

Cyril Cummins Reserve Facility Audit

Document number	000211
Client / Site	Tennis Victoria
Location	67 Liberty Parade Bellfield VIC 3081
Auditor	Andrew Sodomaco
Audit date	30 Aug 2015

Site summary	
Total number of enclosures	2
Total number of courts	4
Total number of floodlit courts	2
Total number of enclosed mini courts	4
Hierarchy	Local

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	Good Issues/Observations: Leaf litter
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The surface is in good condition, although adjacent trees have resulted in quite a lot of litter throughout the court. A large tree root has invaded the court. There is a good covering of top dressing on the surface.

Court condition photos

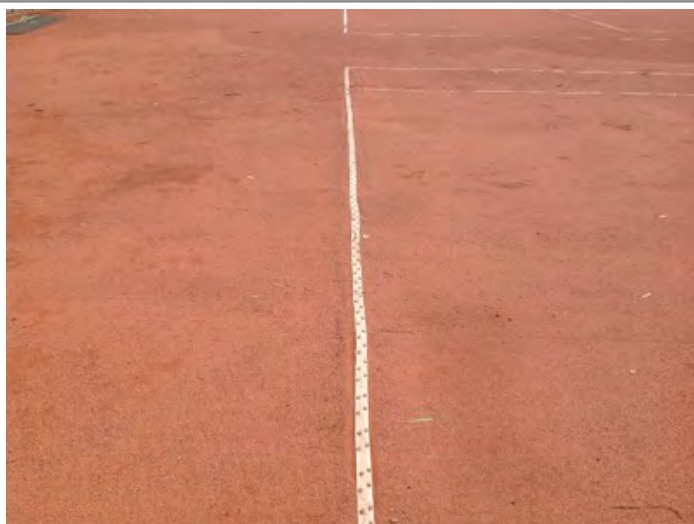




Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate Issues/Observations: Raised Inconsistent bounce likely Slip hazard
Line marking condition notes	The lines are standard for this surface but they are not straight in places and a little raised, posing a trip hazard.

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?	yes Runoffs North: 6200m South: 6200m East: 3500m 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 is likely to be compliant to all directions, although it is borderline to the west to the adjacent court.
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	The surface is in good condition. There is a good covering of top dressing on the surface. In the south western corner of the court is a concrete pad which presumably had been used to fill a hole. This is a significant slip hazard.
Court condition photos	
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Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate Issues/Observations: Cracked Raised Torn Inconsistent bounce likely Slip hazard
Line marking condition notes	The lines are standard for this surface but they are not straight in places and a little raised, posing a trip hazard. In some places they have broken.

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?	yes Runoffs North: 6200m South: 6200m East: 3600m 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 is likely to be compliant to all directions, although is borderline to the east and west to the adjacent court.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	3
Surface condition rating	Good Issues/Observations: Leaf litter Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The surface is in good condition. There is a good covering of top dressing on the surface. Some aggregate has begun to show through the top dressing.
Court condition photos	



Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate Issues/Observations: Raised Inconsistent bounce likely Slip hazard
Line marking condition notes	The lines are standard for this surface but they are not straight in places and a little raised, posing a trip hazard.

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?	yes Runoffs North: 6200m South: 6200m East: 3600m West: 3400m
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 is likely to be compliant to all directions, although is borderline to the east to the adjacent court.
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:
Drainage notes	A small grated pit is located in the south eastern corner of the enclosure. There is little sign of leaf litter build up around it, or of pooling around the enclosure. There is some dampness around the perimeter fencing of the eastern boundary, under a large block of trees.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	Sightscreens
Fence condition rating	Moderate Issues/Observations: Slack mesh Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	6-10 years
Fence notes	The fence appears to be quite old but still in reasonable condition. Some trees need to be trimmed from the fence line.

Fencing photos





Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
Lighting infrastructure type	Low level - Steel poles
Lighting infrastructure position	Corner
Light fittings	One per tower
Lighting infrastructure design	Non standard
Lighting infrastructure rating	Moderate Issues/Observations: Old however in good condition - potential upgrade required Infrastructure and fittings in very good condition - likely to achieve required lux standards
Lighting life span	10+ years
Lighting notes	This lighting may not reach required lux levels for night tennis and should be examined. Although likely to be inadequate, they are in otherwise 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	There is a small step down on to the court surface.

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	Plan for lighting upgrade. Trim vegetation from fence line. Remove concrete pad on court two and repair court so it is safe. Remove leaf litter from courts.

Enclosure 2

Number of courts in enclosures	1
Court size	full
Are there any enclosed mini courts? If so, how many?	4
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: Dirt/silt on surface Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court is not a full size court but four mini hot shots courts in one enclosure. The surface does not appear to as well maintained as the other enclosure, and there is numerous patches of silt build up suggesting puddling.

Court condition photos



Line marking

Line marking description	Tennis only lines
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Line marking rating	Moderate
	Issues/Observations: Raised Inconsistent bounce likely Slip hazard
Line marking condition notes	The lines are standard for this surface but they are not straight in places and a little raised, posing a trip hazard. All lines for the mini courts are the same types as those for a full sized court.
Line marking condition photos	
	
Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Poor
	Issues/Observations:
Net post winders	Protruding winders
Net condition	Unable to provide rating
Net structure	Tethered to the posts : no Centre strap fitted: no
Net post life span	10+ years
Net life span	n/a
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	yes Runoffs North: 2000m South: 2100m East: 3500m West: 3400m

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	There are no available run off standards for mini courts. Measurements from court are an indication, taken from one mini court only.

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?	yes
Are drains, pits or other infrastructure provided within the run-off areas?	no
Drainage rating	Poor
	Issues/Observations: Drainage infrastructure requires maintenance or repair
Drainage notes	There is no drainage infrastructure present, although the silt build up across the surface suggests what is in place is not effective.

Drainage photos



Fencing

Fence type	Galvanised chain mesh
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Fence Rails	Fence rail top: no Fence rail bottom: yes
Fence height	3m to 3.5m Low level side fencing installed: no
Fence attachments	Sightscreens Windbreaks Sponsor advertising
Fence condition rating	Moderate Issues/Observations: Slack mesh Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	6-10 years
Fence notes	The fence appears to be quite old but still in reasonable condition. Some trees need to be trimmed from the fence line.

Fencing photos



Lighting

Does this enclosure have lighting	No
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Accessibility

Court enclosure accessibility	Unformed 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 bricks to access the enclosure from enclosure one.

Accessibility photos

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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	Trim vegetation from fence line. Consider improvements to drainage infrastructure. Ensure future expenditure is consistent with the future use of the court. For example, if the court will remain for use by juniors and coaching only, some compromises can be made on quality.

Building and surrounds

Condition of ground and court surrounds	Moderate
Court surround notes	Banks of trees and grassed areas are located around the court enclosures. Seating is offered adjacent to enclosure one. A hockey club is located to the west of the facility.
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 with the hockey club adjacent.
Adjacent facilities	Other sports facility
Does the site have any potential expansion oppotunities?	no

Grounds and surrounds photos

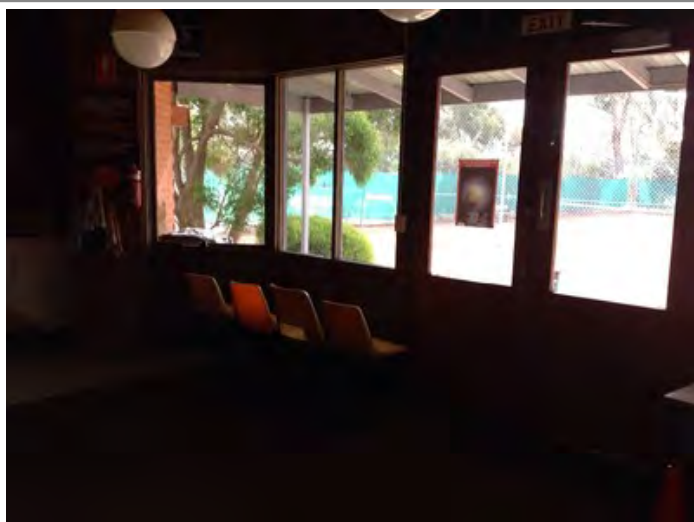




Clubroom

Building Condition	Good
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	yes
Kitchen	Standard
Bar	no
Player change rooms	Male: 0 Female: 0 Unisex: 0
Social area	33 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse is a simple area with a kitchen and viewing areas of the courts. Toilets are accessible from the outside, although can be accessed by walking under the verandah.
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)	Replace dangerous concrete pad on court two. Trim vegetation that is growing through the fence lines. Plan for the long term refurbishment of all courts as they age and more aggregate from the court base begins to show through. Assess treatment of root invasion on court one.

Site Map

