

Central Park Facility Audit

Document number	000216
Client / Site	Tennis Victoria
Location	63 Plenty Lane Greensborough VIC 3088
Auditor	Andrew Sodomaco
Audit date	04 Sep 2015

Site summary	
Total number of enclosures	1
Total number of courts	4
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	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

Courts

Condition

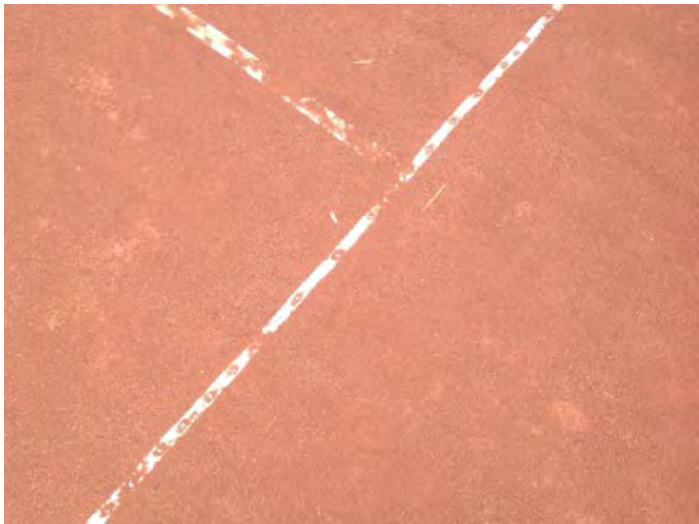
Unique court number	1
Surface condition rating	Good Issues/Observations: Aged surface Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court is in good condition with a good amount of top dressing, although there are multiple areas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

Court condition photos



Line marking

Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Inconsistent bounce likely

Line marking condition notes	The lines are standard 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: 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?	no Runoffs North: 6100m South: 6200m East: 4900m West: 2700m
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 does not meet run off requirements to the western sideline fence, although there is enough room to move the court east toward the adjacent court to rectify this issue.

Compliance photos

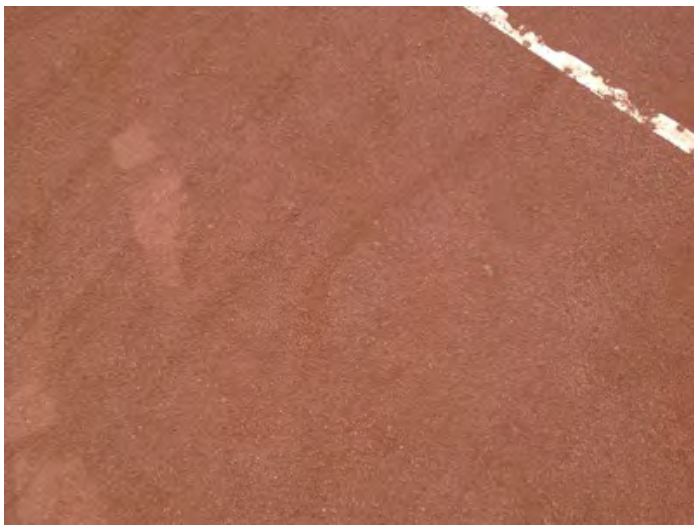


Courts

Condition

Unique court number	2
Surface condition rating	Good 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 in good condition with a good amount of top dressing, although there are multiple areas with aggregate showing through the surface.

Court condition photos



Line marking

Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Inconsistent bounce likely
Line marking condition notes	The lines are standard 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: Straight
Net post winders	Protruding winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes

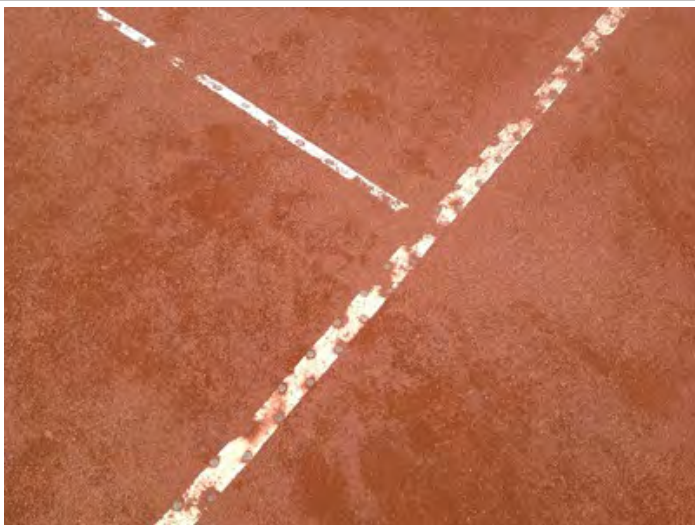
Net post life span	10+ years
Net life span	6-10 years
Net / post notes	
Net / post photos	
No photos taken	
Court compliance	
Is the court run off compliant?	yes Runoffs North: 6100m South: 6200m East: 4900m West: 4900m
Could the court be made compliant?	n/a
Is the court to the standard dimensions?	yes
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 to every direction.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	3
Surface condition rating	Good Issues/Observations: Aged surface
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court is in good condition with a good amount of top dressing, and appears less worn than courts one and two with less aggregate showing through the top dressing.
Court condition photos	
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Line marking

Line marking description	Tennis only lines
Line marking rating	Good Issues/Observations: Inconsistent bounce likely
Line marking condition notes	The lines are standard 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: 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: 6100m South: 6200m East: 4900m West: 4900m
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 to each direction.
Compliance photos	
No photos taken	
Courts	
Condition	
Unique court number	4
Surface condition rating	Good Issues/Observations: Aged surface
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court is in good condition with a good amount of top dressing, although there are multiple areas with aggregate showing through the surface. There is a large rut at the southern end of the court where water has drained under the fence to the south eastern corner.
Court condition photos	
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Line marking

Line marking description	Tennis only lines
Line marking rating	Good
	Issues/Observations: Inconsistent bounce likely
Line marking condition notes	The lines are standard 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: 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?	no Runoffs North: 6100m South: 6200m East: 2900m West: 4900m
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 does not meet run off requirements to the eastern sideline fence, although there is enough room to move the court west toward the adjacent court to rectify this issue.
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: No pits
Drainage notes	Despite no drainage infrastructure being evident within the enclosure, there is little sign of pooling of water on the courts. The enclosure is more damp around the outsides where excess top dressing has built up and can trap the moisture more easily. In the south eastern corner, water appears to run under the fence and down into a gully. This has left a rut in the court.
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 Windbreaks Sponsor advertising
Fence condition rating	Moderate Issues/Observations: Slack mesh Mesh curling at base Trees overhanging enclosure Trees/shrubs growing through mesh
Fencing life span	10+ years
Fence notes	An older fence is provided which is still in reasonable condition although will require some trimming of trees growing through it to ensure it has a longer lifespan.

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	The high tower lighting provided may potentially not meet required lux standards, although it is in otherwise good condition.
Lighting photos	



Accessibility

Court enclosure accessibility	Formed paths Trip hazards identified: yes Ramped access provided: no
Path material(s)	Other material?
Main gate dimensions	Accessible gate 1200mm x 2100mm
Accessibility notes	Court users 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	Qualified Engineer required to further investigate drainage issues.
Infrastructure	Trim vegetation away from fencing
Lighting	Conduct a lighting lux level test

Safety Issues

Are there any critical safety issues?	No
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Enclosure recommendations

Plan for upgrade of all courts. Trim vegetation from fencing. Investigate solutions to large rut in the court to the south of court four.

Building and surrounds

Condition of ground and court surrounds	Moderate
Court surround notes	The court surrounds are limited to a paved area adjacent to the clubhouse with some seating provided. Some viewing shelters are situated above the courts to the north in public open space areas.
Water supply	Recycled 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: 21-40 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	
Adjacent facilities	Park/playground
Does the site have any potential expansion oppotunities?	no

Grounds and surrounds photos

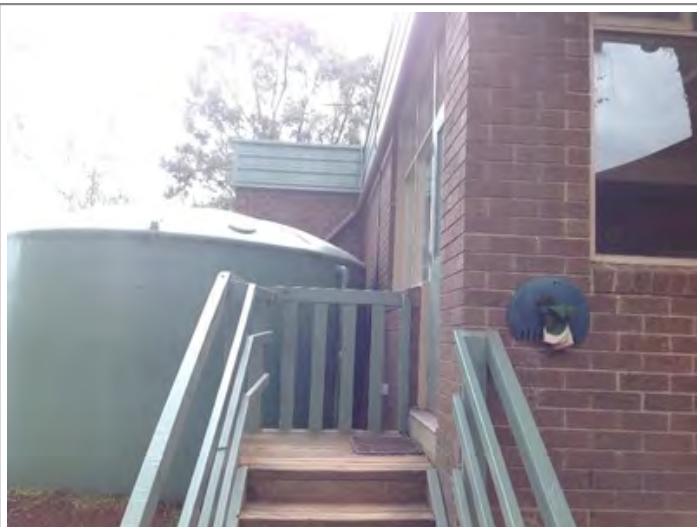




Clubroom

Building Condition	Moderate
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	no
Kitchen	Standard
Bar	no
Player change rooms	Male: 1 Female: 1 Unisex: 0
Social area	64 m2
Social area comments	
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse consists of an open social area which looks out on to the courts and outdoor shaded area. Couches and seating is provided for spectators. There are no obvious signs of damage on the inside of the clubhouse. Change facilities are provided for both males and females.
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)

Plan for the long term refurbishment of the court base of each court in the enclosure. Trim vegetation from fence lines. Consider lighting upgrade.

Site Map

