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## Telfer Reserve

Facility Audit

| Document number | 000218 |
| :--- | :--- |
| Client / Site | Tennis Victoria |
| Location | Greenwood Drive <br> Bundoora VIC 3083 |
| Auditor | Andrew Sodomaco |
| Audit date | 11 Sep 2015 |


| Site summary |  |  |
| :--- | :--- | :---: |
| Total number of enclosures | 3 |  |
| Total number of courts | 8 |  |
| Total number of floodlit courts | 10 |  |
| Total number of enclosed mini <br> courts | 0 |  |
| Hierarchy | District |  |

## Enclosure 1

| Number of courts in enclosures | 4 |
| :--- | :--- |
| Court size | full |
| Are there any enclosed mini <br> 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 <br> Issues/Observations: <br> Weed growth <br> Excessively worn surface in high wear areas |  |
| Surface type | Red Porous |  |
| Surface life span | 10+ years |  |
| Court condition notes | This surface is in quite good condition, with few signs of court aggregate from the base showing through. The top dressing is very thick and the material comprising it is made up of quite large white stones. The court appears to have recently been topped up with top dressing. The size of ball marks in the court highlight the amount of top dressing over the court. Whilst this would be undesirable for players, it may offer some protection to the court and increase moisture retention. |  |
| Court condition photos |  |  |
|  |  |  |



Line marking

| Line marking description | Tennis only lines |
| :--- | :--- |
| Line marking rating | Good <br> Issues/Observations: |
| Inconsistent bounce likely |  |$|$| These lines are the standard type for this surface and appear to be in good |
| :--- |
| condition. The heavy porous coating covers many of the lines across the |
| court. |

## Line marking condition photos

|  |  |
| :---: | :---: |
| Net posts |  |
| Net post type | Square black powder coated - Installed directly into pavement |
| Net post condition | Good <br> Issues/Observations: <br> 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? | yes <br> Runoffs <br> North: 6000m <br> South: 6000m <br> East: 3400m <br> West: 4000m |
| Could the court be made compliant? | n/a |
| 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 meets run off compliance to all directions. |
| :---: | :---: |
| Compliance photos |  |
| No photos taken |  |
| Courts |  |
| Condition |  |
| Unique court number | 2 |
| Surface condition rating | Moderate <br> Issues/Observations: <br> Weed growth <br> Excessively worn surface in high wear areas |
| Surface type | Red Porous |
| Surface life span | 10+ years |
| Court condition notes | This surface is in quite good condition, with few signs of court aggregate from the base showing through. The top dressing is very thick and the material comprising it is made up of quite large stones. The court appears to have recently been re-dressed with top dressing. The size of ball marks in the court highlight the amount of top dressing over the court. Whilst this would be undesirable for players, it may offer some protection to the court and increase moisture retention. |
| Court condition photos |  |
|  |  |



## Line marking

| Line marking description | Tennis only lines |
| :--- | :--- |
| Line marking rating | Good |
| Issues/Observations: |  |
| Inconsistent bounce likely |  |$|$| Lhese lines are the standard type for this surface and appear to be in good |
| :--- | :--- |
| condition. The heavy porous coating covers many of the lines across the |
| court. |

Line marking condition photos


## Net posts

| Net post type |
| :--- |
| Net post condition |
| Net post winders |
| Net condition |

Square black powder coated - Installed directly into pavement
Good

Issues/Observations:
Straight
Collapsible winders
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? | yes  <br> Runoffs  <br> North: 6000 m <br> South: 6000 m <br> East: 4000 m <br> West: 3500 m |
| Could the court be made compliant? | n/a |
| 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 meets run off compliance to all directions. |
| Compliance photos |  |
| No photos taken |  |
| Courts |  |
| Condition |  |
| Unique court number | 3 |
| Surface condition rating | Good <br> Issues/Observations: <br> Weed growth |
| Surface type | Red Porous |
| Surface life span | 10+ years |
| Court condition notes | This court is in the western aspect of this enclosure. It has a more even application of top dressing, although it is still quite thick in places. There are no signs of aggregate showing through from the base. |
| Court condition photos |  |



Line marking

| Line marking description | Tennis only lines |
| :--- | :--- |
| Line marking rating | Good |
| Issues/Observations: |  |
| Inconsistent bounce likely |  |$|$| These lines are the standard type for this surface and appear to be in good |
| :--- | :--- |
| condition. The heavy porous coating covers many of the lines across the |
| court. |

## Line marking condition photos

|  |  |
| :---: | :---: |
| Net posts |  |
| Net post type | Square black powder coated - Installed directly into pavement |
| Net post condition | Good <br> Issues/Observations: <br> 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? | yes  <br> Runoffs  <br> North: 6200 m <br> South: 6000 m <br> East: 3500 m <br> West: 4000 m |
| Could the court be made compliant? | n/a |
| 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 meets run off compliance to all directions. |
| :---: | :---: |
| Compliance photos |  |
| No photos taken |  |
| Courts |  |
| Condition |  |
| Unique court number | 4 |
| Surface condition rating | Good <br> Issues/Observations: <br> Weed growth |
| Surface type | Red Porous |
| Surface life span | 10+ years |
| Court condition notes | This court is in the far western aspect of this enclosure. It has a more even application of top dressing, although it is still quite thick in places. There are no signs of aggregate showing through from the base. |
| Court condition photos |  |
|  |  |
|  |  |
| Line marking |  |
| Line marking description | Tennis only lines |


| Line marking rating | Good <br> Issues/Observations: <br> Inconsistent bounce likely |
| :--- | :--- |
| Line marking condition notes | These lines are the standard type for this surface and appear to be in good <br> condition. The heavy porous coating covers many of the lines across the <br> court. |
| Line marking condition photos |  |

## Net posts

| Net post type | Square black powder coated - Installed directly into pavement |
| :--- | :--- |
| Net post condition | Good <br> Issues/Observations: <br> Straight |
| Net post winders | Collapsible winders |
| Net condition | Good <br> Net structure <br> Tethered to the posts : yes <br> Centre strap fitted: yes |
| Net life span life span | $10+$ years <br> Net / post notes <br> Net / post photos <br> No photos taken <br> Court compliance years <br> Is the court run off compliant?yes |


| Could the court be made compliant? | $\mathrm{n} / \mathrm{a}$ |
| :---: | :---: |
| 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 meets run off compliance to all directions. |
| 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? | no |
| Drainage rating | Good <br> Issues/Observations: |
| Drainage notes | There are two grated pits in this enclosure, one between courts three and four behind the baselines at the northern end, and one to the east of court one in the north eastern corner of the enclosure. There are few signs of dirt and silt build up, suggesting water drains effectively through the surface. The large amount of top dressing on these courts could also assist with drainage as it may allow for water to be retained in the base and prevent it drying out. Despite this, on the day of inspection the coach explained courts one and two do not drain particularly well, suggesting the white stones from the top dressing have compacted over time and are not permeable to water. |
| Drainage photos |  |
|  |  |



## Fencing

| Fence type | Black PVC chain mesh |
| :--- | :--- |
| Fence Rails | Fence rail top: yes <br> Fence rail bottom: yes |
| Fence height | 3.6 m and over <br> Low level side fencing installed: yes |
| Fence attachments | Windbreaks <br> Sponsor advertising |
| Fence condition rating | Good |
|  | Issues/Observations: <br> Slack mesh <br> Mesh curling at base <br> Trees overhanging enclosure |
| Fencing life span | 10+ years |
| Fence notes | There are two types of fencing in this enclosure, separated by low level side <br> fencing in between courts two and three. Surrounding courts three and four is <br> newer, black PVC galvanised fencing. It appears to be in quite good condition <br> albeit with some areas of slack mesh. Surrounding courts one and two is an <br> older galvanised chain mesh which has far more areas of slack mesh and <br> boarding has been placed around the bottom to stop balls escaping. This <br> fence will require replacing in the not to distant future. |

## Fencing photos



## Lighting

| Does this enclosure have lighting | Yes |
| :--- | :--- |
| Total number of lit courts per <br> enclosure | 4 |
| 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 | Very Good <br> Issues/Observations: <br> Infrastructure and fittings in very good condition - likely to achieve required <br> lux standards |
| Lighting life span | 10+ years |



## Accessibility

| Court enclosure accessibility | Formed paths <br> Trip hazards identified: yes <br> Ramped access provided: no |  |  |  |
| :--- | :--- | :---: | :---: | :---: |
| Path material(s) | Concrete |  |  |  |
| Main gate dimensions | Standard pedestrian gate $1000 \mathrm{~mm} \times 2100 \mathrm{~mm}$ |  |  |  |
| Accessibility notes | Participants are required to step over pavers to enter the enclosure. |  |  |  |
| Accessibility photos |  |  |  |  |



Maintenance, Risk management and recommendations

| Court | Remove weed growth from court enclosure <br> Trim trees/shrubs away from court enclosure and fencing <br> Hang drag mats on fencing <br> Redistribute sand/surface material evenly <br> Remove large stones from surface |
| :--- | :--- |
| Drainage |  |
| Infrastructure | Repair damaged fencing <br> Trim vegetation away from fencing |
| Lighting | Conduct a lighting lux level test |
| Safety Issues | No |
| Are there any critical safety <br> issues? | Plan for replacement of fencing surrounding courts one and two. Trim <br> vegetation from fencing as required and treat weed growth. Consider <br> removing some top dressing from courts one and two as it is quite thick. Plan <br> for lighting upgrade to courts one and two. |
| Enclosure recommendations |  |

## Enclosure 2

| Number of courts in enclosures | 2 |
| :--- | :--- |
| Court size | full |
| Are there any enclosed mini <br> courts? If so, how many? | 0 |
| Surface type in enclosure | Cushioned Acrylic |
| Court base in enclosure | Concrete |
| Overall base rating | Good |

## Courts

## Condition

| Unique court number | $\mathbf{5}$ |
| :--- | :--- |
| Surface condition rating | Moderate <br> Issues/Observations: <br> Dirt/silt on surface |
| Surface type | Cushioned Acrylic |
| Surface life span | $6-10$ years |
| Court condition notes | This is the eastern court in the enclosure. There are multiple areas of spots <br> which appear similar to rust. They may from particles falling from trees <br> adjacent to the enclosure. The court is a little dirty but appears to have been <br> recently cleaned. |

## Court condition photos




## Line marking

| Line marking description | Tennis only lines |
| :--- | :--- |
| Line marking rating | Good |
|  | Issues/Observations: |

## Clear and bright

Straight and clean
Line marking condition notes
The lines are in the same condition as the rest of the court.

## Line marking condition photos



| Net posts |  |
| :--- | :--- |
| Net post type | Square black powder coated - Installed into sleeves |
| Net post condition | Good |
|  | Issues/Observations: <br> Straight |
| Net post winders | Collapsible winders |
| Net condition | Good |
| Net structure | Tethered to the posts: yes <br> 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? | yes <br> Runoffs <br> North: 6100m <br> South: 6300m <br> East: 3600m <br> West: 4100m |
| Could the court be made compliant? | n/a |
| 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 meets run off compliance to all directions. |
| Compliance photos |  |
| No photos taken |  |
| Courts |  |
| Condition |  |
| Unique court number | 6 |
| Surface condition rating | Moderate <br> Issues/Observations: <br> Weed growth <br> Dirt/silt on surface |
| Surface type | Cushioned Acrylic |
| Surface life span | 6-10 years |
| Court condition notes | This is the eastern court in the enclosure. There are multiple areas of spots which appear similar to rust. They may from particles falling from trees adjacent to the enclosure. The court is a little dirty but appears to have been recently cleaned.d. |
| Court condition photos |  |
|  |  |


|  |  |
| :--- | :--- |
| Line marking condition notes |  |
| The lines are in the same condition as the rest of the court. |  |
| Line marking condition photos |  |
| Line marking description |  |
| Tennis only lines |  |


| Net posts |  |
| :---: | :---: |
| Net post type | Square black powder coated - Installed into sleeves |
| Net post condition | Moderate <br> Issues/Observations: <br> Leaning |
| Net post winders | Collapsible winders |
| Net condition | Good |
| Net structure | Tethered to the posts: yes Centre strap fitted: yes |
| Net post life span | 6-10 years |
| Net life span | $6-10$ years |
| Net / post notes |  |
| Net/post photos |  |
| No photos taken |  |
| Court compliance |  |
| Is the court run off compliant? | yes  <br> Runoffs  <br> North: 6100 m <br> South: 6300 m <br> East: 4100 m <br> West: 3700 m |
| Could the court be made compliant? | n/a |
| 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 meets run off compliance to all directions. |
| 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 <br> infrastructure provided within the <br> run-off areas? | no |
| :--- | :--- |
| Drainage rating | Moderate |
| Issues/Observations: |  |
| Ponding evident |  |
| Leaf litter build up |  |, | There are grated pits in the north eastern and north western corners of the |
| :--- |
| enclosure. A strip drain also runs along the northern fence line. Areas of dirt |
| and silt build up are evident along the southern fence line, and also in the |
| south eastern and south western corners. Leaf litter exists in these areas, |
| particularly the south western corner where heavy leaf litter build up has |
| resulted in degradation of the court surface. The fall to the west and east is |
| extensive and may affect the quality of play on the courts. Some weeds are |
| growing in the strip drain. |

## Drainage photos





## Lighting

| Does this enclosure have lighting | Yes |
| :--- | :--- |
| Total number of lit courts per <br> enclosure | 4 |
| 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 | Very Good <br>  <br> Issues/Observations: <br> Infrastructure and fittings in very good condition - likely to achieve required <br> lux standards |
| Lighting life span | 10+ years |
| Lighting notes | The lighting appears to be in very good condition and would likely meet <br> required lux levels for night play. |
| Lig |  |

Lighting photos


## Accessibility

| Court enclosure accessibility | Formed paths <br> Trip hazards identified: yes Ramped access provided: no |
| :---: | :---: |
| Path material(s) | Concrete |
| Main gate dimensions | Standard pedestrian gate $1000 \mathrm{~mm} \times 2100 \mathrm{~mm}$ |
| Accessibility notes | Participants are required to step over the strip drain to enter the enclosure. |
| Accessibility photos |  |
|  |  |
| Maintenance, Risk management and recommendations |  |
| Court | Remove debris from court surface and enclosure Remove dirt and high pressure clean court surface Remove weed growth from court enclosure Trim trees/shrubs away from court enclosure and fencing |
| Drainage | Remove build-up of debris from drainage infrastructure to allow efficient water movement. |
| Infrastructure | Repair damaged fencing <br> Trim vegetation away from fencing |
| Lighting | Conduct a lighting lux level test |
| Safety Issues |  |
| Are there any critical safety issues? | No |
| Enclosure recommendations | Investigate the numerous spots all over the court to ensure they do not cause any damage to the surface. Trim vegetation as required. Keep leaf litter free from corners of enclosure to prevent further degradation of the court. |

## Enclosure 3

| Number of courts in enclosures | 2 |
| :--- | :--- |
| Court size | full |
| Are there any enclosed mini <br> courts? If so, how many? | 0 |
| Surface type in enclosure | Synthetic Grass |
| Court base in enclosure | Concrete |
| Overall base rating | Good |

## Courts

## Condition

| Unique court number | $\mathbf{7}$ |
| :--- | :--- |
| Surface condition rating | Poor |
| Issues/Observations: |  |
| Seam stress |  |
| Compacted pile height |  |
| Excessively worn surface in high wear areas |  |
| Surface type | Synthetic Grass |
| Surface life span | $0-1$ year |
| Court condition notes | This is the eastern court in the enclosure. There is widespread areas of seam <br> stress and the baselines have been updated with newer turf which sits higher <br> than the rest of the court, causing a potential trip hazard. The pile height is <br> quite low. |

## Court condition photos





Net posts

| Net post type | Square black powder coated - Installed into sleeves |
| :---: | :---: |
| Net post condition | Moderate <br> Issues/Observations: <br> Leaning |
| Net post winders | Collapsible winders |
| Net condition | Good |
| Net structure | Tethered to the posts : no Centre strap fitted: no |
| Net post life span | 6-10 years |
| Net life span | 6-10 years |
| Net / post notes |  |
| Net / post photos |  |
| No photos taken |  |
| Court compliance |  |
| Is the court run off compliant? | yes <br> Runoffs <br> North: 6300m <br> South: 6300m <br> East: 3600m <br> West: 4200m |
| Could the court be made compliant? | $\mathrm{n} / \mathrm{a}$ |
| 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 meets run off requirements to each direction. |
| :---: | :---: |
| Compliance photos |  |
| No photos taken |  |
| Courts |  |
| Condition |  |
| Unique court number | 8 |
| Surface condition rating | Poor <br> Issues/Observations: <br> Seam stress <br> Compacted pile height <br> Excessively worn surface in high wear areas |
| Surface type | Synthetic Grass |
| Surface life span | 0-1 year |
| Court condition notes | This is the western court in the enclosure. There is widespread areas of seam stress and the baselines have been updated with newer turf which sits higher than the rest of the court, causing a potential trip hazard. The pile height is quite low. |
| Court condition photos |  |
|  |  |
|  |  |


| Line marking | Tennis only lines |
| :--- | :--- |
| Line marking description | Good <br> Issues/Observations: <br> Clear and bright <br> Straight and clean |
| Line marking rating | The lines are in the same condition as the rest of the court. |
| Line marking condition notes |  |
| Line marking condition photos |  |

## Net posts

| Net post type | Square black powder coated - Installed into sleeves |
| :--- | :--- |
| Net post condition | Moderate <br> Issues/Observations: <br> Leaning |
| Net post winders | Collapsible winders |
| Net condition | Good |
| Net structure | Tethered to the posts : no <br> Centre strap fitted: no |
| Net post life span | 6-10 years |
| Net life span | $6-10$ years |
| Net $/$ post notes |  |
| Net / post photos |  |
| No photos taken |  |
| Court compliance |  |


| Is the court run off compliant? | yes |
| :--- | :--- |
|  | Runoffs <br> North: 6300m <br> South: 6300 m <br> East: <br> West: |
|  | n200m |




## Lighting

| Does this enclosure have lighting | Yes |
| :--- | :--- |
| Total number of lit courts per <br> 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 <br>  |
| Issues/Observations: |  |
| Old however in good condition - potential upgrade required |  |
| Lighting life span | 10+ years |



## Accessibility

| Court enclosure accessibility | Formed paths <br> Trip hazards identified: yes <br> Ramped access provided: no |
| :--- | :--- |
| Path material(s) | Concrete |
| Accessibility notes | Standard pedestrian gate $1000 \mathrm{~mm} \times 2100 \mathrm{~mm}$ <br> Accessibility photos <br> enclosure. |

Maintenance, Risk management and recommendations

| Court | Trim trees/shrubs away from court enclosure and fencing <br> Rejuvenate synthetic pile |
| :--- | :--- |
| Drainage |  |
| Infrastructure | Repair damaged fencing <br> Trim vegetation away from fencing |
| Lighting | Conduct a lighting lux level test |

Safety Issues
Are there any critical safety issues?

Enclosure recommendations

No

Plan for surface replacement. Plan for fencing replacement. In the short term, repair seam stress issues which represent a safety hazard. Plan for lighting upgrade.

| Building and surrounds |  |
| :---: | :---: |
| Condition of ground and court surrounds | Good |
| Court surround notes | There are extensive grounds at this club, including grassed areas, garden beds, synthetic grass areas, bbq area and many spectating shelters and viewing spots which create a welcoming environment. Some facilities are a little aged but most appear to be in good condition. |
| Water supply | Unknown |
| Water notes |  |
| Natural Shade | Sufficient shade available within viewing range |
| Man made Shade | Purpose built shelter |
| Shade notes | Shelters and the clubhouse provide shade for spectators. |
| Car parking | On street: Off street: 41-60 spaces Overflow: |
| Does the site have any hit up walls | no |
| Car park notes |  |
| Adjacent facilities | Oval/playing field <br> Other sports facility |
| Does the site have any potential expansion oppotunities? | no |
| Grounds and surrounds photos |  |
|  |  |




## Clubroom

| Building Condition | Good |
| :--- | :--- |
| Estimated building age | $21-30$ years |
| Building materials | Brick |
| Accessible entry to building | yes |
| Kitchen | Standard |
| Bar | no |
| Player change rooms | Male: <br> Female: $\quad 1$ <br> Unisex: |
| Social area | 137 m2 |
| Social area comments | Male: <br> Female: <br> Accessible: |
| Toilets | The clubhouse appears to be in relatively good condition, with a large open <br> social area offering excellent views of the court enclosures. Ample seating is <br> offered, and storage exists behind the large kitchen. |
| Clubroom condition notes | Equipment storage <br> Coach storage <br> BBQ /outdoor seating area |
| Other amenities provided within |  |
| or outside clubrooms | no |
| Other amenities condition notes |  |
| within clubrooms? |  |

Clubroom condition photos





