

## Chelsworth Park Facility Audit

Document number	000210
Client / Site	Tennis Victoria
Location	130 The Boulevard Ivanhoe VIC 3079
Auditor	Andrew Sodomaco
Audit date	30 Aug 2015

Site summary	
Total number of enclosures	2
Total number of courts	7
Total number of floodlit courts	2
Total number of enclosed mini courts	0
Hierarchy	Local

## Enclosure 1

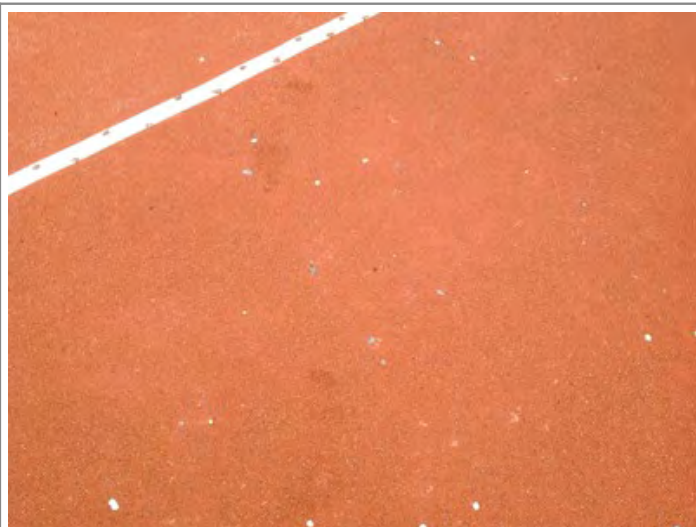
Number of courts in enclosures	4
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

## Courts

### Condition

Unique court number	1
Surface condition rating	Poor  <b>Issues/Observations:</b> Leaf litter Minor ponding evident Algae Weed growth Aged surface
Surface type	Red Porous
Surface life span	2-3 years
Court condition notes	This court is the western most of the enclosure. There is extensive areas of weed growth throughout the court and the aggregate base is showing through in a number of places. Blossom from an adjacent tree is spread across the court.

### Court condition photos

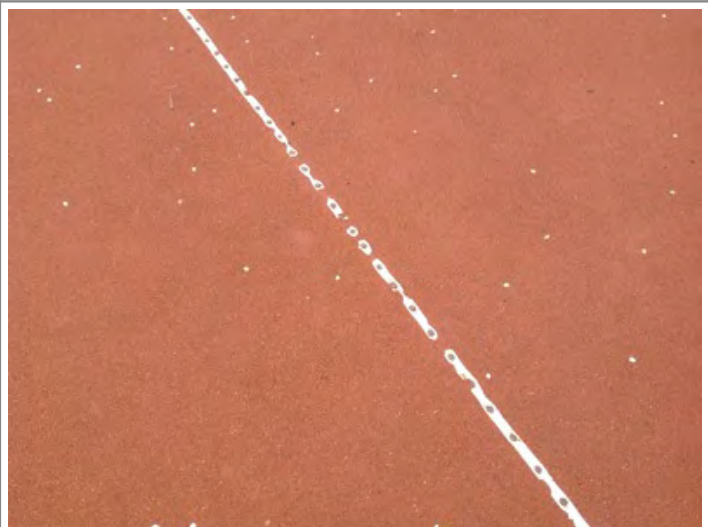




## Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate  <b>Issues/Observations:</b> Cracked Raised Inconsistent bounce likely
Line marking condition notes	The lines are standard for this court surface but are aged, cracked and have broken completely in places.

## Line marking condition photos



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Moderate  <b>Issues/Observations:</b> 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  <b>Runoffs</b> North: 5100m South: 5500m East: 4000m West: 3400m
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 is not run off compliant to the north behind the baseline.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	2
Surface condition rating	Poor  <b>Issues/Observations:</b> Leaf litter Minor ponding evident Algae Weed growth Aged surface
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	This court is in better condition than court one, with less weed growth across the surface. There is aggregate showing through from the court base and leaf litter present on the court.
Court condition photos	





## Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate  <b>Issues/Observations:</b> Cracked Raised
Line marking condition notes	The lines are standard for this court surface and there are no obvious signs of cracking.

## Line marking condition photos



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Moderate  <b>Issues/Observations:</b> Leaning
Net post winders	Protruding winders
Net condition	Moderate

Net structure	Tethered to the posts : no 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	
<b>Court compliance</b>	
Is the court run off compliant?	no  <b>Runoffs</b> North: 5400m South: 5200m East: 3900m West: 4400m
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 is not run off compliant behind the north and south baselines.
Compliance photos	
No photos taken	
<b>Courts</b>	
<b>Condition</b>	
Unique court number	3
Surface condition rating	Poor  <b>Issues/Observations:</b> Leaf litter Minor ponding evident Poor drainage Algae Weed growth Aged surface
Surface type	Red Porous
Surface life span	2-3 years
Court condition notes	There is extensive areas of weed growth throughout the court and the aggregate base is showing through in a number of places. Extensive puddling is also evident on this court. Tree roots have significantly invaded the northern end of the court.

Court condition photos




Line marking

Line marking description

Tennis only lines



Line marking rating	Moderate
	<b>Issues/Observations:</b> Cracked Raised Inconsistent bounce likely
Line marking condition notes	The lines are standard for this court surface but are aged and cracked in places.
Line marking condition photos	
	
Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Moderate  <b>Issues/Observations:</b> Leaning
Net post winders	Protruding winders
Net condition	Moderate
Net structure	Tethered to the posts : no 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  <b>Runoffs</b> North: 5200m South: 5200m East: 4900m West: 2900m



Could the court be made compliant?	yes
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 not run off compliant to the north behind the baseline and also to the south and west to the light poles.

#### Compliance photos



## Courts

### Condition

Unique court number	4
Surface condition rating	Poor  <b>Issues/Observations:</b> Leaf litter Minor ponding evident Algae Weed growth Aged surface
Surface type	Red Porous
Surface life span	4-5 years
Court condition notes	The court is the eastern most of the enclosure. There is extensive areas of weed growth throughout the court and the aggregate base is showing through in a number of places.

### Court condition photos



## Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate  <b>Issues/Observations:</b> Cracked Raised Inconsistent bounce likely
Line marking condition notes	The lines are standard for this court surface but are aged, cracked and have broken completely in places.

## Line marking condition photos



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Moderate  <b>Issues/Observations:</b> Leaning
Net post winders	Protruding winders
Net condition	Moderate

Net structure	Tethered to the posts : no 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  <b>Runoffs</b> North: 6000m South: 4700m East: 3300m West: 4900m
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 is not run off compliant to the south behind the baseline.
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	Poor  <b>Issues/Observations:</b> Ponding evident



Drainage notes	A grated pit is located in the south eastern corner of court two. Courts one and two are raised above three and four in this enclosure. An irrigation ditch runs outside the southern border of the enclosure in grassland. It appears all courts fall in to this ditch. There is significant erosion adjacent to the grated pit at the back of court two as water flows into it. Extensive puddling is evident across all courts.
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Drainage photos



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	Sponsor advertising



<b>Fence condition rating</b>	<p>Poor</p> <p><b>Issues/Observations:</b></p> <p>Slack mesh</p> <p>Mesh curling at base</p> <p>Rusted mesh</p> <p>Leaning posts</p> <p>Bent posts</p> <p>Damaged mesh</p> <p>Trees overhanging enclosure</p> <p>Trees/shrubs growing through mesh</p>
<b>Fencing life span</b>	2-3 years
<b>Fence notes</b>	<p>The fencing is in two different parts - the upper two courts of court one and two, and lower section of courts three and four. The upper section along the western, northern and southern borders is in respectable condition, although some trees are growing over the fence. The lower section is particularly poor, and there is extensive damage throughout. A small wooden and mesh fence has been built between the two sections.</p>

#### Fencing photos



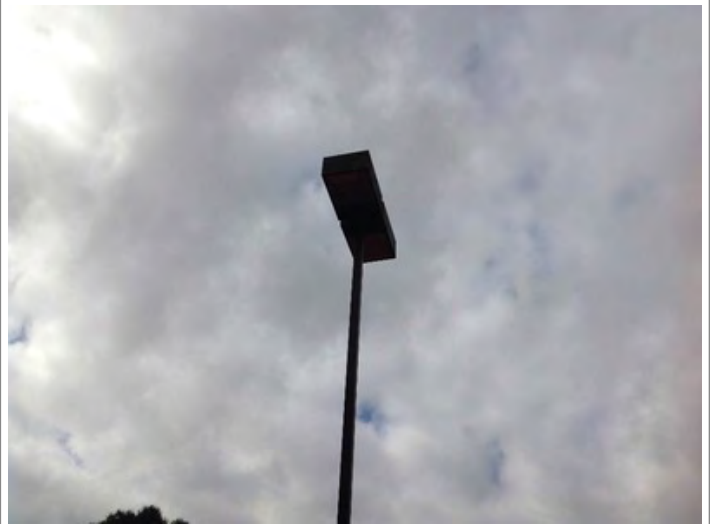


## Lighting

Does this enclosure have lighting	Yes
Total number of lit courts per enclosure	2
Lighting infrastructure type	Black powder coated low level - Steel poles
Lighting infrastructure position	Side
Light fittings	One per tower
Lighting infrastructure design	Standard
Lighting infrastructure rating	Good
	<b>Issues/Observations:</b> 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 good condition and would likely meet minimum standards, however there is algae growth locate across the light boxes on some lights.

Lighting photos





## Accessibility

<b>Court enclosure accessibility</b>	Formed paths Trip hazards identified: yes Ramped access provided: no
<b>Path material(s)</b>	Concrete
<b>Main gate dimensions</b>	Standard pedestrian gate 1000mm x 2100mm
<b>Accessibility notes</b>	Participants are required to walk down steps to enter the enclosure.
<b>Accessibility photos</b>	



## Maintenance, Risk management and recommendations

<b>Court</b>	Remove debris from court surface and enclosure Remove weed growth from court enclosure Remove and treat algae within court enclosure Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Repair lines
<b>Drainage</b>	Remove build-up of debris from drainage infrastructure to allow efficient water movement. Qualified Engineer required to further investigate drainage issues.
<b>Infrastructure</b>	Repair damaged fencing Trim vegetation away from fencing
<b>Lighting</b>	Conduct a lighting lux level test

## Safety Issues

<b>Are there any critical safety issues?</b>	No
<b>Enclosure recommendations</b>	Treat all weed growth and assess drainage issues across all courts. Repair lines. Replace fencing.



## Enclosure 2

Number of courts in enclosures	3
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Acrylic
Court base in enclosure	Asphalt
Overall base rating	Unable to provide rating

### Courts

#### Condition

Unique court number	5
Surface condition rating	<p>Very Poor</p> <p><b>Issues/Observations:</b></p> <p>Leaf litter</p> <p>Major surface cracking</p> <p>Surface pitting</p> <p>Debris present mainly around the perimeter</p> <p>Aged surface</p> <p>Excessively worn surface in high wear areas</p>
Surface type	Acrylic
Surface life span	0-1 year
Court condition notes	The is the western most court of enclosure two. It is currently under repair, with maintenance equipment and gravel piled on the court. The old surface is in a very poor condition and suffers from extensive cracking. Much of the acrylic or painted surface has worn away to reveal the asphalt underneath.

#### Court condition photos





## Line marking

Line marking description	Tennis only lines
Line marking rating	Very Poor  <b>Issues/Observations:</b> Inconsistent / undefined Aged and dull
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	No net posts installed
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## Court compliance

Is the court run off compliant?	no  <b>Runoffs</b> North: m South: m East: m West: m
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Could the court be made compliant?	no
Is the court to the standard dimensions?	no
Court orientation	
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	Unable to be determined.

#### Compliance photos

No photos taken

## Courts

### Condition

Unique court number	6
Surface condition rating	Very Poor  <b>Issues/Observations:</b> Leaf litter Major surface cracking Surface pitting Debris present mainly around the perimeter Aged surface Excessively worn surface in high wear areas
Surface type	Acrylic
Surface life span	0-1 year
Court condition notes	The is the middle court of enclosure two. It is currently under repair, with maintenance equipment and gravel piled on the court. The old surface is in a very poor condition and suffers from extensive cracking. Much of the acrylic or painted surface has worn away to reveal the asphalt underneath.



#### Court condition photos



### Line marking

Line marking description	Tennis and Netball only lines
Line marking rating	Very Poor  <b>Issues/Observations:</b> Inconsistent / undefined Aged and dull
Line marking condition notes	The lines are in the same condition as the rest of the court. Netball lines are painted on to this court.
Line marking condition photos	
No photos taken	
Net posts	
Net post type	No net posts installed
Court compliance	
Is the court run off compliant?	no  <b>Runoffs</b> North: m South: m East: m West: m
Could the court be made compliant?	no
Is the court to the standard dimensions?	no
Court orientation	
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	Unable to be determined.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	7
Surface condition rating	Very Poor  <b>Issues/Observations:</b> Leaf litter Major surface cracking Surface pitting Debris present mainly around the perimeter Aged surface Excessively worn surface in high wear areas
Surface type	Acrylic



Surface life span	0-1 year
Court condition notes	The is the eastern most court of enclosure two. It is currently under repair, with maintenance equipment and gravel piled on the court. The old surface is in a very poor condition and suffers from extensive cracking. Much of the acrylic or painted surface has worn away to reveal the asphalt underneath.
Court condition photos	
	
Line marking	
Line marking description	Tennis and Netball only lines
Line marking rating	Very Poor  <b>Issues/Observations:</b> Inconsistent / undefined Aged and dull
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	No net posts installed
Court compliance	

Is the court run off compliant?	no  <b>Runoffs</b> North: m South: m East: m West: m
Could the court be made compliant?	no
Is the court to the standard dimensions?	no
Court orientation	
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	Unable to be determined.
Compliance photos	
No photos taken	
<b>Drainage</b>	
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	Unable to provide rating  <b>Issues/Observations:</b>
Drainage notes	Unable to determine drainage infrastructure.
Drainage photos	
No photos taken	
<b>Fencing</b>	
Fence type	Black 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	There are no fence attachments.

<b>Fence condition rating</b>	Poor  <b>Issues/Observations:</b> Slack mesh Leaning posts Trees overhanging enclosure
<b>Fencing life span</b>	2-3 years
<b>Fence notes</b>	The fencing has barbed wire throughout and is in poor condition.

#### Fencing photos



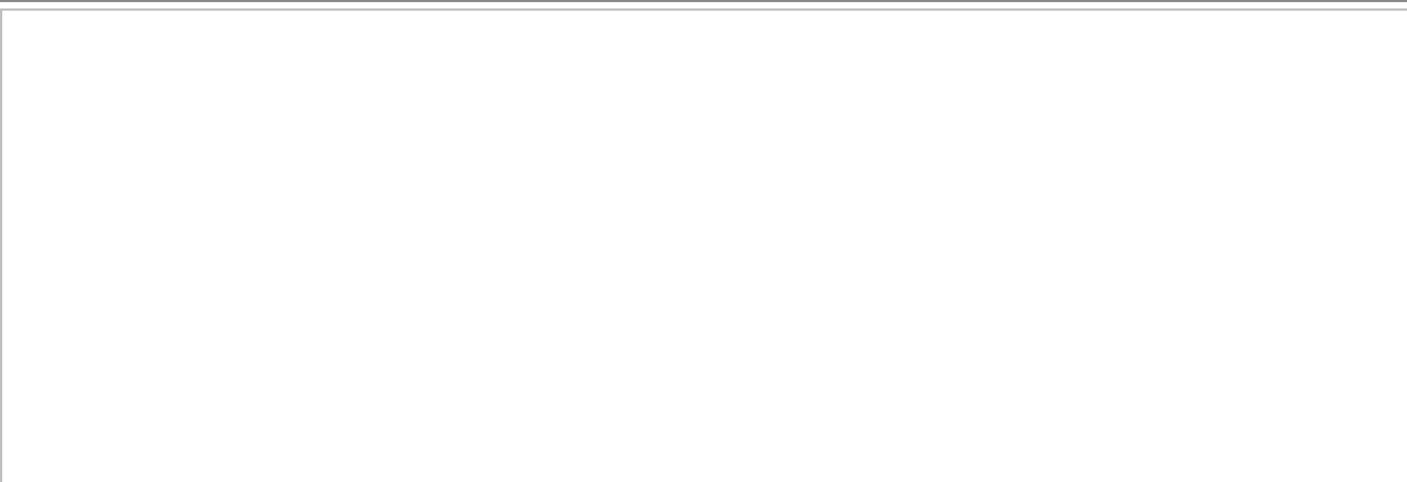
## Lighting

<b>Does this enclosure have lighting</b>	No
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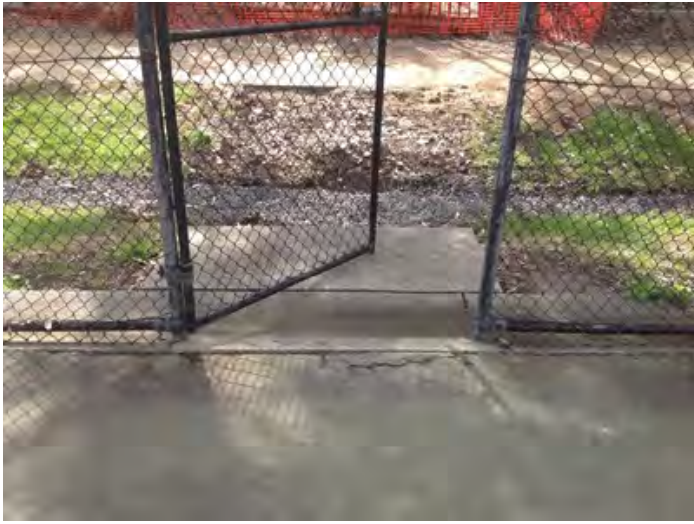
## Accessibility

<b>Court enclosure accessibility</b>	Unformed paths Trip hazards identified: yes Ramped access provided: no
<b>Path material(s)</b>	Crushed rock
<b>Main gate dimensions</b>	Standard pedestrian gate 1000mm x 2100mm
<b>Accessibility notes</b>	The access to this enclosure is presumably compromised by the current works to the facility.

#### Accessibility photos







## Maintenance, Risk management and recommendations

Court	Remove debris from court surface and enclosure Remove dirt and high pressure clean court surface Remove large stones from surface Repaint lines
Drainage	
Infrastructure	Repair damaged fencing
Lighting	
Other Comments	Maintenance issues are being addressed through maintenance equipment being present at the facility at the time of inspection.

## Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Recommendations unable to be made without understanding of current works. Current court surfaces are not suitable for play.

## Building and surrounds

Condition of ground and court surrounds	Moderate
Court surround notes	Public pathways are adjacent to the facility, and gardens are maintained alongside court areas. A football pitch and parklands are located to the south of the facility.
Water supply	Unknown
Water notes	
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Clubhouse veranda
Shade notes	
Car parking	On street: Off street: 0-20 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	
Adjacent facilities	Oval/playing field  Park/playground
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	Standard
Bar	no
Player change rooms	Male: 0 Female: 0 Unisex: 0
Social area	33 m2
Social area comments	The social area consists of a simple kitchen and sitting area, where toilets are adjacent to this space.
Toilets	Male: Female: Accessible:
Clubroom condition notes	A simple clubhouse is offered, with two unisex toilets and a small storage area.
Other amenities provided within or outside clubrooms	Equipment storage
Other amenities condition notes	
Are there any safety concerns within clubrooms?	no

### Clubroom condition photos





<b>Classification</b>	-
<b>Overall Facility recommendation(s)</b>	Plan for upgrades and refurbishments of all courts in the short term. Treat all weed growth and replace lines and fences as applicable. Consider viability of facility given close proximity to large Eaglemont centre.

### Site Map

