

De Winton Park Facility Audit

Document number	000220
Client / Site	Tennis Victoria
Location	12 Turnham Avenue Rosanna VIC 3084
Auditor	Andrew Sodomaco
Audit date	11 Sep 2015

Site summary	
Total number of enclosures	3
Total number of courts	5
Total number of floodlit courts	5
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	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	10+ years
Court condition notes	This court is well worn with aggregate showing through the base. Top dressing is thin in some parts.

Court condition photos

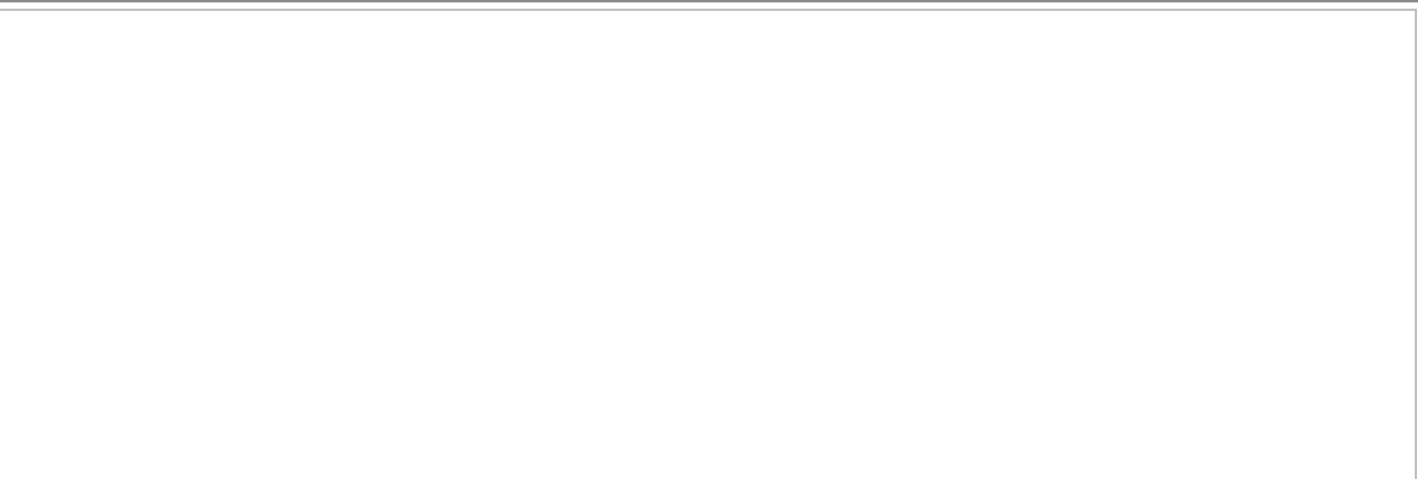




Line marking

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

Line marking condition photos





Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good
	Issues/Observations:
Net post winders	Protruding winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: no
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: 4600m South: 4600m East: 2300m West: 2300m
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. The stone retaining wall is dangerous given the short distance to the court.
------------------	---

Compliance photos

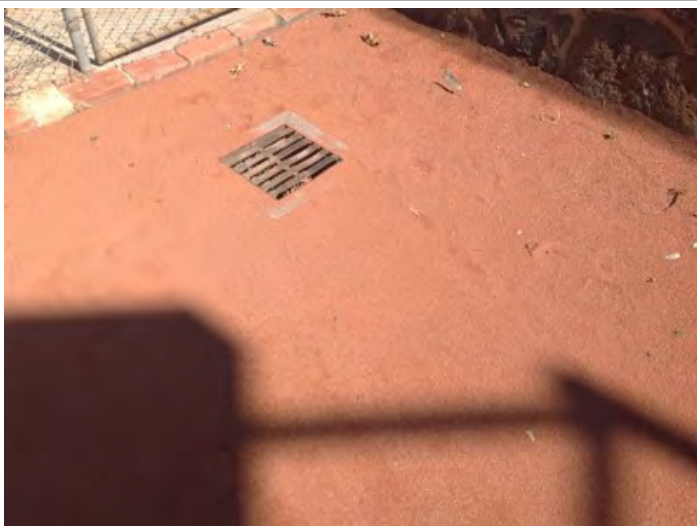


Drainage

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 in the south western corner of the enclosure. There is no sign of dirt and silt build up across the surfaces which suggests water does not pool on the surface. It is likely that water sits in top rather than drain through the compacted surface.

Drainage photos





Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no 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 Damaged mesh Trees/shrubs growing through mesh
Fencing life span	6-10 years
Fence notes	The eastern fence line is new and in good condition while the western and northern fencelines are older and have some issues. The southern fence is heavily rusted with a tree growing through it.

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	Two per tower
Lighting infrastructure design	Non 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. It is in a slightly different configuration, with two lights on each pole covering one quadrant of the court each.

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	Participants are required to step over pavers 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
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 renewal of surface and court base. Plan for fencing upgrade. Add additional top dressing as required.

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	Synthetic Clay
Court base in enclosure	Other material
Overall base rating	Good

Courts

Condition

Unique court number	2
Surface condition rating	Moderate Issues/Observations: Seam stress Aged surface Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	2-3 years
Court condition notes	The surface is very worn and there is almost no pile left in the carpet. It would be likely to be very slippery when wet.

Court condition photos



Line marking

Line marking description	Tennis only lines
--------------------------	-------------------

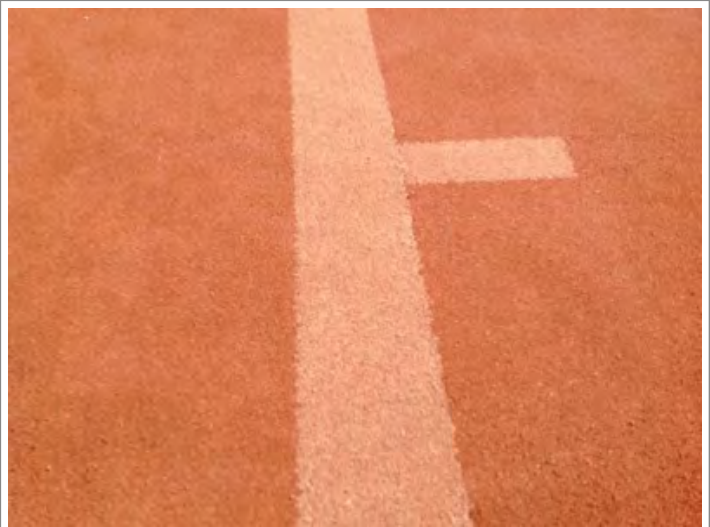
Line marking rating	Good
	Issues/Observations: Clear and bright Straight and clean
Line marking condition notes	The lines are in the same condition as the rest of the court.
Line marking condition photos	
No photos taken	
Net posts	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Good
	Issues/Observations: Straight
Net post winders	Removable winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: no
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: 4500m West: 3500m
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 the north and south behind the baselines.
Compliance photos	
No photos taken	

Courts

Condition

Unique court number	3
Surface condition rating	Moderate Issues/Observations: Seam stress Aged surface Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	2-3 years
Court condition notes	The surface is very worn and there is almost no pile left in the carpet. It would be likely to be very slippery when wet.

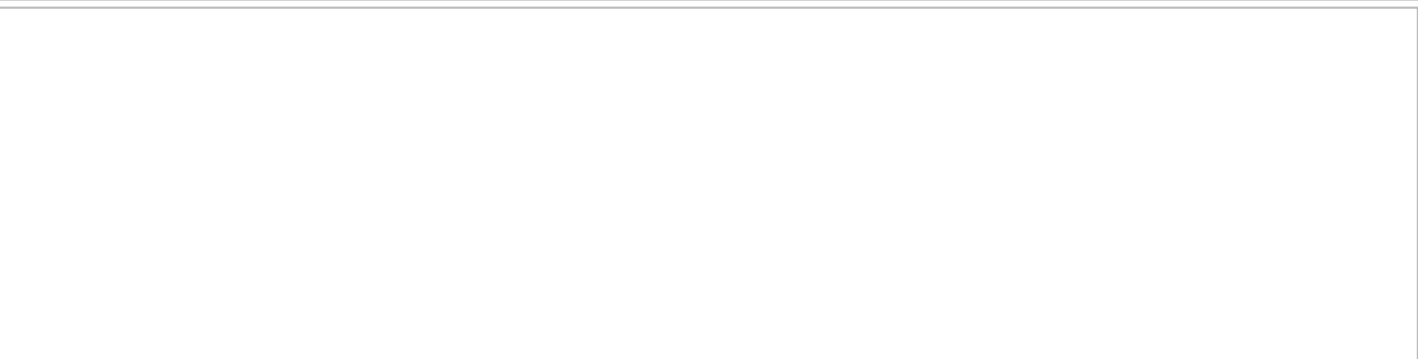
Court condition photos

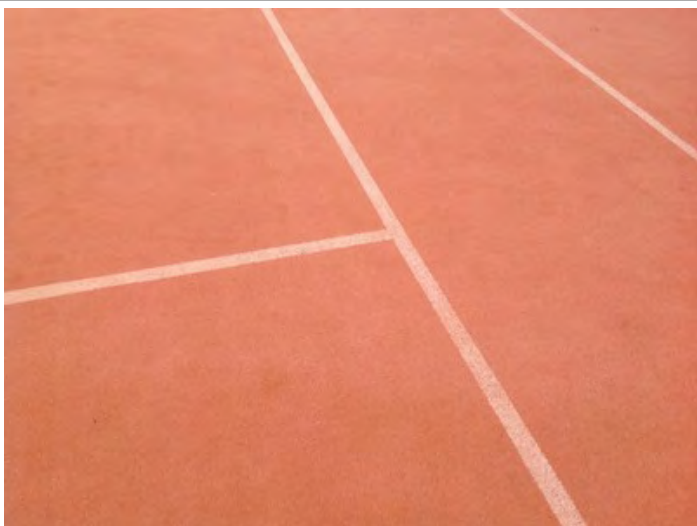


Line marking

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	Good Issues/Observations: Straight
Net post winders	Removable winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: no
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: 3700m 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 requirements to the north and south behind the baselines.
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	Two drainage pits are located along the eastern fence line, with a natural fall from the north west to the south eastern corner. This surface is likely to drain effectively through the court and into the base.
Drainage photos	
	
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: yes
Fence attachments	Sponsor advertising

Fence condition rating	Very Good Issues/Observations: Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	The southern, eastern and low fencing on western sideline is very new and in good condition. The high fencing to the west, and northern fencing is old and in average condition, with trees growing through it.

Fencing photos



Lighting

Does this enclosure have lighting	Yes
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: Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	Lighting is quite old and would likely not meet required lux levels for night play.

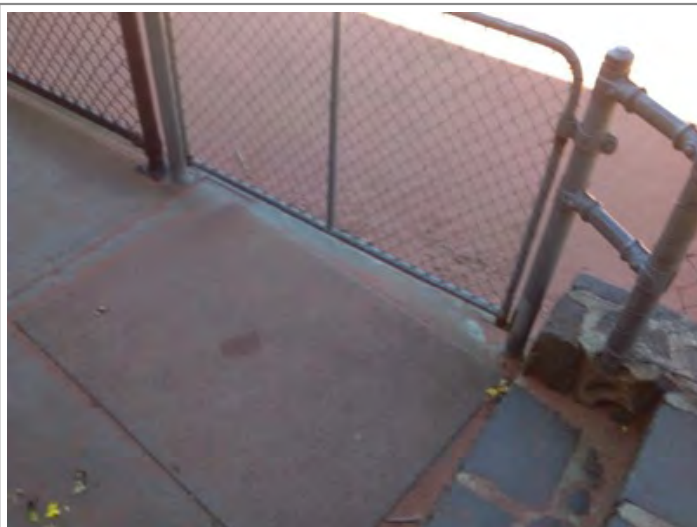
Lighting photos



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Concrete
Main gate dimensions	Accessible gate 1200mm x 2100mm
Accessibility notes	There is a step down on to the court surface.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Remove and replace sand/surface material 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 to court surface. Trim vegetation from fence lines. Plan for upgrade of older fences.

Enclosure 3

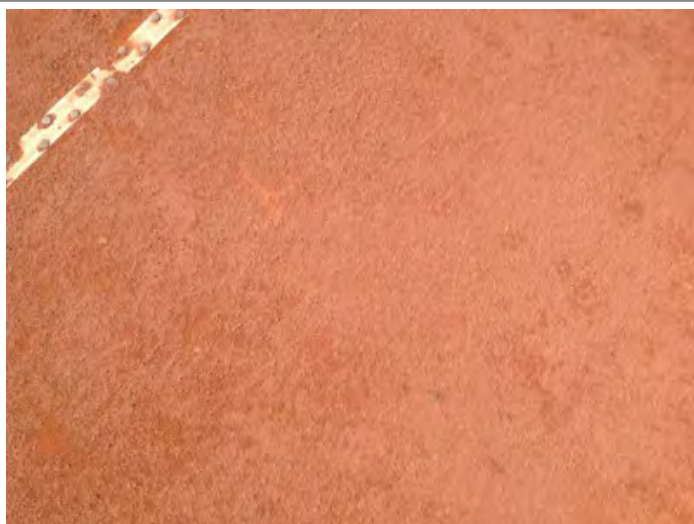
Number of courts in enclosures	2
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition

Unique court number	4
Surface condition rating	Moderate Issues/Observations: Debris present mainly around the perimeter Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The surface is well worn with multiple areas of aggregate showing through the base. The top dressing is quite thin across the surface.

Court condition photos





Line marking

Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Cracked Inconsistent bounce likely
Line marking condition notes	The lines are standard for this surface, with a few signs of cracks and breaks.

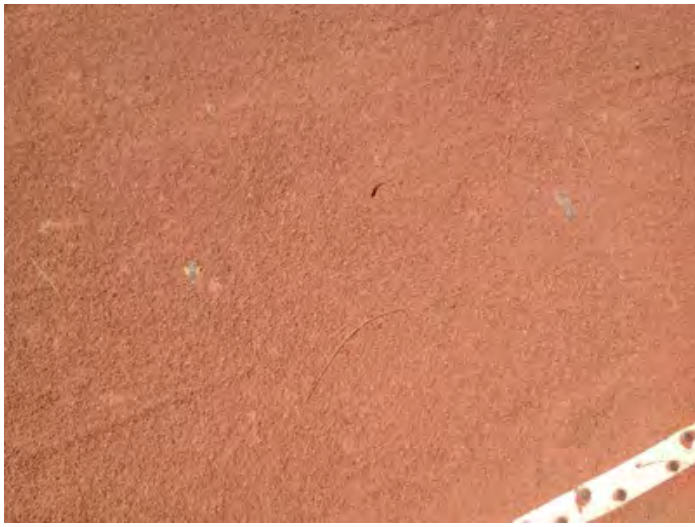
Line marking condition photos



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: no

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: 4600m South: 4800m East: 4100m West: 3500m
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 the north and south behind the baselines.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	5
Surface condition rating	Moderate Issues/Observations: Debris present mainly around the perimeter Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The surface is well worn with multiple areas of aggregate showing through the base. The top dressing is quite thin across the surface.
Court condition photos	



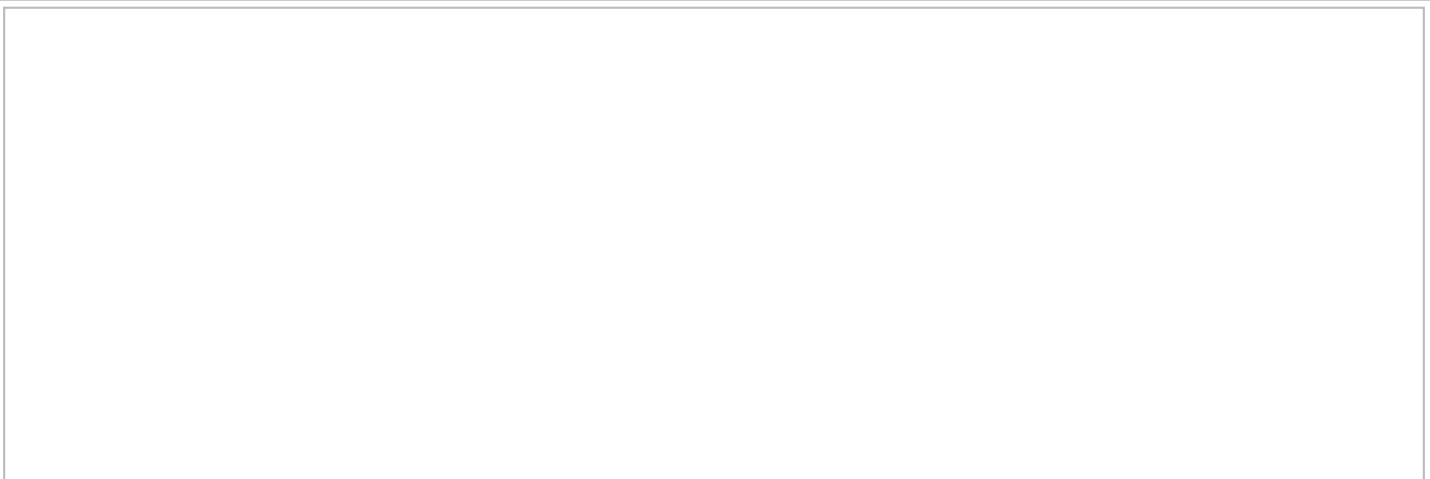
Line marking

Line marking description	Tennis only lines
---------------------------------	-------------------

Line marking rating	<p>Good</p> <p>Issues/Observations: Cracked Inconsistent bounce likely</p>
----------------------------	---

Line marking condition notes	The lines are standard for this surface, with a few signs of cracks and 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: no
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: 4600m South: 4800m East: 3300m West: 4100m
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 the north and south behind the baselines.
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	Good
	Issues/Observations:
Drainage notes	Although there is no evidence of puddling on this surface, the highly compacted base would suggest water would pool rather than drain through as it is intended.
Drainage photos	
No photos taken	
Fencing	
Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: yes
Fence attachments	Windbreaks Sponsor advertising
Fence condition rating	Very Good
	Issues/Observations: Slack mesh Rusted mesh Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	The eastern, western and southern fences are old with multiple issues identified. The northern fence line is quite new and in good condition.
Fencing photos	
<div></div>	



Lighting

Does this enclosure have lighting	Yes
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: Old however in good condition - potential upgrade required
Lighting life span	10+ years
Lighting notes	Lighting is quite old and would likely not meet required lux levels for night play.
Lighting photos	



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Concrete
Main gate dimensions	Accessible gate 1200mm x 2100mm
Accessibility notes	There is a set of steps down on to the court surface.

Accessibility photos



Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Redistribute sand/surface material evenly
Drainage	
Infrastructure	Repair damaged fencing Trim vegetation away from fencing
Lighting	Conduct a lighting lux level test

Safety Issues

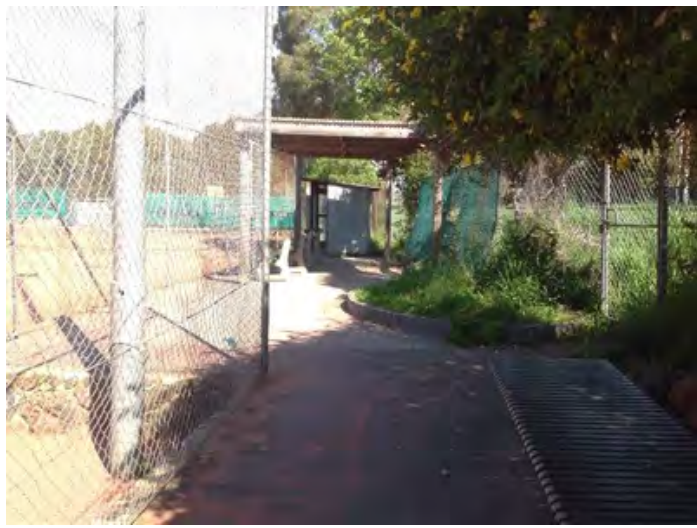
Are there any critical safety issues?	No
Enclosure recommendations	Plan for upgrade to court surface. Trim vegetation from fence lines. Plan for upgrade of older fences.

Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	Court surrounds consist of a paved area connecting the clubhouse to a bbq area and viewing shelters. A football club and train station are adjacent to the facility. The court surrounds appear to be well maintained.
Water supply	Potable
Water notes	Water pipes connect all porous courts with sprinklers which appear to water the courts
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Purpose built shelter
Shade notes	
Car parking	On street: 21-40 spaces Off street: Overflow:
Does the site have any hit up walls	no
Car park notes	Car parking is near train station and was almost full at the time of inspection.
Adjacent facilities	Oval/playing field Community centre
Does the site have any potential expansion opportunities?	no

Grounds and surrounds photos

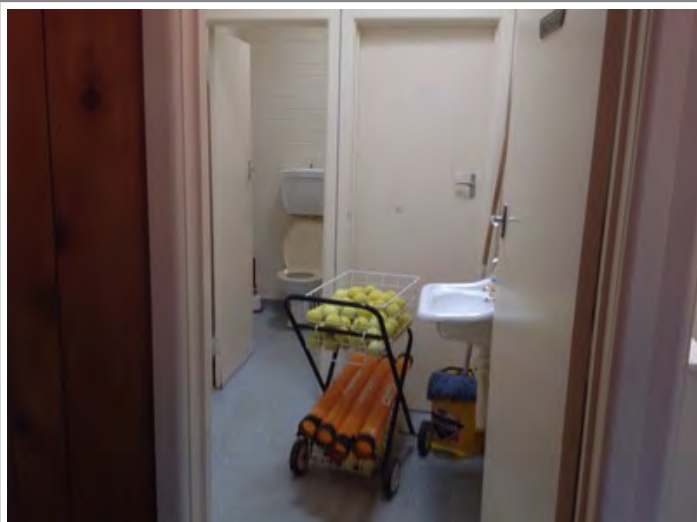




Clubroom

Building Condition	Good
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	no
Kitchen	
Bar	no
Player change rooms	Male: 0 Female: 0 Unisex: 0
Social area	110 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible:
Clubroom condition notes	The clubhouse offers views over enclosure two and appears to be in good condition. The toilet area is small and contains coach storage which is not ideal. There is ample seating available for spectators.
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	-
Overall Facility recommendation(s)	Plan for surface refurbishment on all courts, including the aged red porous courts and well worn synthetic clay. Plan for upgrade to lighting and fencing throughout the venue.

Site Map

