

Greensborough Park Facility Audit

Document number	000213
Client / Site	Tennis Victoria
Location	Diamond Creek Greensborough 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	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	Synthetic Clay
Court base in enclosure	Crushed rock
Overall base rating	Good

Courts

Condition


Unique court number	1
Surface condition rating	Good Issues/Observations: Debris present mainly around the perimeter Seam stress Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court appears to be in quite good condition, although a small patch of seam stress is evident at the northern baseline. Some leaf litter is present around the perimeter, caused by trees in close proximity.


Court condition photos




Line marking

Line marking description	Tennis only lines
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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?	yes Runoffs North: 6000m South: 5800m East: 3100m West: 3900m

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 in each direction.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	2
Surface condition rating	Good Issues/Observations: Seam stress Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court appears to be in quite good condition, although a small patch of seam stress is evident at the northern baseline.
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	
	
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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
	Runoffs North: 6000m South: 5800m East: 3900m West: 3900m

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 in each direction.
Compliance photos	
No photos taken	

Courts

Condition

Unique court number	3
Surface condition rating	Good Issues/Observations: Seam stress Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court appears to be in quite good condition, with some small patches of seam stress. At the southern end there is significant heaving of the court base. The movement looks like it is caused by tree roots, although this can not be verified.

Court condition photos





Line marking

Line marking description	Tennis only lines
Line marking rating	Very Good
	Issues/Observations: 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?	yes Runoffs North: 6000m South: 5800m East: 3900m West: 3900m
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 in each direction.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	4
Surface condition rating	Good Issues/Observations: Debris present mainly around the perimeter Seam stress Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court appears to be in quite good condition, with some patches of seam stress evident. Some leaf litter is present around the perimeter, caused by trees in close proximity.
Court condition photos	



Line marking

Line marking description	Tennis only lines
Line marking rating	Very Good Issues/Observations: 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?	yes Runoffs North: 6000m South: 5800m East: 3900m West: 3100m
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 in each direction.
Compliance photos	
No photos taken	
Drainage	
Drainage infrastructure	Unformed
What type of drainage is in place?	No drainage infrastructure
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	Very Good Issues/Observations:
Drainage notes	Although no drainage infrastructure is evident, there is no sign of pooling of water across the enclosure. The surface and base are expected to drain effectively down through into the ground. If anything, the enclosure has a slight gradient to the south west, towards a creek.
Drainage photos	
No photos taken	

Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	Sponsor advertising
Fence condition rating	Good Issues/Observations: Slack mesh Mesh curling at base Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	The fencing is in good condition, although will require trimming of the tresses and bushes growing through and over it to maintain its good condition.

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, insufficient infrastructure & fittings Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	The lighting infrastructure is likely to be sub optimal for night tennis, although it is in otherwise good condition.

Lighting photos



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: yes
Path material(s)	Concrete
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	Participants are required to step down from the paths to the court.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Remove debris from court surface and enclosure 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	Investigate and rectify the heaving of the court at the southern end of court three. Trim all vegetation from fence lines. Repair any areas of seam stress on the courts. Plan for replacement of court surfaces.

Enclosure 2

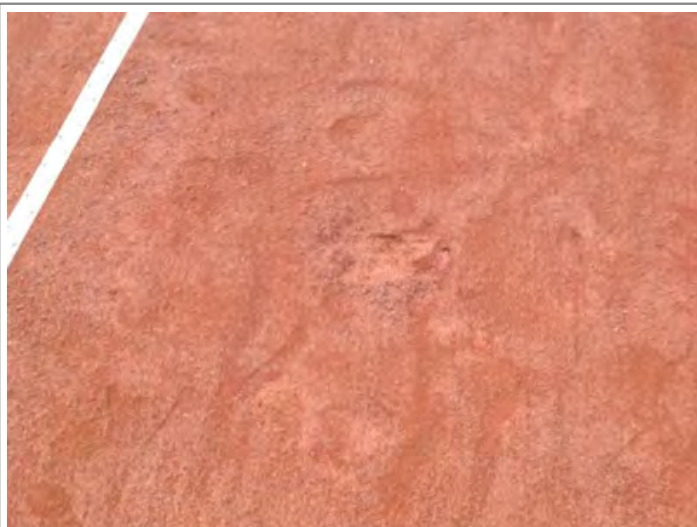
Number of courts in enclosures	2
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition

Unique court number	5
Surface condition rating	Moderate Issues/Observations: Leaf litter Debris present mainly around the perimeter Weed growth Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	This court has extensive weed growth around the outside if it, and holes along the base line. Top dressing appears to be a little light and the court base is visible in many places. Something resembling a brick is embedded into the court at the southern end on the right hand side behind the service line.

Court condition photos

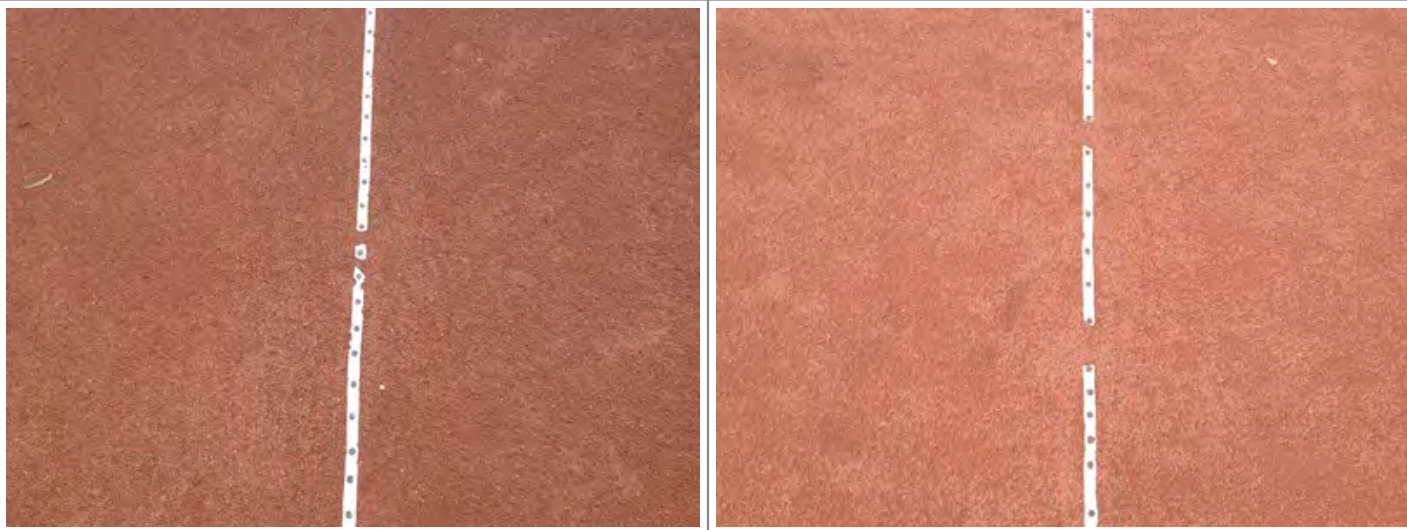




Line marking

Line marking description	Tennis only lines
Line marking rating	Poor Issues/Observations: Cracked Torn Trip hazard Inconsistent bounce likely
Line marking condition notes	The lines are standard for red porous courts. They are cracked, raised and torn in places.

Line marking condition photos



Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Moderate Issues/Observations: Leaning
Net post winders	Protruding winders
Net condition	Moderate
Net structure	Tethered to the posts : yes Centre strap fitted: no
Net post life span	6-10 years
Net life span	4-5 years
Net / post notes	

Net / post photos

No photos taken

Court compliance

Is the court run off compliant?	no Runoffs North: 5000m South: 5300m East: 2900m 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 court does not meet run off distance requirements to the north or south behind the baselines, or to the eastern fence line.
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Compliance photos



Courts

Condition

Unique court number	6
Surface condition rating	Moderate <div> Issues/Observations: Leaf litter Debris present mainly around the perimeter Weed growth Aged surface Excessively worn surface in high wear areas </div>
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	This court has extensive weed growth around the outside if it, and holes along the base line. Top dressing appears to be a little light and the court base is visible in many places. Extensive areas of aggregate are showing through the court base.

Court condition photos





Line marking

Line marking description

Tennis only lines

Line marking rating


Poor

Issues/Observations:

Cracked

Trip hazard

Inconsistent bounce likely

Line marking condition notes	The lines are standard for red porous courts. They are cracked, raised and torn in places.
Line marking condition photos	
	
Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Moderate Issues/Observations: Leaning
Net post winders	Protruding winders
Net condition	Moderate
Net structure	Tethered to the posts : yes Centre strap fitted: no
Net post life span	6-10 years
Net life span	4-5 years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	no Runoffs North: 5000m South: 5300m East: 4500m 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 distance requirements to the north or south behind the baselines, or to the western fence line.

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	Moderate Issues/Observations: Ponding evident Leaf litter build up
Drainage notes	A grated pit is in the south eastern corner. The holes along the baseline are showing signs that they pool with water, as expected. The outsides of the court enclosure are very damp.

Drainage photos



Fencing

Fence type	Galvanised 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
Fence condition rating	Moderate Issues/Observations: Slack mesh Mesh curling at base Damaged mesh Excessive gap under fencing - allows balls to escape enclosure Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	6-10 years

Fence notes	There are large holes in the fence particularly on the southern fence line. Barbed wire has been installed along the top of the fence around the perimeter.
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Fencing photos



Lighting

Does this enclosure have lighting	No
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Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: yes
Path material(s)	Concrete
Main gate dimensions	Standard pedestrian gate 1000mm x 2100mm
Accessibility notes	A row of bricks must be stepped over to enter the enclosure.

Accessibility photos

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Maintenance, Risk management and recommendations

Court	Remove weed growth from court enclosure Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Repair lines
Drainage	
Infrastructure	Repair damaged fencing Trim vegetation away from fencing
Lighting	

Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Rectify dangerous holes along baselines of both courts. Weed courts. Place more top dressing on courts. Repair or replace fencing. Repair lines.

Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	Court surrounds are public space with a walking trail and creek running alongside the enclosures, and a football ground and licensed venue to the west. A footbridge connects the two court enclosures over the creek.
Water supply	Potable
Water notes	
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Clubhouse veranda
Shade notes	
Car parking	On street: Off street: 41-60 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	The car park is shared the football club.
Adjacent facilities	Oval/playing field
Does the site have any potential expansion oppotunities?	no

Grounds and surrounds photos

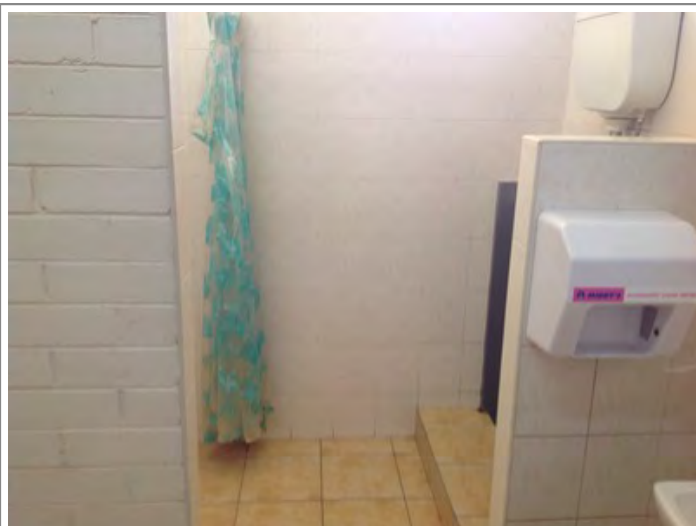
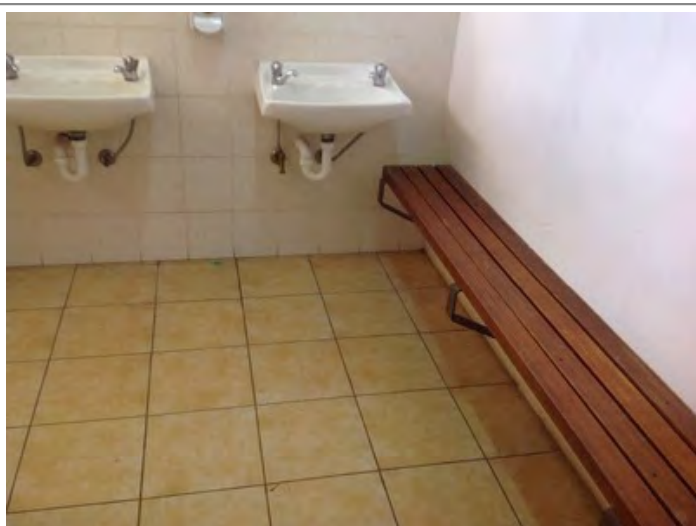




Clubroom

Building Condition	Moderate
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	yes
Kitchen	Standard
Bar	no
Player change rooms	Male: 1 Female: 1 Unisex: 0
Social area	66 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse consists of an open social area with adjacent kitchen and toilet facilities. The mens shower is quite close to the urinal which makes for a sub optimal arrangement. The kitchen is new, and there are clear views of the court enclosures. There is some paint peeling from the brick work around the interior of the clubhouse.
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

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**Overall Facility
recommendation(s)**

Rectify the numerous issues identified in enclosure two. Rectify the court heaving behind court three in enclosure one. Trim trees and shrubs throughout the enclosures. Plan for lighting upgrades and court refurbishments. Repair seam stress in enclosure one as required to avoid more serious tears in the carpet.

Site Map

