

Elder Street Reserve Facility Audit

Document number	000217
Client / Site	Tennis Victoria
Location	Elder Street Watsonia 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

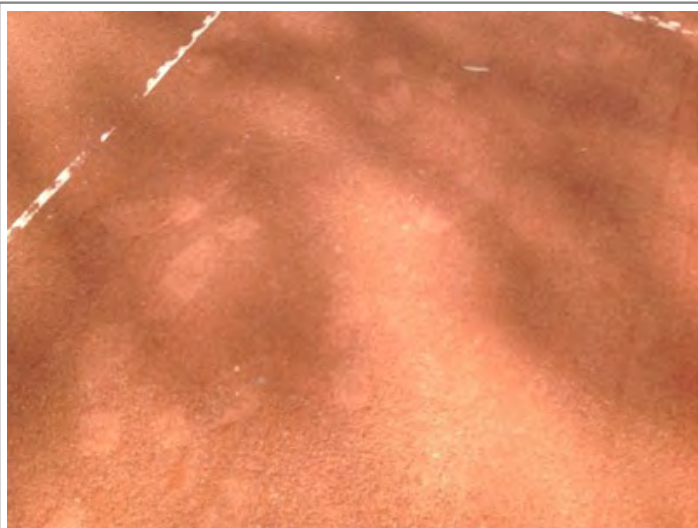
Number of courts in enclosures	2
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition


Unique court number	1
Surface condition rating	Moderate Issues/Observations: Leaf litter Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	Multiple areas of aggregate are showing through the court surface, although there is a good covering of top dressing.

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 do not have obvious breaks or cracks.
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?	yes
	Runoffs North: 5900m South: 6100m East: 5400m 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 compliance to all directions.
Compliance photos	
No photos taken	

Courts

Condition

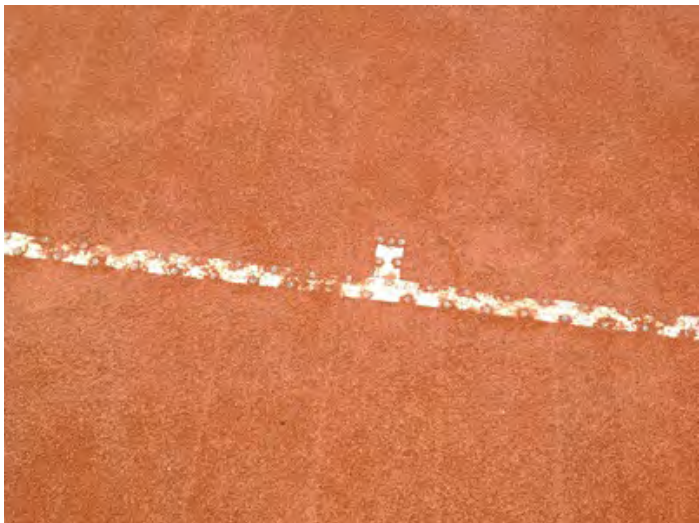
Unique court number	2
Surface condition rating	Good Issues/Observations: Leaf litter
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court appears to be less worn than court one, with a good covering of top dressing and little aggregate showing through. There is a step down over a wooden plinth on the eastern side of the court and this represents a trip hazard.

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 do not have obvious breaks or cracks.
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?	yes
	Runoffs North: 5900m South: 6100m East: 3800m West: 5400m

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 compliance 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
	Issues/Observations: Ponding evident
Drainage notes	A grated pit is located in the northern eastern corner. The courts are quite damp between the baselines at the northern end, possibly due to shade at that end of the court.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
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Fence Rails	Fence rail top: no Fence rail bottom: no
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 Mesh curling at base Excessive gap under fencing - allows balls to escape enclosure Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	The fencing is in moderate condition, although multiple areas of vegetation are causing issues and should be rectified.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
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Total number of lit courts per enclosure	2
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: Leaning poles Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	Although the lighting is old and may not meet required lux levels, it is in otherwise good condition. One of the bolts on the light tower in the south eastern corner is missing and the post is leaning.

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	Users are required to step over pavers to enter the enclosure.
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
Drainage	
Infrastructure	Repair damaged fencing Trim vegetation away from fencing
Lighting	Conduct a lighting lux level test Structural Engineer required to assess integrity of lighting poles

Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Plan for refurbishment of court one in the long term, which appears to have much more wear than court two. Plan for fencing upgrade. Trim vegetation from fence line. Consider lighting upgrade.

Enclosure 2

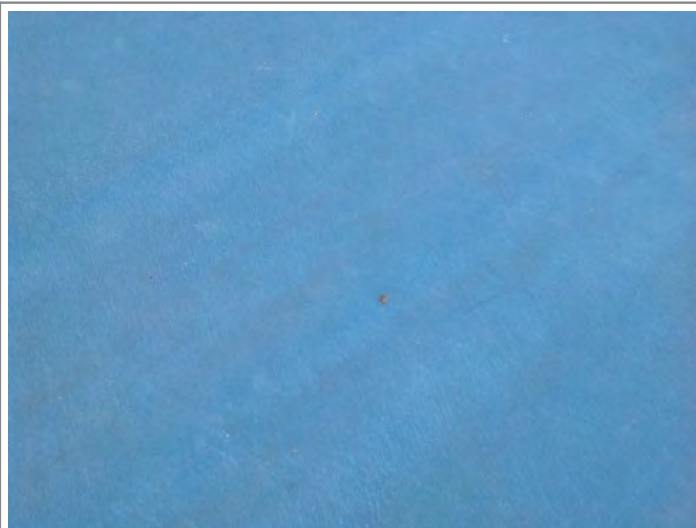
Number of courts in enclosures	4
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Cushioned Acrylic
Court base in enclosure	Asphalt
Overall base rating	Good

Courts

Condition


Unique court number	3
Surface condition rating	Good Issues/Observations: Surface pitting Dirt/silt on surface
Surface type	Cushioned Acrylic
Surface life span	6-10 years
Court condition notes	This court appears quite new and has few signs of wear. There are no obvious signs of cracking in the surface, although there is a little dirt over the court. There is a hole in the middle of the court, where the surface has pitted.

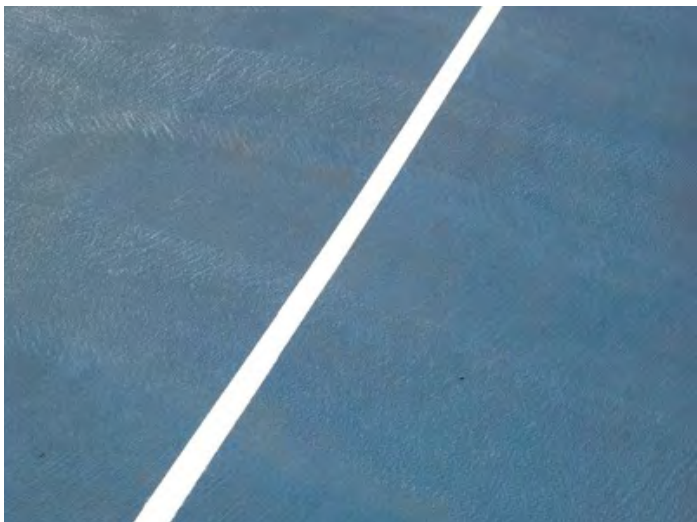
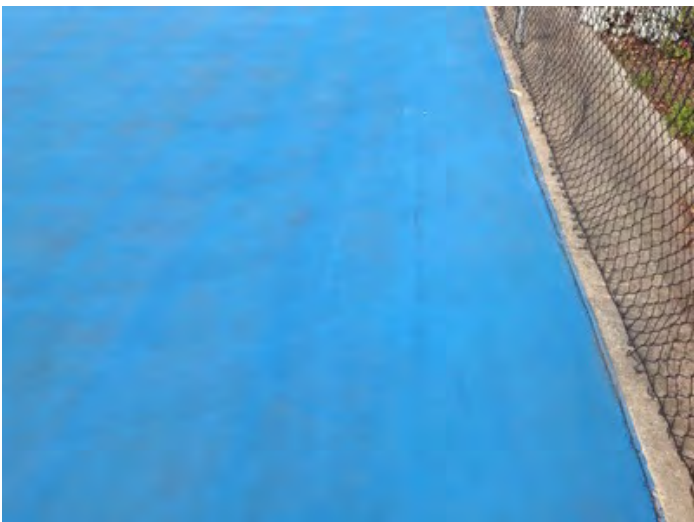
Court condition photos



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?	yes Runoffs North: 5500m South: 5500m East: 4300m West: 3600m

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 compliance to all directions.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	4
Surface condition rating	Good Issues/Observations: Minor surface cracking Dirt/silt on surface
Surface type	Cushioned Acrylic
Surface life span	6-10 years
Court condition notes	This court appears quite new and has few signs of wear. There are no obvious signs of cracking or pitting in the surface, although there is a little dirt over the court. There is some cracking along the southern baseline close to the fence line however.
Court condition photos	
	



Line marking

Line marking description	Tennis only lines
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

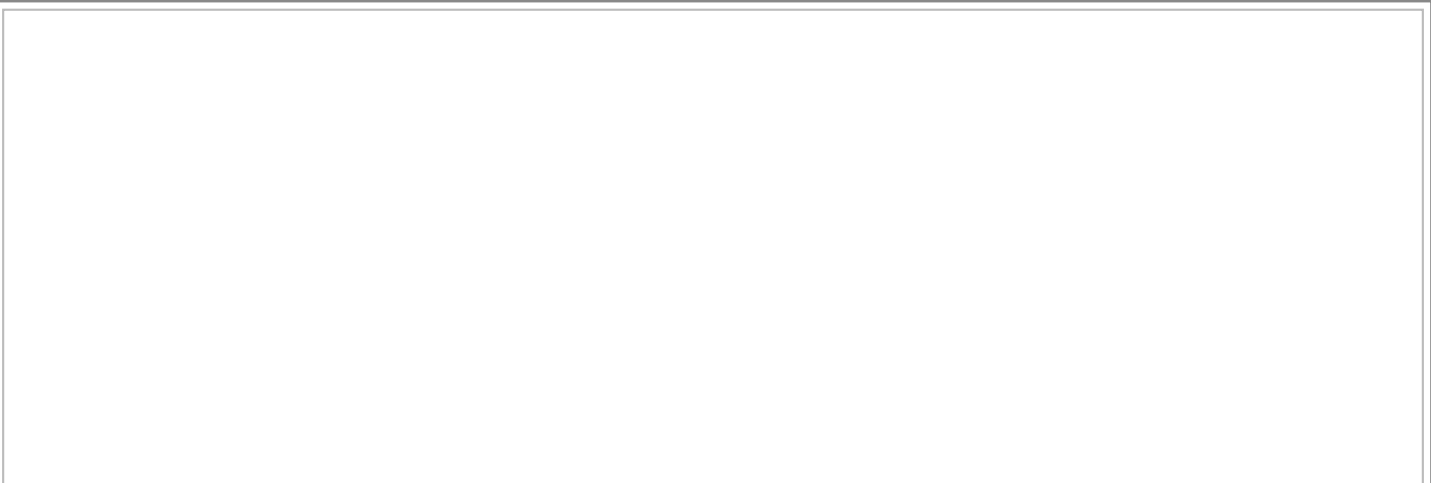
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	yes Runoffs North: 5500m South: 5500m East: 4300m West: 4300m
Could the court be made compliant?	n/a
Is the court to the standard dimensions?	yes
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 compliance to all directions.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	5
Surface condition rating	Good Issues/Observations: Minor surface cracking Major surface cracking Dirt/silt on surface
Surface type	Acrylic
Surface life span	6-10 years
Court condition notes	This court appears quite new and has few signs of wear. There are no obvious signs of pitting in the surface, although there is a little dirt over the court. There are large cracks which have opened up at the southern end near the fence line. Some of these have been attempted to be repaired. Some cracks also exist at the northern end between courts five and six.
Court condition photos	



Line marking

Line marking description	Tennis only lines
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	

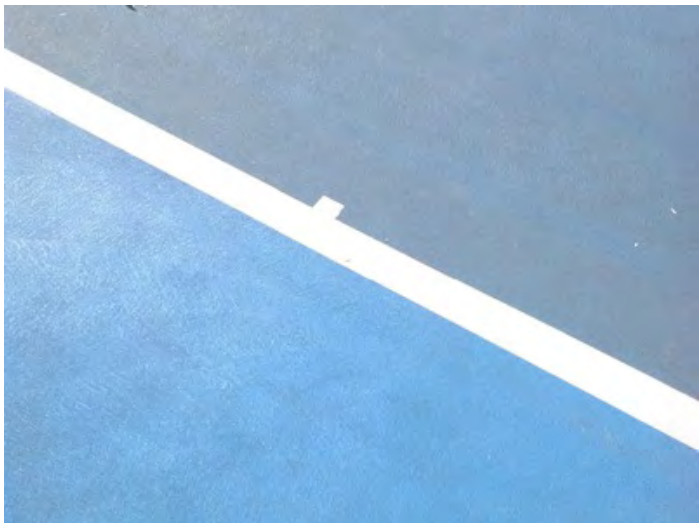
Net / post photos

No photos taken

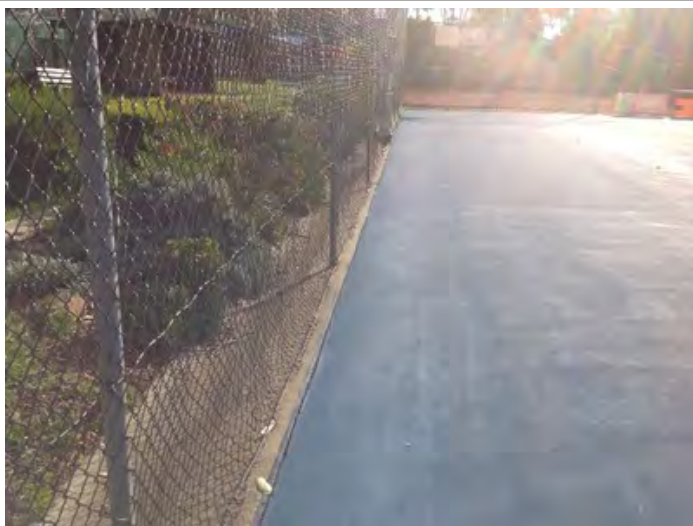
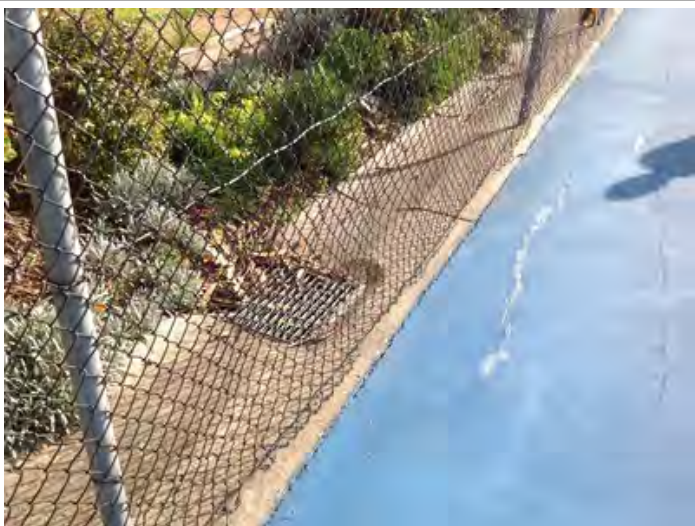
Court compliance

Is the court run off compliant?	yes Runoffs North: 5500m South: 5500m East: 4300m West: 4300m
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 compliance to all directions.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	6
Surface condition rating	Good Issues/Observations: Leaf litter Dirt/silt on surface
Surface type	Acrylic
Surface life span	6-10 years
Court condition notes	This court appears quite new and has few signs of wear. The cracking that appears on courts four and five does not appear to affect this court, although it is more dirty and has more leaf litter across the surface.
Court condition photos	
	
Line marking	

Line marking description	Tennis only lines
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?	yes Runoffs North: 5500m South: 5500m East: 3600m West: 4300m

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 compliance 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
	Issues/Observations: Ponding evident
Drainage notes	A grated pit is located in the south eastern corner. There is some dirt and silt build up in the enclosure near this pit suggesting water pools in these areas. The pit is located outside the enclosure, and concrete spoon drains run along the outside of the enclosure along the southern and eastern fence lines. Another grated pit also lies in the spoon drain on the southern side between courts four and five. Near this area the pavement has begun to crack and this may be due to water finding its way under the court surface and into the base.
Drainage photos	
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Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: no
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 Mesh curling at base Excessive gap under fencing - allows balls to escape enclosure
Fencing life span	10+ years
Fence notes	The fencing is in moderate condition. It appears existing galvanised posts have been kept and newer black PVC mesh has been installed.

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	Good Issues/Observations: Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	Although the lighting is old and may not meet required lux levels, it is in otherwise good condition. The lights do not match up with the court configuration, leaving some areas darker than others under lights. This is due to a refurbishment of courts some years ago leaving them in a different configuration to beforehand.

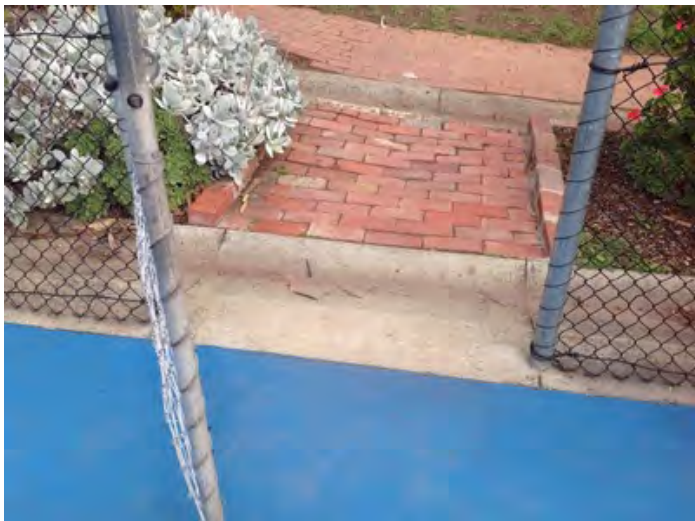
Lighting photos



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	Users are required to step over pavers to enter the enclosure.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Remove debris from court surface and enclosure Remove dirt and high pressure clean court surface
Drainage	Qualified Engineer required to further investigate drainage issues.
Infrastructure	Repair damaged fencing
Lighting	Conduct a lighting lux level test

Safety Issues

Are there any critical safety issues?	No
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Enclosure recommendations

Investigate cracking of courts behind court five. Consider lighting upgrade.

Building and surrounds

Condition of ground and court surrounds	Moderate
Court surround notes	Paths around the venue have numerous trip hazards, but gardens and lawns are well maintained.
Water supply	Potable
Water notes	
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Shade sail(s)
Shade notes	
Car parking	On street: Off street: 41-60 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	
Adjacent facilities	Oval/playing field
Does the site have any potential expansion opportunities?	no

Grounds and surrounds photos

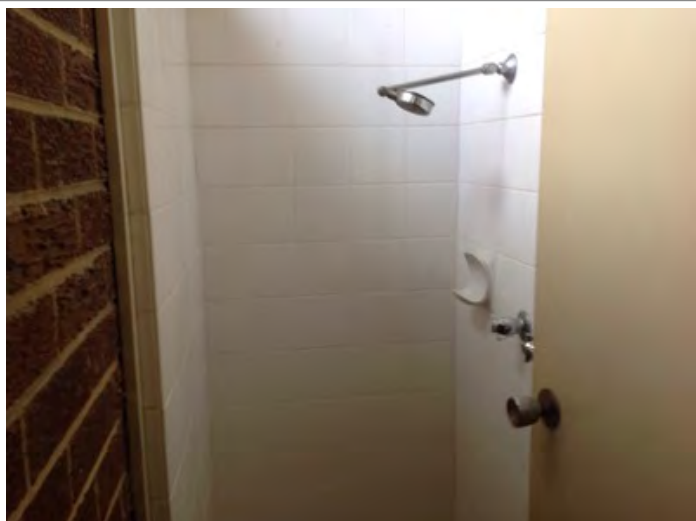




Clubroom

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	61 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	An open social area has toilets adjacent to the space. A kitchen is adequate for the club size. The change rooms are small and have been used as a storage space which is not ideal. The clubhouse offers excellent views of the courts. It is somewhat aged but has been kept clean inside.
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 lighting upgrade in both enclosures. Upgrade the fencing in enclosure one. Trim vegetation from fencing in enclosure one. Investigate cracking issues in enclosure two. Consider alternative solutions to the wooden plinth adjacent to court two, which is currently a tripping hazard.

Site Map

