

St Mary's Facility Audit

Document number	000205
Client / Site	Tennis Victoria
Location	58 Yando Street Greensborough VIC 3088
Auditor	Andrew Sodomaco
Audit date	28 Aug 2015

Site summary	
Total number of enclosures	1
Total number of courts	4
Total number of floodlit courts	4
Total number of enclosed mini courts	0
Hierarchy	Local

Enclosure 1

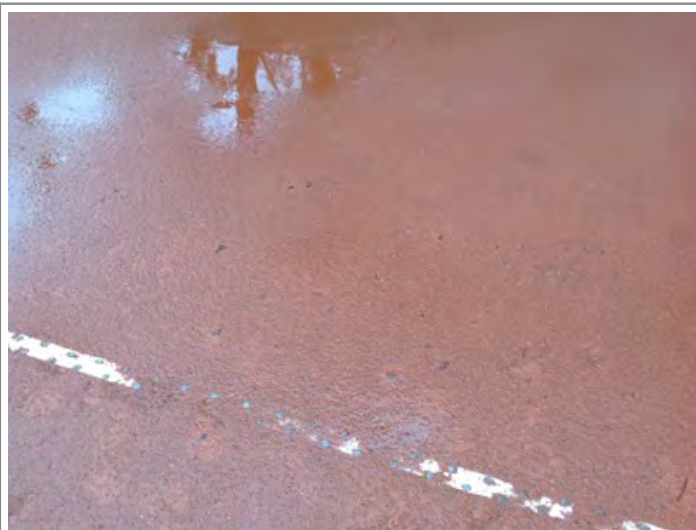
Number of courts in enclosures	4
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition

Unique court number	1
Surface condition rating	Moderate Issues/Observations: Minor ponding evident Poor drainage Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	The court has been quite heavily worn, with some scoria aggregate from the court base showing through the top dressing in high wear areas. There is some pooling of water over the surface suggesting a compacted surface. This is consistent with an aged court surface and base.

Court condition photos





Line marking

Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Inconsistent bounce likely
Line marking condition notes	These lines are nailed into the surface, and although would result in some inconsistent bounce they are not obviously in poor condition, cracked or broken.

Line marking condition photos



Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good Issues/Observations: Straight
Net post winders	Protruding winders
Net condition	Good

Net structure	Tethered to the posts : yes Centre strap fitted: no
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: 5100m South: 4900m East: 4500m 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 courts are not run off compliant to the north and south behind baselines.

Compliance photos



Courts

Condition

Unique court number	2
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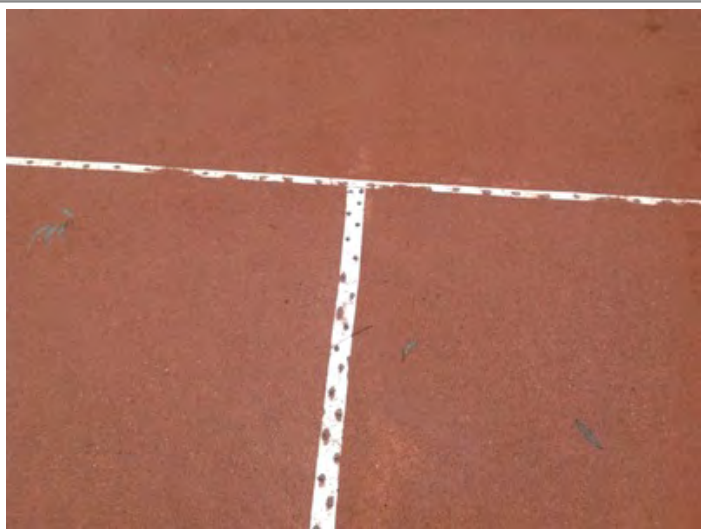
Surface condition rating	Moderate Issues/Observations: Minor ponding evident Poor drainage Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	The court has been quite heavily worn, with some scoria aggregate from the court base showing through the top dressing in high wear areas. There is some pooling of water over the surface suggesting a compacted surface. This is consistent with an aged court surface and base.

Court condition photos



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Line marking condition photos	
	
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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: 5100m South: 4900m East: 7200m West: 4500m
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 courts are not run off compliant to the north and south behind baselines. There is a concrete pad between court two and three which is partially covered by top dressing. It should be ensured this remains fully covered at all times as it is a slip and trip hazard.

Compliance photos

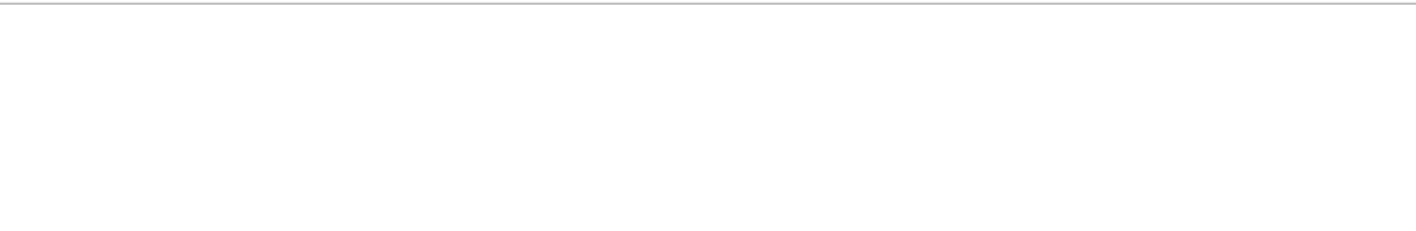


Courts

Condition

Unique court number	3
Surface condition rating	Moderate Issues/Observations: Minor ponding evident Poor drainage Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	The court has been quite heavily worn, with some scoria aggregate from the court base showing through the top dressing in high wear areas. There is some pooling of water over the surface suggesting a compacted surface. This is consistent with an aged court surface and base.

Court condition photos

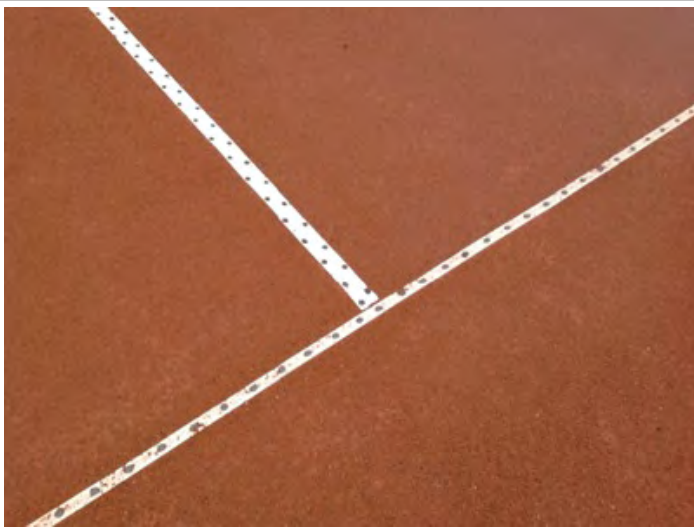




Line marking

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Line marking rating	Good Issues/Observations: Inconsistent bounce likely
Line marking condition notes	These lines are nailed into the surface, and although would result in some inconsistent bounce they are not obviously in poor condition, cracked or broken.

Line marking condition photos



Net posts

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Net post condition	Good Issues/Observations: Straight
Net post winders	Protruding winders
Net condition	Good

Net structure	Tethered to the posts : yes Centre strap fitted: no
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: 5100m South: 4900m East: 4500m West: 7200m
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 courts are not run off compliant to the north and south behind baselines. There is a concrete pad within court two and three which is partially covered by top dressing. It should be ensured this remains fully covered at all times as it is a slip and trip hazard.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	4
Surface condition rating	Moderate Issues/Observations: Minor ponding evident Poor drainage Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	4-5 years

Court condition notes	The court has been quite heavily worn, with some scoria aggregate from the court base showing through the top dressing in high wear areas. There is some pooling of water over the surface suggesting a compacted surface. This is consistent with an aged court surface and base.
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Court condition photos

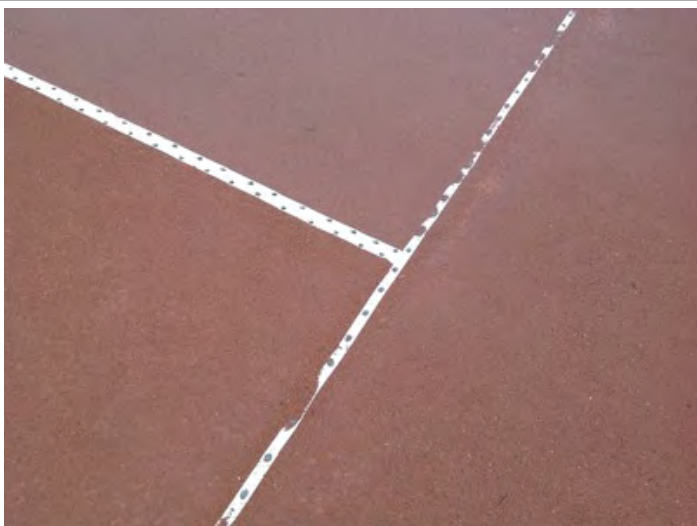
	
	

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Line marking condition photos

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Net / post photos

No photos taken

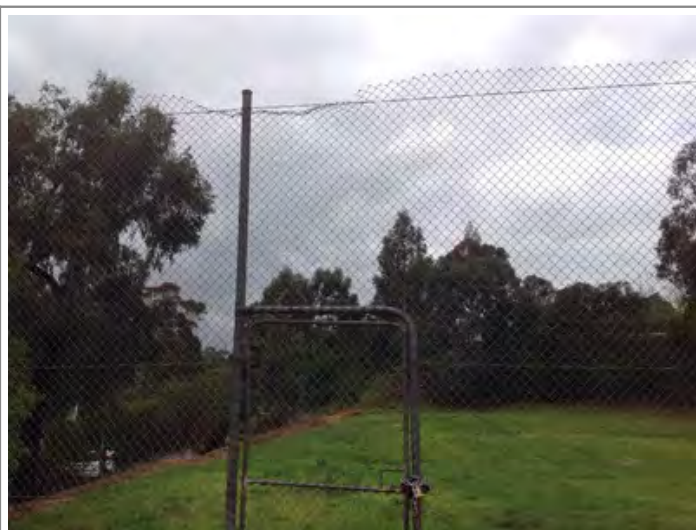
Court compliance

Is the court run off compliant?	no Runoffs North: 4200m South: 4900m East: 3100m West: 4500m
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 courts are not run off compliant to the north and south behind baselines. A grated pit at the northern end encroaches on run off areas.
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	Moderate Issues/Observations: Ponding evident Drainage infrastructure requires maintenance or repair
Drainage notes	There is a grated pit in the north eastern corner of the enclosure. This court surface would be expected to drain through the surface, although it appears to be compacted in places, causing water to pool along the surface. This is particularly the case at the northern end of the enclosure, where extensive puddling occurs along the back of the courts.
Drainage photos	
 	
Fencing	
Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: no

Fence attachments	Sightscreens Windbreaks Sponsor advertising
Fence condition rating	Moderate Issues/Observations: Slack mesh Trees overhanging enclosure
Fencing life span	6-10 years
Fence notes	The fencing appears to be structurally sound, although there is some slack and curling mesh evident at the top of the fence line. The sight screens at the northern end of the court are heavily graffitied. Some hot shots nets are hanging from the fence at the southern end which could pose a safety hazard.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	4
Lighting infrastructure type	High tower - Steel poles

Lighting infrastructure position	Corner
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Moderate Issues/Observations: Old however in good condition - potential upgrade required
Lighting life span	6-10 years
Lighting notes	High tower corner lighting is installed and appears to be structurally sound. A lux test would be required to understand their suitability to night tennis.
Lighting photos	



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Other material?
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	A paved area is provided from the clubhouse to the court enclosure, where a small step down on to the court surface is required. Note the venue as a whole is NOT accessible as a flight of steps needs to be climbed to access the main gate.
Accessibility photos	



Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing
Drainage	Qualified Engineer required to further investigate drainage issues.
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 reinvigoration of the court base to improve drainage in future.

Building and surrounds

Condition of ground and court surrounds	Moderate
Court surround notes	Within the enclosure the grounds are limited to a couple of grassed areas and a paved section out the front of the clubhouse. A verandah offering views of the courts and a bbq area is provided.
Water supply	Potable
Water notes	Some drinks taps are located on the courts.
Natural Shade	No natural shade
Man made Shade	Clubhouse veranda
Shade notes	
Car parking	On street: 21-40 spaces Off street: Overflow:
Does the site have any hit up walls	no
Car park notes	
Adjacent facilities	Park/playground
Does the site have any potential expansion oppotunities?	no

Grounds and surrounds photos

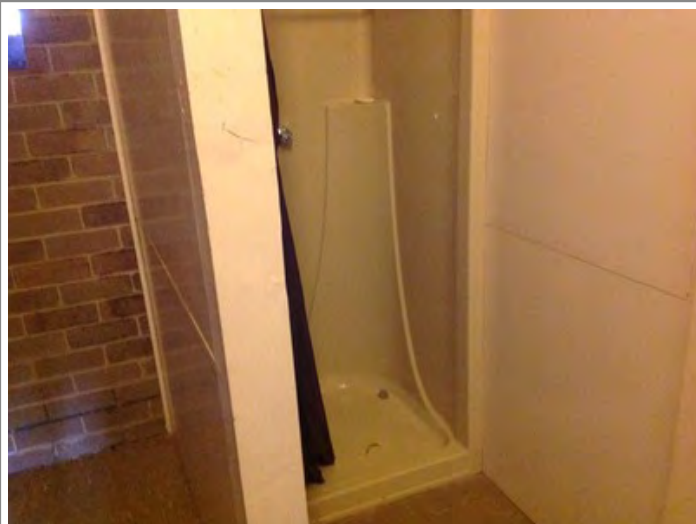
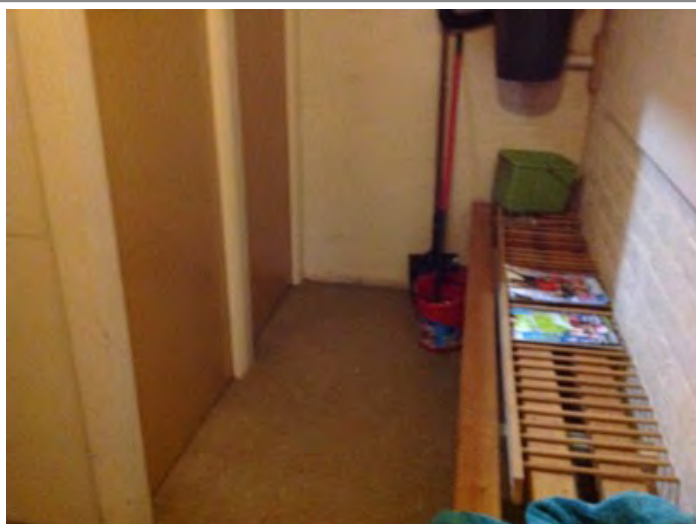


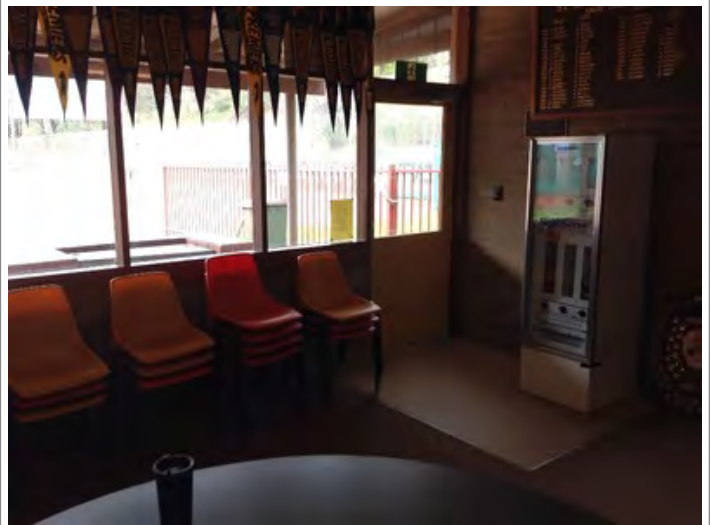
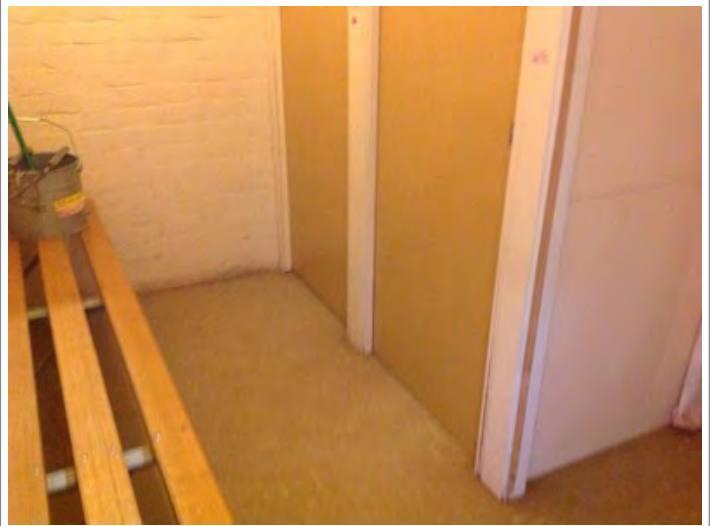
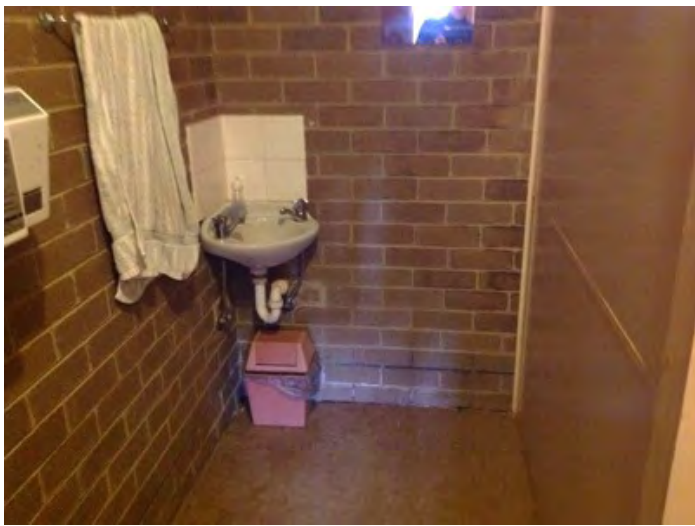


Clubroom

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	81 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse is in reasonable condition, although it is aged and in need of refurbishment. The change rooms and toilet areas are particularly in need of replacement. The roof of the clubhouse and verandah is heavily covered in algae and appears to be quite aged.
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 refurbishment of clubhouse and the court base for each of the courts. Although aged, most facilities appear to have been well maintained.

Site Map

