

## Malcolm Blair Reserve Facility Audit

Document number	000214
Client / Site	Tennis Victoria
Location	Karingal Drive Briar Hill VIC 3088
Auditor	Andrew Sodomaco
Audit date	04 Sep 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

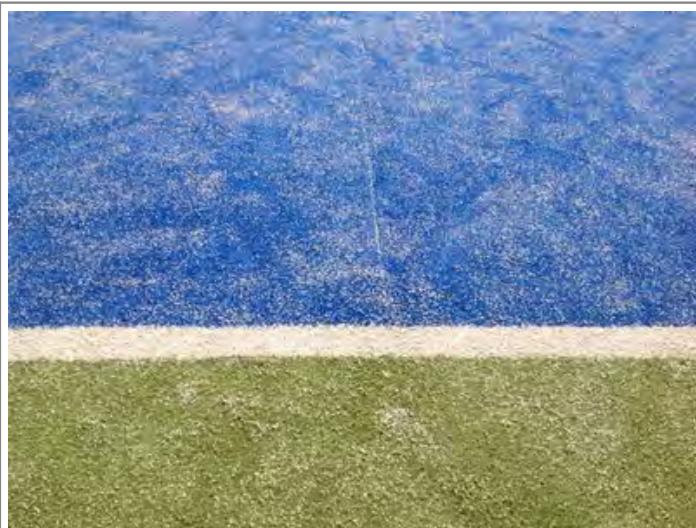
Number of courts in enclosures	4
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Synthetic Grass
Court base in enclosure	Concrete
Overall base rating	Good

### Courts

#### Condition


Unique court number	1
Surface condition rating	Good  <b>Issues/Observations:</b> Seam stress
Surface type	Synthetic Grass
Surface life span	6-10 years
Court condition notes	The court appears to be quite new and in good condition. There is a line where the carpet has been joined that has separated a little and should be investigated before it comes a major concern. Otherwise there is a good coverage of grass and a sufficient pile height for play.

#### Court condition photos



#### Line marking

Line marking description	Tennis only lines
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Line marking rating	Very Good
	<b>Issues/Observations:</b> Clear and bright Straight and clean
Line marking condition notes	The lines are in the same condition as the rest of the court surface.
Line marking condition photos	
	
Net posts	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> Straight
Net post winders	Removable winders
Net condition	Very 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  <b>Runoffs</b> North: 6400m South: 6200m East: 3100m West: 5500m

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 requirements to all directions.
Compliance photos	
No photos taken	

## Courts

### Condition

Unique court number	2
Surface condition rating	Good  <b>Issues/Observations:</b> Seam stress
Surface type	Synthetic Grass
Surface life span	6-10 years
Court condition notes	The court appears to be quite new and in good condition. There is a line where the carpet has been joined that has separated a little and should be investigated before it comes a major concern. Otherwise there is a good coverage of grass and a sufficient pile height for play.


### Court condition photos



### Line marking

Line marking description	Tennis only lines
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Line marking rating	Very Good
	<b>Issues/Observations:</b> Clear and bright Straight and clean
Line marking condition notes	The lines are in the same condition as the rest of the court surface.
Line marking condition photos	
	
Net posts	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> Straight
Net post winders	Removable winders
Net condition	Very 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  <b>Runoffs</b> North: 6400m South: 6200m East: 5500m West: 5500m

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 requirements to all directions.
Compliance photos	
No photos taken	

## Courts

### Condition


Unique court number	3
Surface condition rating	Good  <b>Issues/Observations:</b> Seam stress
Surface type	Synthetic Grass
Surface life span	6-10 years
Court condition notes	The court appears to be quite new and in good condition. There is a line where the carpet has been joined that has separated a little and should be investigated before it comes a major concern. Otherwise there is a good coverage of grass and a sufficient pile height for play.


### Court condition photos




### Line marking

Line marking description	Tennis only lines
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Line marking rating	Very Good
	<b>Issues/Observations:</b> Clear and bright Straight and clean
Line marking condition notes	The lines are in the same condition as the rest of the court surface.
Line marking condition photos	
	
<b>Net posts</b>	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> Straight
Net post winders	Removable winders
Net condition	Very 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?	yes  <b>Runoffs</b> North: 6400m South: 6200m East: 5500m West: 5500m

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 requirements to all directions.
Compliance photos	
No photos taken	
<b>Courts</b>	
<b>Condition</b>	
Unique court number	4
Surface condition rating	Good  <b>Issues/Observations:</b> Seam stress
Surface type	Synthetic Grass
Surface life span	6-10 years
Court condition notes	The court appears to be quite new and in good condition. There is a line where the carpet has been joined that has separated a little and should be investigated before it comes a major concern. Otherwise there is a good coverage of grass and a sufficient pile height for play.
Court condition photos	
	
<b>Line marking</b>	
Line marking description	Tennis only lines



Line marking rating	Very Good
	<b>Issues/Observations:</b> Clear and bright Straight and clean
Line marking condition notes	The lines are in the same condition as the rest of the court surface.
Line marking condition photos	
	
<b>Net posts</b>	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> Straight
Net post winders	Removable winders
Net condition	Very 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?	yes
	<b>Runoffs</b> North: 6400m South: 6200m East: 5500m West: 3200m

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 requirements 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
	<b>Issues/Observations:</b>
Drainage notes	This four court enclosure appears to have its highest point in the middle, between courts two and three. It then falls to the south eastern and south western corner to grated pits located at both these areas. There is few signs of dirt and silt build up.

## Drainage photos



## Fencing

Fence type	Galvanised chain mesh
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<b>Fence Rails</b>	Fence rail top: no Fence rail bottom: yes
<b>Fence height</b>	3m to 3.5m Low level side fencing installed: no
<b>Fence attachments</b>	Windbreaks Sponsor advertising
<b>Fence condition rating</b>	Moderate  <b>Issues/Observations:</b> Slack mesh Mesh curling at base Excessive gap under fencing - allows balls to escape enclosure Trees/shrubs growing through mesh
<b>Fencing life span</b>	10+ years
<b>Fence notes</b>	The fence appears to be aged although it is structurally sound. Trees are required to be trimmed in places.

#### Fencing photos



#### Lighting

<b>Does this enclosure have lighting</b>	Yes
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Total number of lit courts per 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  <b>Issues/Observations:</b> Infrastructure and fittings in very good condition - likely to achieve required lux standards
Lighting life span	10+ years
Lighting notes	All lighting appears to be in very good condition and would likely achieve required lux standards.

#### 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	One entrance to the enclosure require participants to step up into 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

Are there any critical safety issues?	No
Enclosure recommendations	Investigate seam stress evident across all courts, as this should be considered now before it becomes a significant issue. Repair damaged fencing and trim vegetation from fence line.

## 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	5
Surface condition rating	Good  <b>Issues/Observations:</b> Weed growth Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court has some aggregate showing through the surface, but otherwise has a good amount of top dressing over the court.

#### 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 are standard for this surface, with no obvious signs of breaking or cracking.
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?	yes  <b>Runoffs</b> North: 4700m South: 4700m East: 3300m West: 3500m
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 does not meet run off requirements to the north and south behind the baselines, and probably not to the adjacent court as this measurement was very close to the required distance.

#### Compliance photos

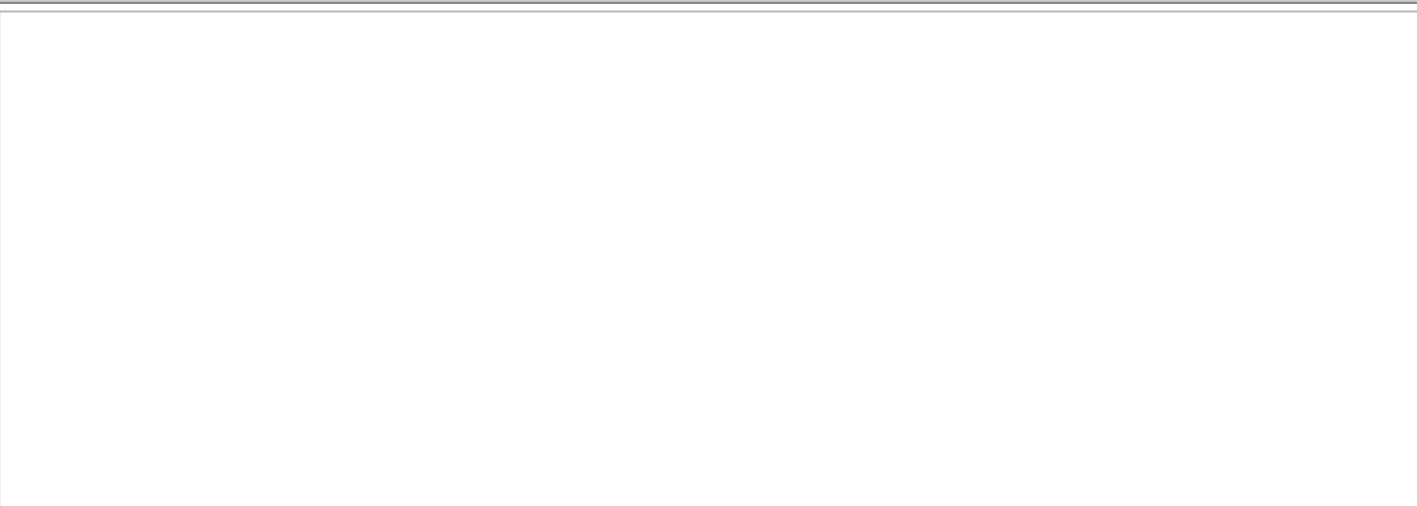


## Courts

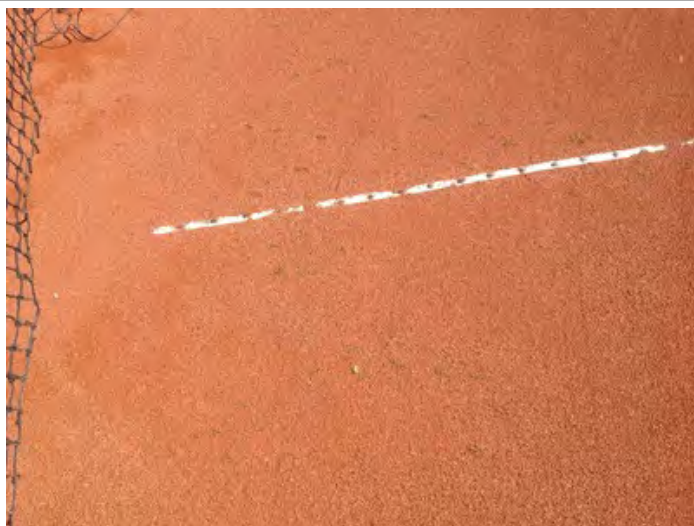
### Condition

Unique court number	6
Surface condition rating	Good  <b>Issues/Observations:</b> Weed growth
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court has some aggregate showing through the surface, but otherwise has a good amount of top dressing over the court.

### Court condition photos



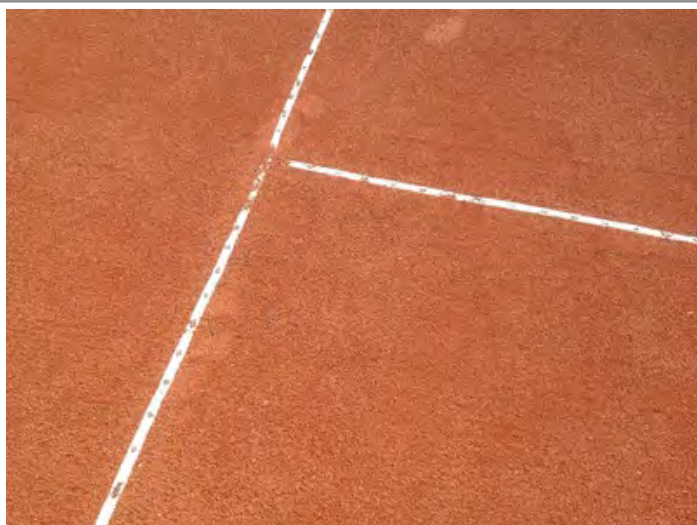




## Line marking


Line marking description	Tennis only lines
Line marking rating	Good  <b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines are standard for this surface, with no obvious signs of breaking or cracking.

## 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?	yes  <b>Runoffs</b> North: 4700m South: 4700m East: 3500m West: 3300m
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 does not meet run off requirements to the north and south behind the baselines, and probably not to the adjacent court, as this measurement was very close to the required distance.
Compliance photos	
	
<b>Drainage</b>	
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
	<b>Issues/Observations:</b>
Drainage notes	The court would be expected to drain effectively through the surface. In addition, a grated pit exists in the south eastern corner of the enclosure. There are few signs of pooling across the surface, although the enclosure is a little damp along the northern fence line where a bank of trees offers shade.

#### 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	Windbreaks Sponsor advertising
Fence condition rating	Moderate
	<b>Issues/Observations:</b> Slack mesh Excessive gap under fencing - allows balls to escape enclosure
Fencing life span	10+ years
Fence notes	The fence appears to be aged although it is structurally sound. Trees are required to be trimmed in places.

#### Fencing photos





## Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
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  <b>Issues/Observations:</b> Infrastructure and fittings in very good condition - likely to achieve required lux standards
Lighting life span	10+ years
Lighting notes	All lighting appears to be in very good condition and would likely achieve required lux standards.

## 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>	One entrance to the enclosure require participants to step into the enclosure. To access this enclosure, participants are required to walk up steps located to the east of enclosure one.

#### Accessibility photos



### Maintenance, Risk management and recommendations

<b>Court</b>	Remove weed growth from court enclosure Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing
<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>	No
<b>Enclosure recommendations</b>	Weed courts and repair fencing. Plan for surface replacement in the long term.

## Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	The surrounds are well kept and consist of a clubhouse verandah and pathways with vegetation leading between enclosures. A bbq and shade sail area is provided adjacent to the clubhouse area.
Water supply	Potable
Water notes	
Natural Shade	No natural shade
Man made Shade	Clubhouse veranda
Shade notes	A shade sail is also provided at the venue.
Car parking	On street: Off street: 21-40 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	The car park is shared with the adjacent baseball club.
Adjacent facilities	Other sports facility
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	Package sales
Player change rooms	Male: 1 Female: 1 Unisex: 0
Social area	72 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse is an open space area with toilets adjacent to the social area. Good views are provided over the courts. Although a little aged, the clubhouse is in good condition.
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)**

Investigate seam stress evident in enclosure one. Trim vegetation from fence lines where required. Weed courts in enclosure two. Plan for upgrade of fencing in the long term, in the short term repair any areas of damage.



## Site Map

