

Macleod Park Facility Audit

Document number	000219
Client / Site	Tennis Victoria
Location	Aberdeen Road Macleod VIC 3085
Auditor	Andrew Sodomaco
Audit date	11 Sep 2015

Site summary	
Total number of enclosures	6
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	1
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Synthetic Clay
Court base in enclosure	Crushed rock
Overall base rating	Good

Courts

Condition


Unique court number	1
Surface condition rating	Moderate Issues/Observations: Aged surface Compacted pile height Excessively worn surface in high wear areas
Surface type	Synthetic Grass
Surface life span	2-3 years
Court condition notes	This court is heavily compacted and could potentially be very slippery when wet. There are few signs of seam stress. Sand coverage is relatively even.

Court condition photos



Line marking

Line marking description	Tennis only lines
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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	Very Good
	Issues/Observations: 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?	no Runoffs North: 4700m South: 4700m East: 2800m West: 2400m

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 does not meet run off requirements to any direction.
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	Good
	Issues/Observations:
Drainage notes	A grated pit is located outside the enclosure in the south eastern corner, although this court would be expected to drain effectively directly through the surface. There are no signs of dirt and silt build up which would suggest there is no pooling on the surface.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: no
Fence attachments	Windbreaks
Fence condition rating	Moderate Issues/Observations: Slack mesh Mesh curling at base Trees/shrubs growing through mesh
Fencing life span	4-5 years
Fence notes	The fencing is in average condition, with multiple issues identified.

Fencing photos





Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	1
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 in very good condition, although some algae growth is evident on some fittings.

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	A row of avers must be stepped over in order 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 Rejuvenate synthetic pile
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	Plan for upgrade of surface. Plan for fencing upgrade.

Enclosure 2

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

Courts

Condition

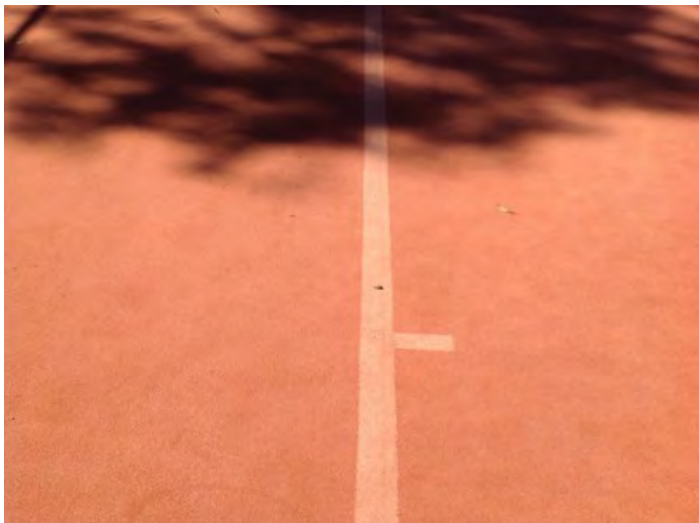
Unique court number	2
Surface condition rating	Moderate Issues/Observations: Aged surface Compacted pile height Excessively worn surface in high wear areas
Surface type	Synthetic Grass
Surface life span	2-3 years
Court condition notes	This court is heavily compacted and could potentially be very slippery when wet. There are signs of seam stress along the lines. Sand coverage is relatively even.

Court condition photos



Line marking

Line marking description	Tennis only lines
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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: Leaning
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?	no
	Runoffs North: 4700m South: 4600m East: 2700m 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 does not meet run off requirements to any direction.
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:
Drainage notes	A grated pit is located inside the enclosure in the south eastern corner, although this court would be expected to drain effectively directly through the surface. There are no signs of dirt and silt build up which would suggest there is no pooling on the surface.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
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Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: no
Fence attachments	Windbreaks Sponsor advertising
Fence condition rating	Moderate Issues/Observations: Slack mesh Rusted mesh
Fencing life span	4-5 years
Fence notes	The fencing is in average condition, with multiple issues identified.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	1
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 in very good condition, although some algae growth is evident on some fittings.

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	A concrete path leads to the enclosure.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Rejuvenate synthetic pile
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	Plan for upgrade of surface. Plan for fencing upgrade.

Enclosure 3

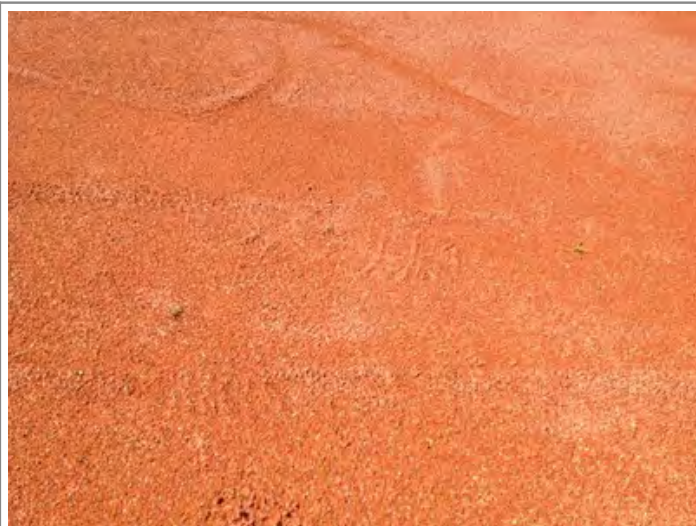
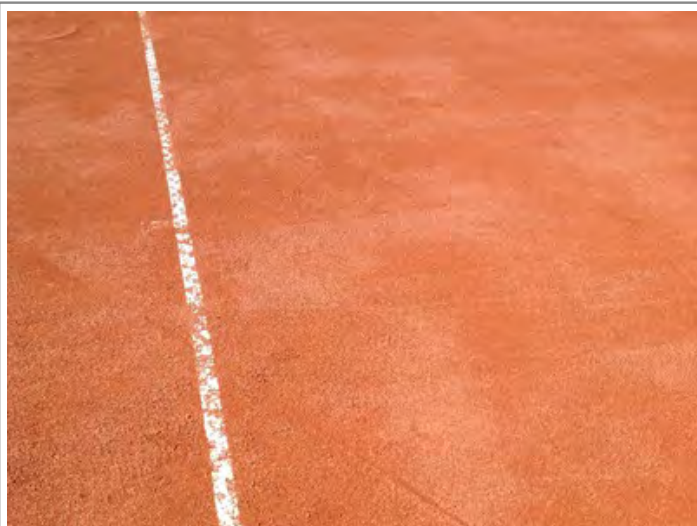
Number of courts in enclosures	1
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock
Overall base rating	Good

Courts

Condition

Unique court number	3
Surface condition rating	Good Issues/Observations: Weed growth
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	Grass and weed growth is evident across the court, albeit in small patches rather than extensively. There is a good coverage of top dressing and no obvious signs of the court aggregate from the base showing through.

Court condition photos





Line marking


Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Inconsistent bounce likely
Line marking condition notes	The lines are standard for this surface and there are no obvious signs of breaks.

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: 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: 4700m East: 2900m 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 does not meet run off requirements to any direction.
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:
Drainage notes	A grated pit is located inside the enclosure in the north eastern corner, although this court would be expected to drain effectively directly through the surface. There are no signs of dirt and silt build up which would suggest there is no pooling on the surface.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: no
Fence attachments	Windbreaks Sponsor advertising
Fence condition rating	Moderate
	Issues/Observations: Slack mesh Mesh curling at base Rusted mesh
Fencing life span	4-5 years
Fence notes	The fencing is in average condition, with multiple issues identified.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	1
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
	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 in very good condition.

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	A row of pavers forms a tripping hazard entering the enclosure.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Remove weed growth from court enclosure
Drainage	
Infrastructure	Repair damaged fencing
Lighting	Conduct a lighting lux level test

Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Treat weed growth. Plan for fencing upgrade.

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	Synthetic Clay
Court base in enclosure	Crushed rock
Overall base rating	Good

Courts

Condition


Unique court number	4
Surface condition rating	Very Good
	Issues/Observations:
Surface type	Synthetic Clay
Surface life span	6-10 years
Court condition notes	This court appears to be very new and no issues are identified. The pile height remains quite high, and these courts would be less likely to be slippery when wet than courts one and two.

Court condition photos



Line marking

Line marking description	Tennis only lines
Line marking rating	Very 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	Very Good Issues/Observations: 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?	no Runoffs North: 4700m South: 4700m East: 2900m 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 does not meet run off requirements to any direction.
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:
Drainage notes	A grated pit is located inside the enclosure in the south eastern corner, although this court would be expected to drain effectively directly through the surface. There are no signs of dirt and silt build up which would suggest there is no pooling on the surface.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: no

Fence attachments	There are no fence attachments.
Fence condition rating	Moderate Issues/Observations: Slack mesh Rusted mesh
Fencing life span	4-5 years
Fence notes	The fencing is in average condition, with multiple issues identified.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	1
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 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 in very good condition.

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	A row of pavers forms a tripping hazard entering the enclosure.

Accessibility photos



Maintenance, Risk management and recommendations

Court	
Drainage	
Infrastructure	Repair damaged fencing
Lighting	Conduct a lighting lux level test

Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Plan for fencing upgrade.

Enclosure 5

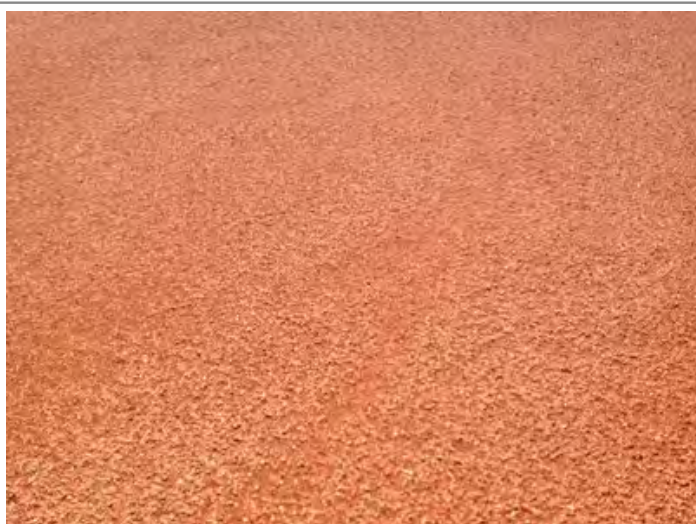
Number of courts in enclosures	1
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock
Overall base rating	Good

Courts

Condition

Unique court number	5
Surface condition rating	Good Issues/Observations: Weed growth
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	Grass and weed growth is evident across the court, albeit in small patches rather than extensively. There is a good coverage of top dressing and no obvious signs of the court aggregate from the base showing through. Weed growth is more extensive on this court than the other porous court, court three. There is a small hole down the southern end of the court.

Court condition photos

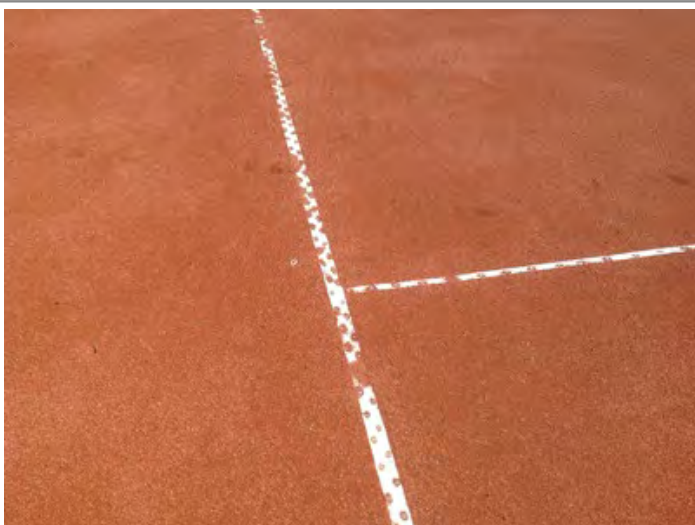




Line marking

Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Inconsistent bounce likely
Line marking condition notes	The lines are standard for this surface and there are no obvious signs of breaks.

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: 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: 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 does not meet run off requirements to any direction.
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:
Drainage notes	A grated pit is located inside the enclosure in the south eastern corner, although this court would be expected to drain effectively directly through the surface. There are no signs of dirt and silt build up which would suggest there is no pooling on the surface.
Drainage photos	



Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: no
Fence attachments	There are no fence attachments.
Fence condition rating	Moderate Issues/Observations: Slack mesh Rusted mesh
Fencing life span	4-5 years
Fence notes	The fencing is in average condition, with multiple issues identified.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
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Total number of lit courts per enclosure	1
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: Rusted infrastructure 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 in very good condition, except with some rusting on some posts.

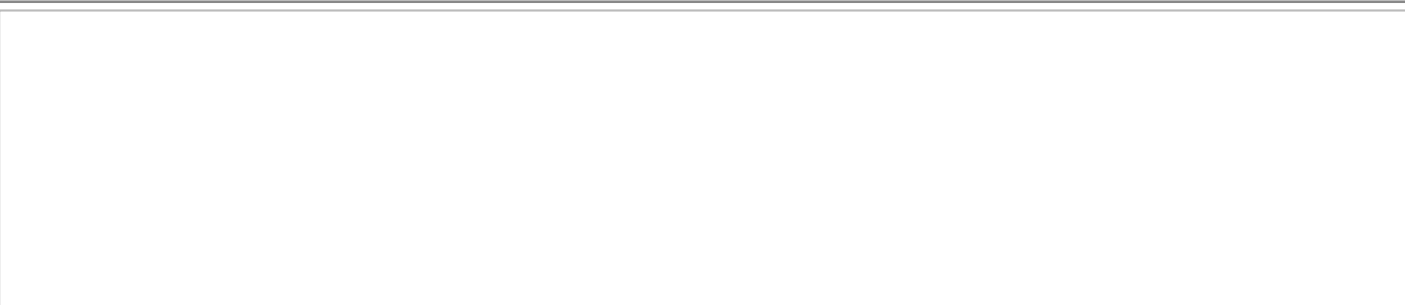
Lighting photos



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	A row of pavers forms a tripping hazard entering the enclosure.

Accessibility photos





Maintenance, Risk management and recommendations

Court	Remove weed growth from court enclosure Trim trees/shrubs away from court enclosure and 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	Treat weed growth. Plan for fencing upgrade. Repair hole in the court as it is a tripping hazard.

Enclosure 6

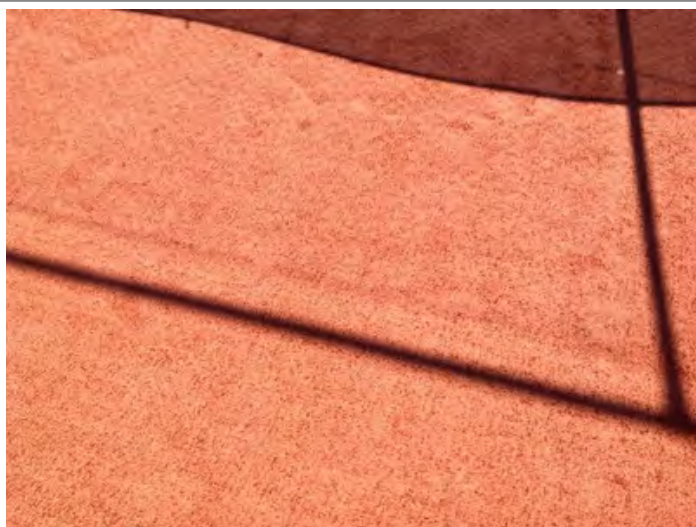
Number of courts in enclosures	1
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Synthetic Clay
Court base in enclosure	Crushed rock
Overall base rating	Good

Courts

Condition


Unique court number	6
Surface condition rating	Very Good
	Issues/Observations:
Surface type	Synthetic Clay
Surface life span	6-10 years
Court condition notes	This court appears to be very new and no issues are identified. The pile height remains quite high, and these courts would be less likely to be slippery when wet than courts one and two.

Court condition photos



Line marking

Line marking description	Tennis only lines
Line marking rating	Very 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	Very Good Issues/Observations: Straight
Net post winders	Removable 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: 4200m South: 4200m East: 2700m 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 does not meet run off requirements to any direction.
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:
Drainage notes	A grated pit is located inside the enclosure in the south eastern corner, although this court would be expected to drain effectively directly through the surface. There are no signs of dirt and silt build up which would suggest there is no pooling on the surface.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: no

Fence attachments	Windbreaks
Fence condition rating	Moderate Issues/Observations: Slack mesh Rusted mesh
Fencing life span	4-5 years
Fence notes	The fencing is in average condition, with multiple issues identified.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	1
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 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 in very good condition.

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	A row of pavers forms a tripping hazard entering the enclosure.

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

Are there any critical safety issues?	No
Enclosure recommendations	Plan for fencing upgrade.

Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	Court surrounds are in between court enclosures and are relatively well maintained. A covered bbq area is provided adjacent to the clubhouse. A football ground is located to the south of facility, and train station to the north.
Water supply	Potable
Water notes	
Natural Shade	No natural shade
Man made Shade	Clubhouse veranda
Shade notes	
Car parking	On street: 61-80 spaces Off street: Overflow:
Does the site have any hit up walls	no
Car park notes	Car parking is shared with a local shopping centre and train station.
Adjacent facilities	Oval/playing field
Does the site have any potential expansion oppotunities?	no

Grounds and surrounds photos



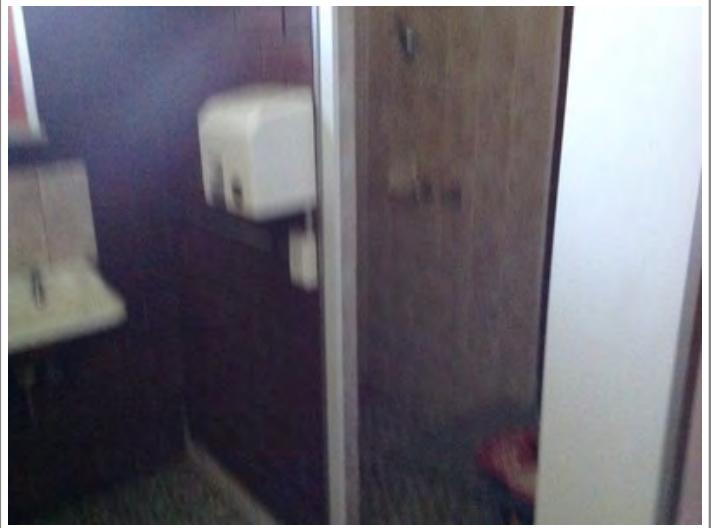


Clubroom

Building Condition	Moderate
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	no
Kitchen	Standard
Bar	
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 aged although it is in otherwise good condition. It provides views of the enclosures and courts. The toilet and kitchen areas are also aged but likely meet the needs of the club.
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	-
Overall Facility recommendation(s)	Plan for upgrade of the enclosure fencing, and in the process consider opportunities to increase the run offs on all courts. Treat weed growth on courts three and five. Plan for upgrade of court surface on courts one and two. Consider upgrades to club house to modernise in the future.

Site Map

