

Ivanhoe Park Facility Audit

Document number	000212
Client / Site	Tennis Victoria
Location	John Street Ivanhoe VIC 3079
Auditor	Andrew Sodomaco
Audit date	30 Aug 2015

Site summary	
Total number of enclosures	1
Total number of courts	3
Total number of floodlit courts	3
Total number of enclosed mini courts	0
Hierarchy	Public access

Enclosure 1

Number of courts in enclosures	3
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: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	This is the eastern most court of the enclosure. Aggregate from the court base is showing through in high wear areas in the service boxes and other areas. Top dressing has not provided good coverage in places.

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 appear to be in reasonable condition.

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: 5900m South: 6000m East: 1800m 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 distances to the east and west along sidelines.
Compliance photos	
	
Courts	
Condition	
Unique court number	2

Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	Aggregate from the court base is showing through in high wear areas in the service boxes and other areas. Top dressing has not provided a good coverage in places.

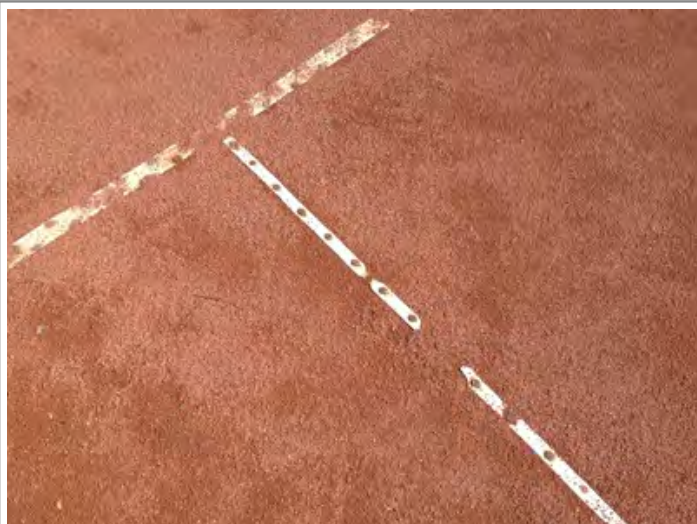
Court condition photos



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 appear to be in reasonable condition.

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: 5900m South: 6000m East: 2800m West: 2900m
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 distances to the east and west along sidelines.
Compliance photos	



Courts

Condition


Unique court number	3
Surface condition rating	Moderate Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	6-10 years
Court condition notes	Aggregate from the court base is showing through in high wear areas in the service boxes and other areas.

Court condition photos



Line marking

Line marking description	Tennis only lines
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Line marking rating	Good
	Issues/Observations: Inconsistent bounce likely
Line marking condition notes	The lines are standard for this surface and appear to be in reasonable condition.
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: 5900m South: 6000m East: 2900m West: 1800m

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 distances to the east and west along sidelines.

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: Inadequate pit size
Drainage notes	A small grated pit is located behind the baseline at the southern end of court one. No other infrastructure is evident but there is no signs of pooling or silt build across any of the courts.

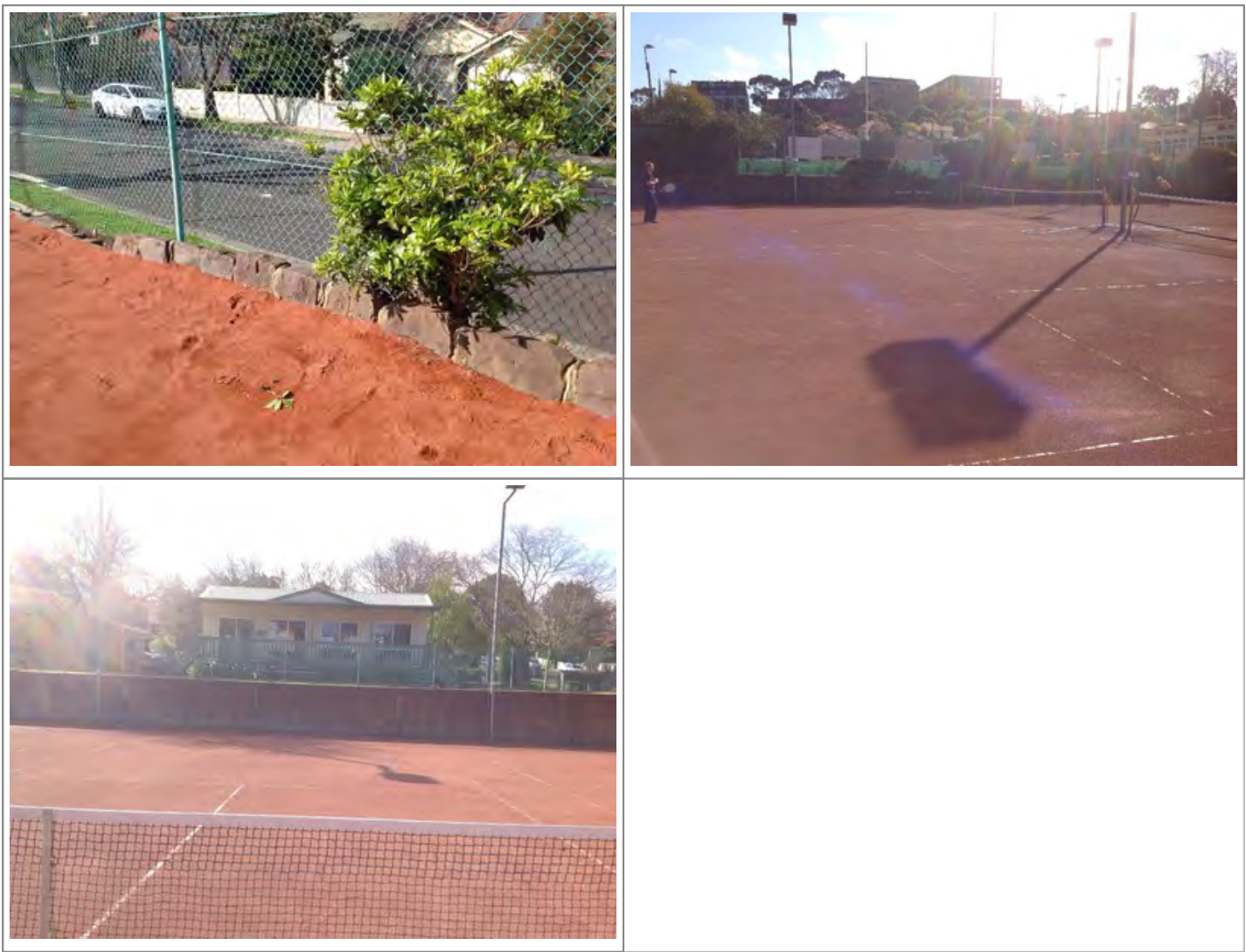
Drainage photos



Fencing

Fence type	Green PVC 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	Good Issues/Observations: Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	The fence is in good condition, although there are some shrubs which are growing through and will cause damage in time. Low level fencing is located at the northern end, on top of a large brick retaining wall.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	3
Lighting infrastructure type	Black powder coated low level - Steel poles
Lighting infrastructure position	Corner
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	All 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	Two entrances to the enclosure both require the participants to step down on to the court. One in particular has a large set of stairs leading down the courts.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Repair lines
Drainage	
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 the refurbishment of court bases which are showing significant signs of age with aggregate evident throughout all courts. Trim vegetation from fence lines.

Building and surrounds

Condition of ground and court surrounds	Very Good
Court surround notes	Court surrounds are well kept and include grassy areas with trees and sitting areas. A clubhouse verandah is offered.
Water supply	Potable
Water notes	
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Clubhouse veranda
Shade notes	
Car parking	On street: 0-20 spaces Off street: Overflow:
Does the site have any hit up walls	yes
Hit up wall brickwork type	Double-skin
is there any cracking in the hit up wall/s	no
Hit up wall notes	The retaining wall on court one has been painted for use as a hit up wall.
Car park notes	Most parks in the area appear to be permit zones, and a small number of disabled car parks are offered on the grassy areas behind the clubhouse.
Adjacent facilities	Other sports facility
Does the site have any potential expansion opportunities?	no

Grounds and surrounds photos

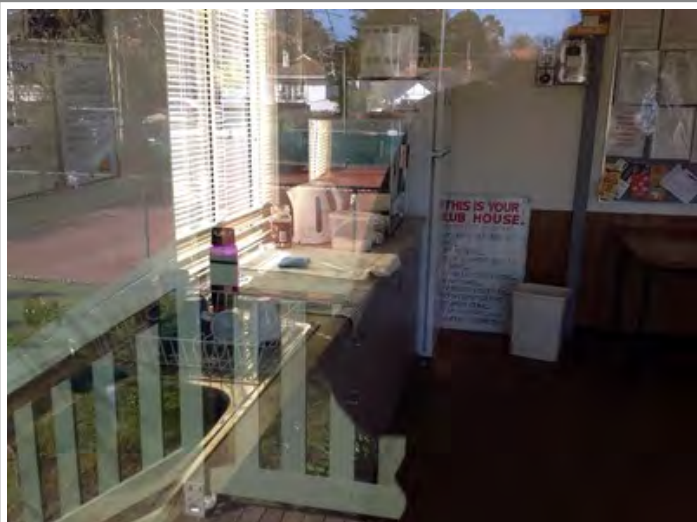


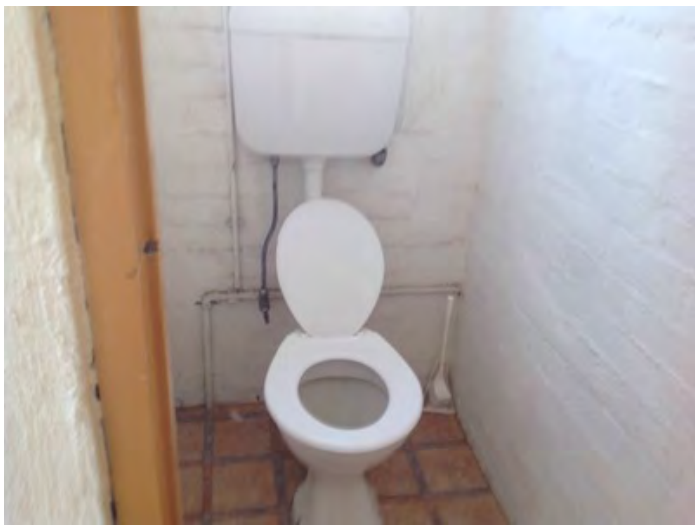
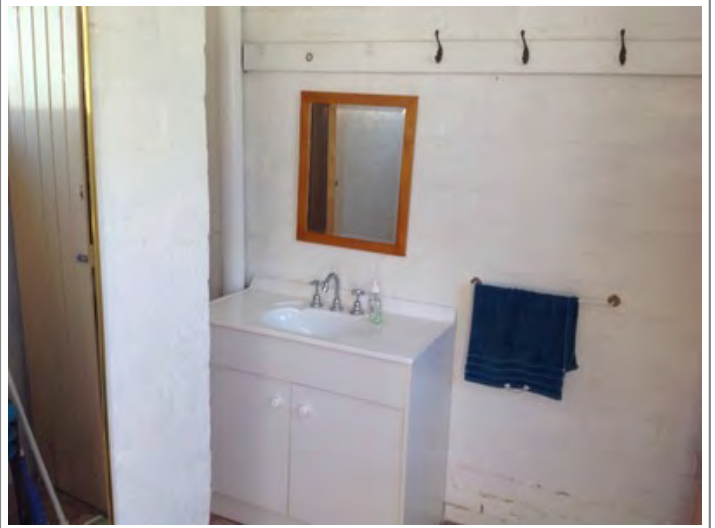


Clubroom

Building Condition	Good
Estimated building age	21-30 years
Building materials	Weatherboard
Accessible entry to building	no
Kitchen	Standard
Bar	no
Player change rooms	Male: 0 Female: 0 Unisex: 0
Social area	40 m2
Social area comments	
Toilets	Male: no Female: no Accessible: no
Clubroom condition notes	The clubhouse is a simple weatherboard room with a kitchenette and sitting areas. No toilets or showers are provided, although these can be accessed in the neighbouring bowls club clubhouse.
Other amenities provided within or outside clubrooms	no options selected
Other amenities condition notes	
Are there any safety concerns within clubrooms?	no

Clubroom condition photos







Classification	-
Overall Facility recommendation(s)	Plan for upgrade of courts given the signs of age they are showing. Remove vegetation from fence lines. Investigate the cost of addition of toilets and change facilities to the clubhouse.

Site Map

