosure recommendations</b>	Plan for fencing upgrade. Plan for surface upgrade in the long term.

## Enclosure 2

Number of courts in enclosures	2
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

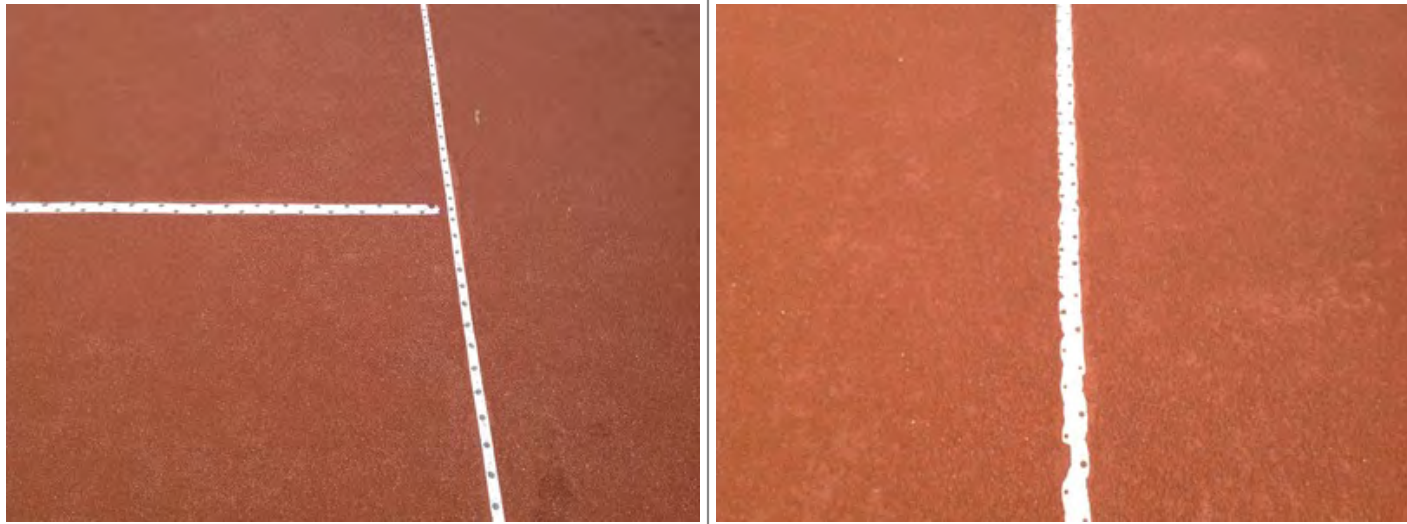
Unique court number	4
Surface condition rating	Good  <b>Issues/Observations:</b> Minor ponding evident Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This red porous court is in good condition, although is starting to show some signs of age. There is some aggregate showing through along the baseline. Otherwise, there is good covering of top dressing across the court surface.

### Court condition photos



### Line marking

Line marking description	Tennis only lines
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Line marking rating	Good
	<b>Issues/Observations:</b> Cracked Inconsistent bounce likely
Line marking condition notes	The lines on this court are standard for this surface and are nailed into the court. Some inconsistent bounce is likely, but expected. There is some cracking of the line at the southern end and it appears to be quite brittle.
Line marking condition photos	
	
Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good
	<b>Issues/Observations:</b> Straight
Net post winders	Protruding 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
	<b>Runoffs</b> North: 4900m South: 4900m East: 3600m West: 4100m

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 or south behind the baselines.
Compliance photos	



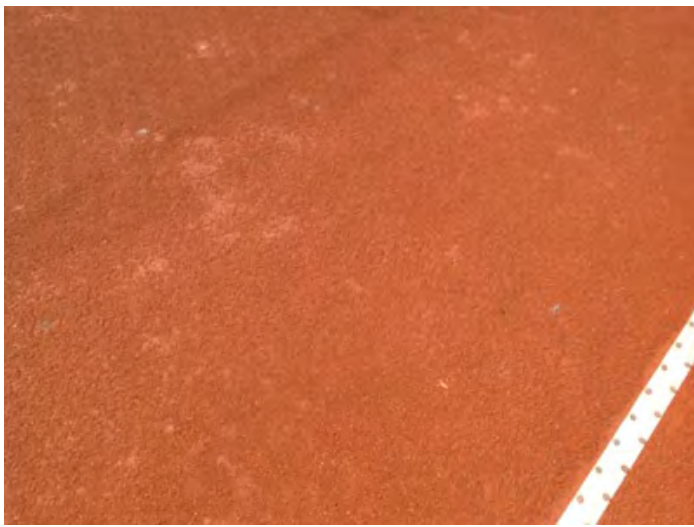
## Courts

### Condition

Unique court number	5
Surface condition rating	Good  <b>Issues/Observations:</b> Minor ponding evident Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This red porous court is in good condition, although is starting to show some signs of age. There is some aggregate showing through along the baseline. Otherwise, there is good covering of top dressing across the court surface. There is one patch of significant erosion at the southern baseline which requires urgent attention.

### Court condition photos





Line marking	
Line marking description	Tennis only lines
Line marking rating	Good
	<b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines on this court are standard for this surface and are nailed into the court. Some inconsistent bounce is likely, but expected.
Line marking condition photos	



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> Straight
Net post winders	Protruding 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  <b>Runoffs</b> North: 4900m South: 4900m East: 3900m 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 or south behind the baselines.
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## 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	Moderate  <b>Issues/Observations:</b> Ponding evident
Drainage notes	There is a grated pit in the south eastern corner and there is evidence that water flows into it. Water would also be expected to drain through the surface on these courts, and this appears to be the case. Puddling has occurred at the northern end of the enclosure, mostly in between the two courts. The erosion behind the baseline appears to also have been caused by the flow of water across the surface.

## Drainage photos



## Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: no
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	Sightscreens Windbreaks Sponsor advertising
Fence condition rating	Moderate  <b>Issues/Observations:</b> Slack mesh Mesh curling at base
Fencing life span	6-10 years
Fence notes	The fencing has begun to sag and is slack in many places. Despite this, it is structurally sound and there are no obvious holes or gaps for tennis balls to pass through.

## Fencing photos



## Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
Lighting infrastructure type	High tower - Steel poles
Lighting infrastructure position	Corner
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Moderate
	<b>Issues/Observations:</b> Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	The lights appear to be in good condition, although a lux test should be performed to discover their suitability to night tennis.
Lighting photos	



## Accessibility

<b>Court enclosure accessibility</b>	Formed paths Trip hazards identified: yes Ramped access provided: no
<b>Path material(s)</b>	Concrete
<b>Main gate dimensions</b>	Standard pedestrian gate 1000mm x 2100mm
<b>Accessibility notes</b>	Participants are required to step down concrete steps to enter the enclosure.

### Accessibility photos




## Maintenance, Risk management and recommendations

<b>Court</b>	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Repair lines
<b>Drainage</b>	
<b>Infrastructure</b>	Repair damaged fencing Trim vegetation away from fencing
<b>Lighting</b>	Conduct a lighting lux level test

## Safety Issues



<b>Are there any critical safety issues?</b>	Yes
<b>Critical safety notations requiring immediate action</b>	The erosion on court five should be immediately rectified as it poses a trip hazard.
<b>Critical safety issue notification</b>	Inside Edge admin
<b>Safety issue photos</b>	
	
<b>Enclosure recommendations</b>	Plan for fencing upgrade and upgrade to courts surfaces.

## Enclosure 3

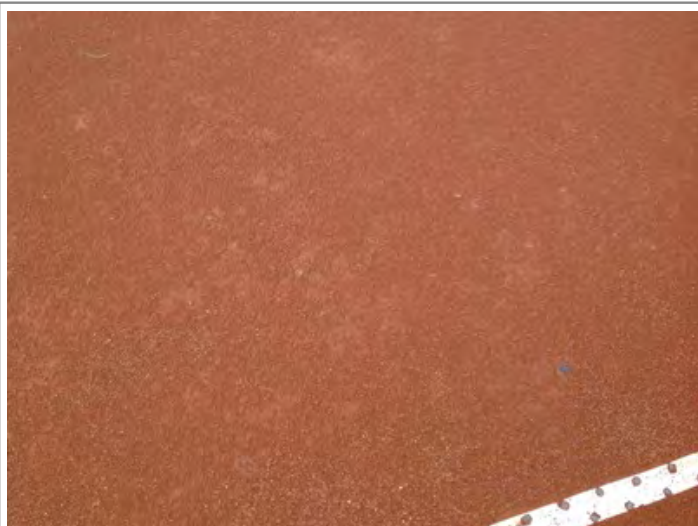
Number of courts in enclosures	1
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

## Courts

### Condition


Unique court number	3
Surface condition rating	Good  <b>Issues/Observations:</b> Minor ponding evident Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This red porous court is in good condition, although is starting to show some signs of age. There is some aggregate showing through along the baseline. Otherwise, there is a good covering of top dressing across the court surface.

### Court condition photos



### Line marking

Line marking description	Tennis only lines
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Line marking rating	Good
	<b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines on this court are standard for this surface and are nailed into the court. Some inconsistent bounce is likely, but expected.
Line marking condition photos	
	
Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good
	<b>Issues/Observations:</b> Straight
Net post winders	Protruding 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
	<b>Runoffs</b> North: 5000m South: 4700m East: 2800m West: 2700m



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 or south behind the baselines. Light posts are also within run off areas.

#### Compliance photos

No photos taken

### Drainage

Drainage infrastructure	Unformed
What type of drainage is in place?	No drainage infrastructure
Are drains, pits or other infrastructure provided within the court enclosure?	no
Are drains, pits or other infrastructure provided within the run-off areas?	no
Drainage rating	Good  <b>Issues/Observations:</b> Ponding evident
Drainage notes	Water appears to simply drain through the surface in this court. There is some puddling at the south eastern corner of the enclosure.

#### Drainage photos



### Fencing

Fence type	Galvanised chain mesh
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Fence Rails	Fence rail top: no Fence rail bottom: no
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	Sponsor advertising
Fence condition rating	Moderate  <b>Issues/Observations:</b> Slack mesh Trees overhanging enclosure
Fencing life span	6-10 years
Fence notes	The fencing has begun to sag and is slack in many places. Despite this, it is structurally sound and there are no obvious holes or gaps for tennis balls to pass through.

#### Fencing photos



#### Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
Lighting infrastructure type	High tower - Steel poles
Lighting infrastructure position	Corner
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Moderate  <b>Issues/Observations:</b> Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	The lights appear to be in good condition, although a lux test should be performed to discover their suitability to night tennis.

## Lighting photos



## Accessibility

Court enclosure accessibility	Unformed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Concrete
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	Participants are required to walk through enclosure one or two to access the enclosure, or through grassland to the south of the courts.

## Accessibility photos



## Maintenance, Risk management and recommendations

Court	Hang drag mats on fencing
Drainage	
Infrastructure	Repair damaged fencing
Lighting	Conduct a lighting lux level test

## Safety Issues

<b>Are there any critical safety issues?</b>	No
<b>Enclosure recommendations</b>	Plan for fencing upgrade and upgrade to court surface in the long term.

## Enclosure 4

Number of courts in enclosures	1
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	6
Surface condition rating	Good  <b>Issues/Observations:</b> Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This red porous court is in good condition, although is starting to show some signs of age. There is some aggregate showing through along the baseline. Otherwise, there is good covering of top dressing across the court surface.

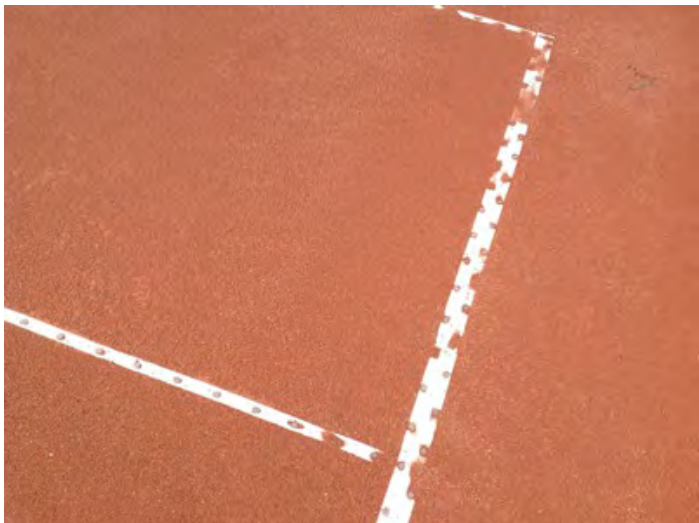
### Court condition photos



### Line marking

Line marking description	Tennis only lines
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Line marking rating	Good
	<b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines on this court are standard for this surface and are nailed into the court. Some inconsistent bounce is likely, but expected.
Line marking condition photos	
	
<b>Net posts</b>	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good
	<b>Issues/Observations:</b> Straight
Net post winders	Protruding 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	
<b>Court compliance</b>	
Is the court run off compliant?	no
	<b>Runoffs</b> North: 4900m South: 4700m East: 4800m West: 2800m

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 or south behind the baselines. Light posts are also within run off areas.

#### 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?	no
Are drains, pits or other infrastructure provided within the run-off areas?	no
Drainage rating	Moderate
	<b>Issues/Observations:</b>
Drainage notes	There is a grated pit outside the enclosure on the south eastern side. Ruts have been cut into the court as water flows into this area. Some top dressing has flowed off the court as a result. Otherwise, there is no signs of puddling anywhere on the court surface.

#### Drainage photos





## Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: no
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	Sightscreens Windbreaks Sponsor advertising
Fence condition rating	Moderate  <b>Issues/Observations:</b> Slack mesh Trees overhanging enclosure
Fencing life span	6-10 years
Fence notes	The fencing has begun to sag and is slack in many places. Despite this, it is structurally sound and there are no obvious holes or gaps for tennis balls to pass through.

## Fencing photos



## Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
Lighting infrastructure type	High tower - Steel poles
Lighting infrastructure position	Corner
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Moderate
	<b>Issues/Observations:</b> Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	The lights appear to be in good condition, although a lux test should be performed to discover their suitability to night tennis.

### Lighting photos



## Accessibility

Court enclosure accessibility	Unformed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Concrete
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	Participants are required to walk through enclosure one or two to access the enclosure.

### Accessibility photos



## Maintenance, Risk management and recommendations

<b>Court</b>	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing
<b>Drainage</b>	Qualified Engineer required to further investigate drainage issues.
<b>Infrastructure</b>	Repair damaged fencing Trim vegetation away from fencing
<b>Lighting</b>	Conduct a lighting lux level test

## Safety Issues

<b>Are there any critical safety issues?</b>	No
<b>Enclosure recommendations</b>	Plan for fencing upgrade and upgrade to court surface. Assess the loss of top dressing through drainage in the south eastern corner.

## Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	Landscaped gardens, seating, a verandah and a shelter shed are offered in viewing distance of the court. It is mostly a well kept and inviting area for spectators. A public walkway and soccer pitch are adjacent to the facility.
Water supply	Potable
Water notes	Drinking taps are provided on court.
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Purpose built shelter
Shade notes	There is both a purpose built shelter and a clubhouse verandah.
Car parking	On street: Off street: 21-40 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	The car parking off street is shared with the adjacent soccer club.
Adjacent facilities	Oval/playing field  Park/playground
Does the site have any potential expansion opportunities?	no

### Grounds and surrounds photos



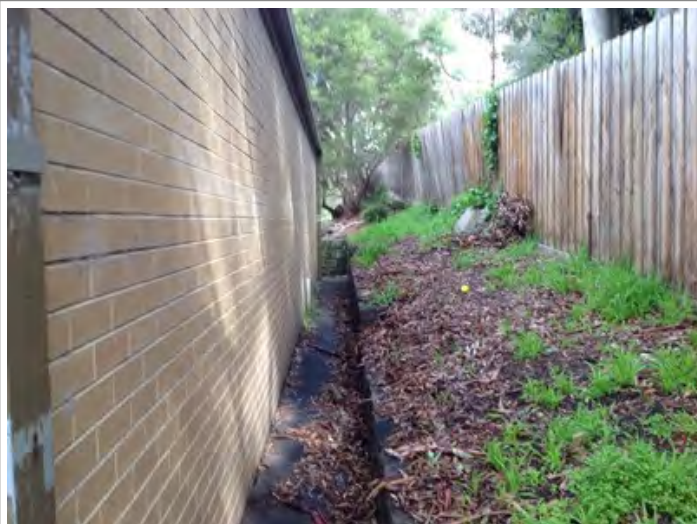




## Clubroom

Building Condition	Good
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	65 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse is neat and tidy and appears to be in good condition. It sits higher than the courts and offers excellent views. Despite being a little aged, the toilets and change facilities offer some room for players to get changed after their match.
Other amenities provided within or outside clubrooms	Equipment storage BBQ /outdoor seating area
Other amenities condition notes	
Are there any safety concerns within clubrooms?	no

### Clubroom condition photos











**Classification**

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**Overall Facility recommendation(s)**

Consider the long term upgrade of the courts, which whilst in good condition currently are beginning to show some signs of wear which will only increase over time. Plan for fencing upgrade, and rectify court erosion on court five in enclosure two.

## Site Map

