

## Burke Road North Tennis Facility Audit

Document number	000209
Client / Site	Tennis Victoria
Location	Off the Boulevard East Ivanhoe VIC 3079
Auditor	Andrew Sodomaco
Audit date	30 Aug 2015

Site summary	
Total number of enclosures	5
Total number of courts	10
Total number of floodlit courts	4
Total number of enclosed mini courts	0
Hierarchy	District

# 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	Good  <b>Issues/Observations:</b> Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The court is in quite good condition with little sign of aggregate showing through the court, although there is some in high wear areas along the baseline. There is a good covering of top dressing. There is a depression at the baseline at the northern end.

### Court condition photos

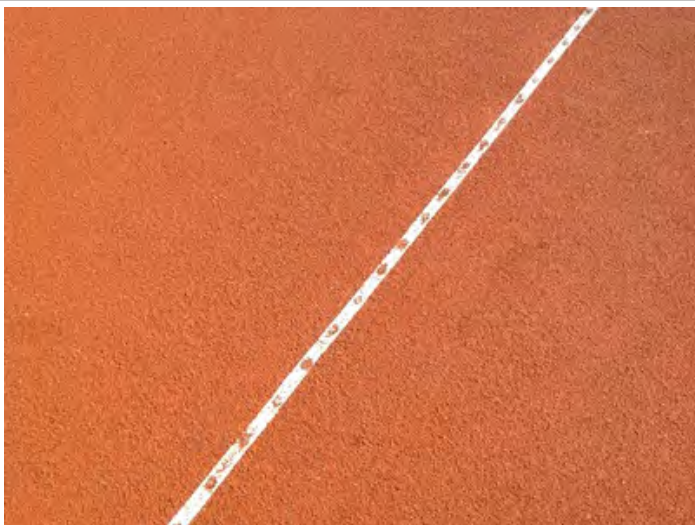




## Line marking

Line marking description	Tennis only lines
Line marking rating	Good  <b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines are standard for red porous courts and there are no obvious signs of breakage.

## Line marking condition photos

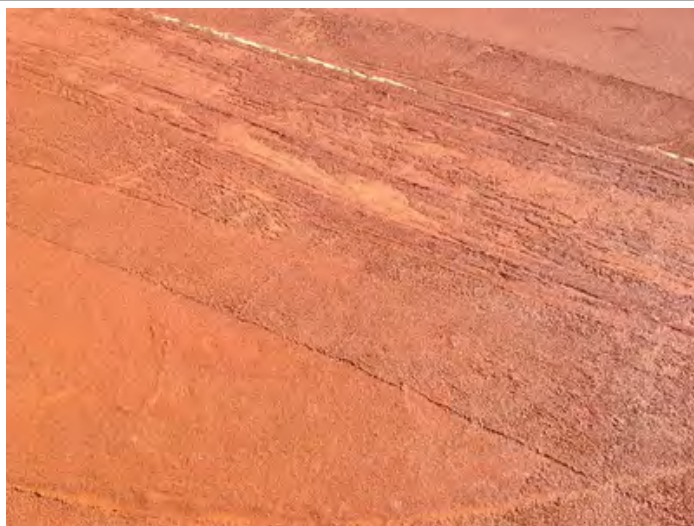


## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> Straight
Net post winders	Collapsible winders
Net condition	Good
Net structure	Tethered to the posts : yes Centre strap fitted: yes

Net post life span	6-10 years
Net life span	6-10 years
Net / post notes	
Net / post photos	
No photos taken	
<b>Court compliance</b>	
Is the court run off compliant?	yes  <b>Runoffs</b> North: 6100m South: 6300m 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 meets run off requirements to all directions.
Compliance photos	
No photos taken	
<b>Courts</b>	
<b>Condition</b>	
Unique court number	2
Surface condition rating	Good  <b>Issues/Observations:</b> Minor ponding evident Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The court is in quite good condition with little sign of aggregate showing through the court, although there is some in high wear areas along the baseline. There is a good covering of top dressing. There is some pooling of water behind the baselines, as expected after rain although this is not apparent on the other court in the enclosure.
Court condition photos	





## Line marking

Line marking description	Tennis only lines
Line marking rating	Good  <b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines are standard for red porous courts 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  <b>Issues/Observations:</b> Straight
Net post winders	Collapsible 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	
<b>Court compliance</b>	
Is the court run off compliant?	yes  <b>Runoffs</b> North: 6100m South: 6200m East: 3200m 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 meets run off requirements to all directions.
Compliance photos	
No photos taken	
<b>Drainage</b>	
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  <b>Issues/Observations:</b> Ponding evident
Drainage notes	Although ponding is evident, considerable rain has fallen prior to the inspection. The majority of the enclosure has drained well. Grated pits exist in the south western corner of each court.
Drainage photos	



### Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: yes
Fence attachments	Sightscreens
Fence condition rating	Very Good  <b>Issues/Observations:</b> Trees overhanging enclosure
Fencing life span	10+ years
Fence notes	The fencing is very new and only requires some trimming of a tree overhanging the western boundary. Low level fencing exists between the two courts.

### 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	Although the lighting appears to be in very good condition, there is some paint peeling from the lighting boxes on the poles.

### Lighting photos



## Accessibility



<b>Court enclosure accessibility</b>	Formed paths Trip hazards identified: yes Ramped access provided: no
<b>Path material(s)</b>	Other material?
<b>Main gate dimensions</b>	Standard pedestrian gate 1000mm x 2100mm
<b>Accessibility notes</b>	The enclosure can be accessed over grass or a red porous path, with bricks to step over in each court.

#### Accessibility photos



### Maintenance, Risk management and recommendations

<b>Court</b>	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing
<b>Drainage</b>	
<b>Infrastructure</b>	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>	Trim tree branches from western fence line. Continue to maintain good level of top dressing on court.

## 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	Red Porous
Court base in enclosure	Crushed rock / scoria
Overall base rating	Good

### Courts

#### Condition

Unique court number	3
Surface condition rating	Good  <b>Issues/Observations:</b> Minor ponding evident Excessively worn surface in high wear areas
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The court is in good condition with a good covering of top dressing. It is starting to wear in high wear areas, with aggregate showing through at the northern baseline, pooling of water near the net and more aggregate showing through at the southern baseline.

#### Court condition photos





## Line marking


Line marking description	Tennis only lines
Line marking rating	Good  <b>Issues/Observations:</b> Cracked Inconsistent bounce likely
Line marking condition notes	The lines are standard for red porous courts with some sign they are beginning to wear and break in parts.

## Line marking condition photos



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> Straight
Net post winders	Protruding winders
Net condition	Unable to provide rating

<b>Net structure</b>	Tethered to the posts : yes Centre strap fitted: yes
<b>Net post life span</b>	10+ years
<b>Net life span</b>	6-10 years
<b>Net / post notes</b>	
<b>Net / post photos</b>	
No photos taken	
<b>Court compliance</b>	
<b>Is the court run off compliant?</b>	no  <b>Runoffs</b> North: 6200m South: 6200m East: 3000m West: 3500m
<b>Could the court be made compliant?</b>	yes
<b>Is the court to the standard dimensions?</b>	yes
<b>Court orientation</b>	North-south
<b>Are netball goal posts outside tennis court run off areas?</b>	no
<b>Are lockable post hole covers fitted and safe?</b>	no
<b>Compliance notes</b>	The court is borderline compliant to the eastern sideline due to cabling running inside the fence line. The court could be moved slightly to the west and would be compliant if it is not already.
<b>Compliance photos</b>	
	
<b>Courts</b>	
<b>Condition</b>	
<b>Unique court number</b>	4



Surface condition rating	Good
	<b>Issues/Observations:</b>
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	This court appears to be less worn than court three and as a result there is less aggregate showing through the surface. The top dressing is heavy and there is a good coverage.

#### Court condition photos



#### Line marking

Line marking description	Tennis only lines
Line marking rating	Good
	<b>Issues/Observations:</b> Inconsistent bounce likely
Line marking condition notes	The lines are standard for red porous courts and they appear to be in good condition.

#### Line marking condition photos



Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> 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  <b>Runoffs</b> North: 6200m South: 6100m 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	The court is run off compliant 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  <b>Issues/Observations:</b> Ponding evident
Drainage notes	There are grated pits in the centre of the enclosure, adjacent to each court. There is also a pit in the south eastern corner and south western corner. There is some pooling of water in the enclosure although this does not effect the the whole area.

Drainage photos







## Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: yes
Fence height	3.6m and over Low level side fencing installed: yes
Fence attachments	There are no fence attachments.
Fence condition rating	Very Good  <b>Issues/Observations:</b> Trees overhanging enclosure
Fencing life span	10+ years
Fence notes	The fencing is very new and only requires some trimming of a tree overhanging the eastern boundary. Low level fencing exists between the two courts.

## 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 very good condition.

### Lighting photos



## Accessibility

<b>Court enclosure accessibility</b>	Formed paths Trip hazards identified: yes Ramped access provided: no
<b>Path material(s)</b>	Other material?
<b>Main gate dimensions</b>	Standard pedestrian gate 1000mm x 2100mm
<b>Accessibility notes</b>	The enclosure can be accessed over grass or a red porous path, with bricks to step over in each court.

#### Accessibility photos



### Maintenance, Risk management and recommendations

<b>Court</b>	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing
<b>Drainage</b>	
<b>Infrastructure</b>	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>	Trim tree from eastern fence line. Continue to maintain good level of top dressing on court.

## Enclosure 3

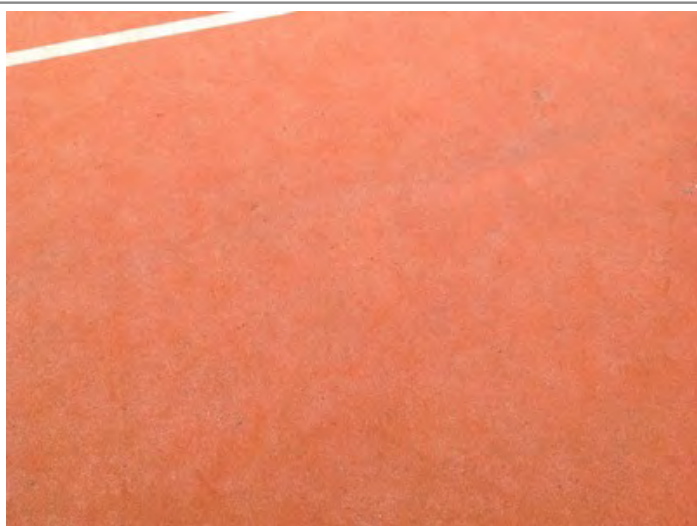
Number of courts in enclosures	2
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Synthetic Clay
Court base in enclosure	Crushed rock / scoria
Overall base rating	Moderate

### Courts

#### Condition


Unique court number	5
Surface condition rating	Good  <b>Issues/Observations:</b> Debris present mainly around the perimeter Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court does not appear to suffer from any seam stress, although does appear to be quite worn behind the baselines. The court also undulates in places.

#### Court condition photos



#### Line marking

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

Line marking rating	Good
	<b>Issues/Observations:</b> 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
	<b>Issues/Observations:</b> 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  <b>Runoffs</b> North: 6200m South: 6100m East: 7100m West: 3600m



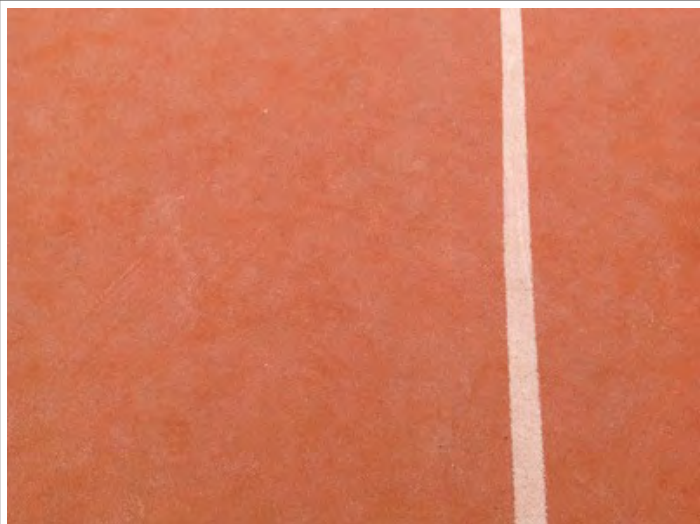
Could the court be made compliant?	n/a
Is the court to the standard dimensions?	yes
Court orientation	North-south
Are netball goal posts outside tennis court run off areas?	no
Are lockable post hole covers fitted and safe?	no
Compliance notes	The court meets run off requirements to all directions.
Compliance photos	
No photos taken	

## Courts

### Condition


Unique court number	6
Surface condition rating	Good  <b>Issues/Observations:</b> Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court does not appear to suffer from any seam stress, although does appear to be quite worn behind the baselines. The court also undulates in places.

### Court condition photos



### Line marking

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

Line marking rating	Good
	<b>Issues/Observations:</b> 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	
	
<b>Net posts</b>	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> 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	
<b>Court compliance</b>	
Is the court run off compliant?	yes
	<b>Runoffs</b> North: 6100m South: 6100m East: 3400m West: 7100m

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 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
	<b>Issues/Observations:</b> Ponding evident Leaf litter build up
Drainage notes	Grated pits exist in the south western and eastern corners of the enclosure. There is no sign of significant pooling of water on the surface. Some silt and leaf litter build up is evident in the south western corner.

## Drainage photos



## Fencing

Fence type	Black PVC chain mesh
Fence Rails	Fence rail top: yes Fence rail bottom: no
Fence height	3.6m and over Low level side fencing installed: yes
Fence attachments	Windbreaks
Fence condition rating	Very Good  <b>Issues/Observations:</b> Trees overhanging enclosure
Fencing life span	10+ years
Fence notes	The fencing is very new and requires only some trimming of branches on the western fence line.

#### Fencing photos



### Lighting

Does this enclosure have lighting No

### 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	The enclosure can be accessed over grass or a concrete path, with bricks to step over in each court.

#### Accessibility photos





## Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing
Drainage	
Infrastructure	Trim vegetation away from fencing
Lighting	

## Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Trim trees from western fence line. Plan for surface replacement within the next ten years.

## Enclosure 4

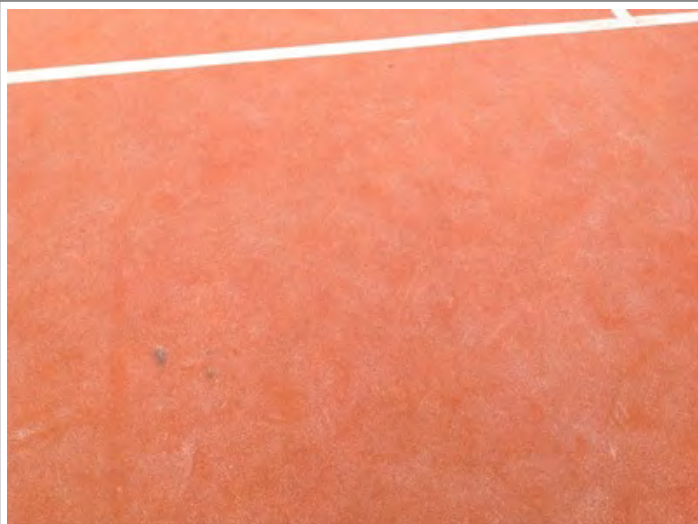
Number of courts in enclosures	2
Court size	full
Are there any enclosed mini courts? If so, how many?	0
Surface type in enclosure	Synthetic Clay
Court base in enclosure	Crushed rock / scoria
Overall base rating	Moderate

## Courts

### Condition


Unique court number	7
Surface condition rating	Good  <b>Issues/Observations:</b> Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court does not appear to suffer from any seam stress, although does appear to be quite worn behind the baselines. The court also undulates in places.


### Court condition photos




### Line marking

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

Line marking rating	Good
	<b>Issues/Observations:</b> 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	
	
<b>Net posts</b>	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> 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	
<b>Court compliance</b>	
Is the court run off compliant?	yes
	<b>Runoffs</b> North: 6100m South: 6100m East: 7000m West: 3500m

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 all directions.
Compliance photos	
No photos taken	
<b>Courts</b>	
<b>Condition</b>	
Unique court number	8
Surface condition rating	Good  <b>Issues/Observations:</b> Excessively worn surface in high wear areas
Surface type	Synthetic Clay
Surface life span	4-5 years
Court condition notes	The court does not appear to suffer from any seam stress, although does appear to be quite worn behind the baselines. The court also undulates in places.
Court condition photos	
	
<b>Line marking</b>	
Line marking description	Tennis only lines



Line marking rating	Good
	<b>Issues/Observations:</b> 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	
	
<b>Net posts</b>	
Net post type	Square black powder coated - Installed into sleeves
Net post condition	Very Good
	<b>Issues/Observations:</b> 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	
<b>Court compliance</b>	
Is the court run off compliant?	yes  <b>Runoffs</b> North: 6100m South: 6100m East: 3600m West: 7000m

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 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
	<b>Issues/Observations:</b> Ponding evident
Drainage notes	Grated pits exist in the south western and eastern corners of the enclosure. There is no sign of significant pooling of water in the surface.

### Drainage photos



## Fencing

Fence type	Black PVC chain mesh
------------	----------------------

<b>Fence Rails</b>	Fence rail top: yes Fence rail bottom: no
<b>Fence height</b>	3.6m and over Low level side fencing installed: yes
<b>Fence attachments</b>	Windbreaks
<b>Fence condition rating</b>	Very Good  <b>Issues/Observations:</b> Trees overhanging enclosure
<b>Fencing life span</b>	10+ years
<b>Fence notes</b>	The fencing is very new and requires only some trimming of branches in the south western and north eastern corner.

#### Fencing photos



### Lighting

<b>Does this enclosure have lighting</b>	No
--	----

### Accessibility

<b>Court enclosure accessibility</b>	Formed paths Trip hazards identified: yes Ramped access provided: no
<b>Path material(s)</b>	Other material?
<b>Main gate dimensions</b>	Standard pedestrian gate 1000mm x 2100mm
<b>Accessibility notes</b>	The enclosure can be accessed over grass or a concrete path, with bricks to step over in each court.

#### Accessibility photos



## Maintenance, Risk management and recommendations

Court	Trim trees/shrubs away from court enclosure and fencing
Drainage	
Infrastructure	Trim vegetation away from fencing
Lighting	

## Safety Issues

Are there any critical safety issues?	No
Enclosure recommendations	Trim trees from fence line. Plan for surface replacement within the next ten years.



## Enclosure 5

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


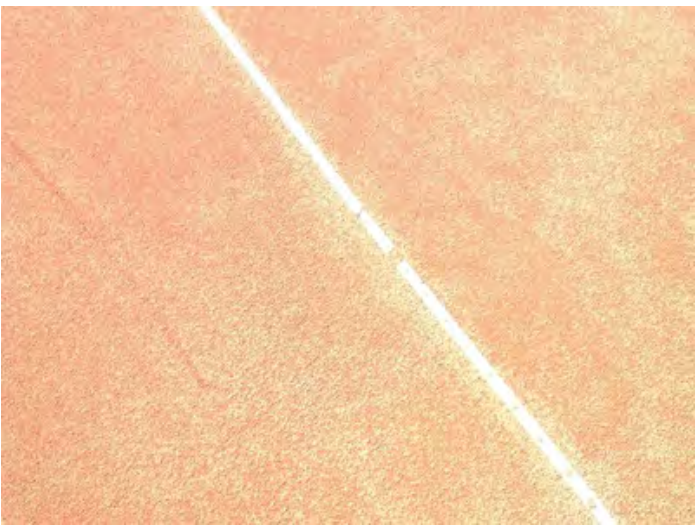
Unique court number	9
Surface condition rating	Good
	<b>Issues/Observations:</b>
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The court is in quite good condition with little sign of aggregate showing through the court. Top dressing is adequate and even across the court.

#### Court condition photos



#### Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate
	<b>Issues/Observations:</b> Cracked Inconsistent bounce likely

Line marking condition notes	The lines are standard for red porous courts and there are some signs of damage.
Line marking condition photos	
	
Net posts	
Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> 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  <b>Runoffs</b> North: 6100m South: 6000m East: 3300m 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 requirements to all directions.
Compliance photos	
No photos taken	

## Courts

### Condition

Unique court number	10
Surface condition rating	Good
	<b>Issues/Observations:</b>
Surface type	Red Porous
Surface life span	10+ years
Court condition notes	The court is in quite good condition with little sign of aggregate showing through the court. Top dressing is adequate and even across the court.

### Court condition photos



### Line marking

Line marking description	Tennis only lines
Line marking rating	Moderate
	<b>Issues/Observations:</b> Cracked Inconsistent bounce likely
Line marking condition notes	The lines are standard for red porous courts and there are some signs of damage.

### Line marking condition photos



## Net posts

Net post type	Round galvanised - Installed directly into pavement
Net post condition	Good  <b>Issues/Observations:</b> 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  <b>Runoffs</b> North: 6100m South: 6000m East: 3200m West: 3300m
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 all directions.
Compliance photos	
No photos taken	
<b>Drainage</b>	
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
	<b>Issues/Observations:</b>
Drainage notes	There is a grated pit located in the south western corner of the enclosure. There is little sign of pooling across the surface, although the surface is more damp around the perimeter of the enclosure.
Drainage photos	
	
<b>Fencing</b>	
Fence type	Galvanised chain mesh
Fence Rails	Fence rail top: no Fence rail bottom: no
Fence height	3.6m and over Low level side fencing installed: yes
Fence attachments	Sightscreens Sponsor advertising

<b>Fence condition rating</b>	Moderate  <b>Issues/Observations:</b> Trees overhanging enclosure Trees/shrubs growing through mesh
<b>Fencing life span</b>	10+ years
<b>Fence notes</b>	The fencing is older than the other enclosures, although is in reasonable condition. In the north eastern corner, a tree has damaged the fence and need to be trimmed. Low level fencing exists between the two courts.

#### Fencing photos



#### Lighting

**Does this enclosure have lighting** No

#### 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

<b>Accessibility notes</b>	The enclosure can be accessed over grass or a red porous path, with bricks to step over in each court.
<b>Accessibility photos</b>	
No photos taken	
<b>Maintenance, Risk management and recommendations</b>	
<b>Court</b>	Trim trees/shrubs away from court enclosure and fencing Hang drag mats on fencing Repair lines
<b>Drainage</b>	
<b>Infrastructure</b>	Repair damaged fencing Trim vegetation away from fencing
<b>Lighting</b>	
<b>Safety Issues</b>	
<b>Are there any critical safety issues?</b>	No
<b>Enclosure recommendations</b>	Trim tree from fence lines and continue to maintain good level of top dressing on court.

## Building and surrounds

Condition of ground and court surrounds	Good
Court surround notes	Paths and walkways link the clubhouse and court enclosures, with a number of trees and shrubs located throughout the venue. Most infrastructure appears to be in very good condition.
Water supply	Potable
Water notes	
Natural Shade	Sufficient shade available within viewing range
Man made Shade	Purpose built shelter
Shade notes	
Car parking	On street: Off street: 41-60 spaces Overflow:
Does the site have any hit up walls	no
Car park notes	A car park services the tennis club and parklands adjacent.
Adjacent facilities	Park/playground
Does the site have any potential expansion opportunities?	The site could potentially expand south into the bmx track area.

### Grounds and surrounds photos



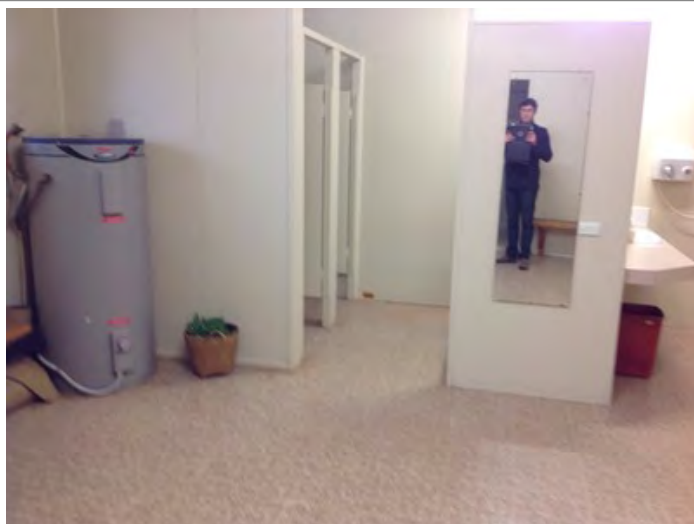




## Clubroom

Building Condition	Good
Estimated building age	30+ years
Building materials	Brick
Accessible entry to building	no
Kitchen	Standard
Bar	no
Player change rooms	Male: 1 Female: 1 Unisex: 0
Social area	101 m2
Social area comments	The social area looks out over the courts and provides ample seating and a large kitchen.
Toilets	Male: yes Female: yes Accessible: no
Clubroom condition notes	The clubhouse is in good condition however the male and female toilets and change rooms can only be accessed via a set of stairs from the main social area.
Other amenities provided within or outside clubrooms	Tournament box Children's play area
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 the medium term (five years) upgrade of the synthetic clay and long term upgrade of the red porous courts. Trim vegetation from fence lines where applicable.

## Site Map

