

GREAT WESTERN NETBALL COURT FACILITY CONDITION & COMPLIANCE AUDIT REPORT.

Prepared By: 2MH Consulting.

Conducted on

13/1/17, 11:28 am

League Name

Horsham District Football Netball League

Local Govt Authority Name

Northern Grampians Shire Council

Location

5 Cubitt Street
Great Western VIC 3377
Australia
(-37.15289644900444, 142.8521319386948)

Facility User Group

Footy/Netball

Facility Size

Local 1-3

Facility Use

Competition Facility

Completed on

17/1/17, 5:01 pm

Disclaimer



The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

Confidentiality Statement

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

Audit

Question	Response	Details
Total Number of Courts	1	
Total number of enclosures/pavements	1	
Total Number of Courts with Lights	1	
Overall site photo(s)		
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>1</p> </div> <div style="text-align: center;">  <p>2</p> </div> </div>		
COURT CONDITION		
COURT AREA/PAVEMENT 1		
Total number of courts	1	
Are they Indoor or Outdoor Courts?	Outdoor	
Outdoor Court	<input checked="" type="checkbox"/>	
Outdoor Court Numbers	1	
Is this a multi-sport court(s)?	No	
How is this court(s) orientated?	East/West	
Base type	Hot mix asphalt	
Number of Asphalt base courts	1	
Asphalt base condition rating	2 - Poor	
Base Condition/Issues	Aged Base, Structural Cracking, Ponding	

Question	Response	Details
Base Lifespan Remaining	1-3 years	
Outdoor Court(s) surface	Asphalt	
Surface Condition/ Issue	Major cracking, Major ponding, Slip Hazard, Poor court drainage	
Surface Rating	2 - Poor	
Surface Lifespan Remaining	1-3 years	
Linemarking Condition	2 - Poor	
Overall condition rating	2 - Poor	
OUTDOOR COURT NOTATIONS		<p>This asphalt surfaced netball court is in a poor condition. The court appears to have been re-sheeted with an asphalt surface over an old asphalt base. The court is orientated in a NW/SE direction.</p> <p>There are a significant number of cracks across the entire pavement area. The damage appears to be reflecting through from the underlying failed base, up through the new pavement.</p> <p>The cracks have been repaired and sealed using an acrylic resurfacer product. The repairs appear to be relatively sound, however, in the areas where there are overlapping coatings of the acrylic resurfacer, the surface is raised and has a grittier texture than the surrounding repairs and asphalt. This creates an unpredictable surface underfoot in these areas. Several cracks have started to reopen and should be resealed regularly to minimise water penetration to the underlying pavement structure and deteriorating the courts condition further. The pavement edges are undulating, cracked and deteriorating as a result of poor support along the pavement edges.</p> <p>The lines appear to be marked with an oil based road marking paint, it is also raised slightly. The consultants experienced slipping underfoot when their shoes were informally tested over the lines in the wet conditions. The players may experience this during games, if this is the case, they should be remarked with a non-slip textured paint.</p> <p>It was raining at the time of the inspection creating perfect conditions for the consultants to inspect the adequacy of the courts surface drainage. The courts gradient falls longitudinally from the Eastern goal end to the Western goal end where the water empties into the large concrete invert drain which is fitted with a grated strip drain. This empties into a pit in the SW corner of the enclosure. There is major ponding evident across the court where water runs along several channel/depressions in the court surface. These run longitudinally along the courts length in approx 5 main areas where the asphalt runs join. There are also larger ponding areas to the Western end of the court in the baseline run-off zone. These low areas are collecting silt and dirt and therefore, should be swept and cleaned regularly to minimise the slip risk. The court is well supported by shelters, seating and storage infrastructure, which is noted further in this report.</p>
Outdoor Court Photos		



3



4



5



6



7



8



9



10



11



12



13



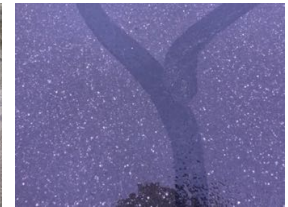
14



15



16



17



18



19



20



21



22



23



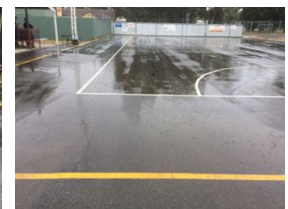
24



25



26



27



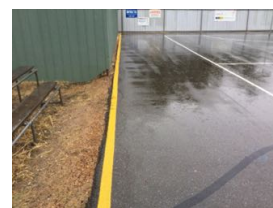
28



29



30



31



32



33








34

Additional Outdoor Court Photos (if required)

COMPLIANCE (TO COMPETITION STANDARD)

How many courts are compliant?	0
Are the court dimensions compliant?	No
Which courts are compliant?	0
Which courts are not compliant?	1
Reason for non-compliance	Court Dimensions
Could the court(s) be made compliant within the existing pavement footprint?	Yes
If yes, how?	There is enough pavement to accommodate a fully compliant netball court if the court was remarked with a 30500mm length.
In which direction does this pavement need to grow to accommodate compliant court(s)?	N/A
Is there adequate space surrounding the pavement/court(s) to make the court(s) compliant?	N/A
What obstacles are within the required run-off areas?	None

Question	Response	Details	
Could the courts be made compliant by removing obstacles from the run-offs?	N/A		
If yes, how?			
COURT COMPLIANCE NOTES		<p>This netball court has compliant run-off zones on all four sides, however, the court length is non-compliant, being 38mm short. There is enough pavement to accommodate a fully compliant netball court if the court was remarked with a 30500mm length (the courts width is compliant).</p> <p>RUN-OFF ZONES: All four run-off zones are compliant. There is also excess pavement for spectators outside of the run-off zones. The obstacle free run-off zones are marked with a yellow paint to deter spectators encroaching on the run-off zones.</p> <p>GOAL RING HEIGHTS: 3050mm is required from surface level to top of goal ring. Eastern end: 3060mm high (10mm too high). Western end: 3040mm high (10mm too low).</p> <p>COURT DIMENSIONS: Court Dimensions required for Netball are; 30500mm length x 15250mm width CRT 1 - 30462mm (38mm too short) x 15250mm (compliant)</p> <p>It is important to note that all obstacles including drainage, shelters, seating and any proposed future lighting infrastructure must be outside the minimum obstacle free sideline and baseline run-off zones.</p> <p>The non-compliance issues should be addressed when re-linemarking/ redeveloping. See the recommendations section of this report for options.</p> <ul style="list-style-type: none"> • Netball courts are required to have a minimum 3050mm run-off clear space to the outside of each sideline and baseline and have a minimum 3650mm between courts. These must be of the same level and surface type as the court and be without obstacles. This is an International Netball Federation rule introduced to ensure safety of players and umpires. It is imperative that court dimensions, run-off zones and goal post heights are compliant. It is recommended that the club/council liaise with Netball Victoria for all future planning of this facility. 	
Compliance Photos			
			
35	36	37	38

LIGHTING	
Is there Lighting?	Yes
Lighting rating	1 - Very Poor
Number of courts with lighting	1
High or low level & condition	Low Tower, Steel Poles, Pole Height >8m, Poor condition, Side Tower configuration
Number of light towers	1
Number of light fittings per tower	3
Recommend Lux Level Test?	No
Light Tower Notations	The light tower is located at the mid point of the courts Northern sideline boundary. There are three light fittings installed. This lighting system is unlikely to achieve competition or training standard lighting. Recommend upgrading the lighting infrastructure to achieve training standard as a minimum for non-night competition courts like this court.
Lighting Photos	
 <p style="text-align: center;">39</p>	
ACCESSIBILITY	
Is this court enclosure's accessibility adequate?	Yes
Accessibility Rating	3 - Average
Accessibility Issues	No trip hazards identified
Is there additional circulation space provided for pedestrians?	Yes
Main access gate opening dimensions	N/A

Question	Response	Details
Accessibility Notations	<p>The court is connected to the toilet and change room facility located on the South side of the main clubroom to the North West of the court via a concrete path. The join between the asphalt pavement and the concrete path is open and slightly heaved. This will need to be addressed to minimise the risk of a trip hazard developing.</p> <p>There is excess space within the enclosure for spectators (outside of the obstacle free run-off zone), to the Northern and Eastern side of the netball court. There is a pinch point in the NW corner, this could be improved, however the main entrance shelter would need modification works to achieve this.</p>	

Accessibility Photos



40



41

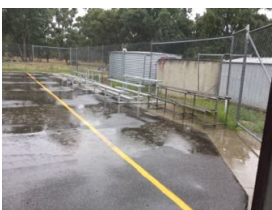


42

SUPPORTING INFRASTRUCTURE

Fencing type	Galvanised steel chainmesh fencing, Colourbond fencing, High , Without top & bottom rails
Fence rating	4 - Good
Fence height	under 3m

Fencing Photos



43



44



45











46






47

Fence notations	<p>The netball court is located within a fenced enclosure. There is colourbond fencing on two sides and galvanised chainmesh fencing on the other two sides. The fence is in good condition overall, however, the Eastern fence is leaning and requires attention. The fencing is approx. 2-2.5m high.</p>
Is there Netball supporting infrastructure?	Yes

Question	Response	Details
Goal Post and Ring type	Round post, Fitted into sleeves, Raw finish, Galvanised steel ring, Flat steel sheet joinery between ring & post, No arms from ring to post	
Goal post Rating	4 - Good	
Is there padding fitted?	Padding not installed at time of inspection	
Is there a net fitted?	Yes, Raw Steel Mesh	
Does the Goal Post impede on the Court Playing Area?	No, inside enclosure	
Rust present around post base or ring mouth?	No	
	The goals are in good condition and fit for purpose, however, they have non-compliant heights. The Eastern end is 10mm too high and the Western end is 10mm too low.	
Goal Photos		
 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> 48 49 50 51 52 </div>  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> 53 54 </div>		
Scorers Shelters present?	Yes, inside enclosure, Outside required run-off area	
Coaches Boxes present?	Yes, inside enclosure, Outside required run-off area	
Seating for Spectators?	Yes, inside enclosure, Outside required run-off area	
Spectator shelters present?	Yes, inside enclosure, Outside required run-off area	

Question	Response	Details		
Is there storage available?	Yes, inside enclosure			
If yes, provide detail	There is a storage room with a roller door on the Eastern side of the court.			
Seating & Shelter Notations	There are two 3m long x 1m deep coaches boxes and and scorers shelter on the Southern sideline of the court. They are all fitted with an aluminium bench seat. In addition, there are two spectator shelters on the Northern side of the court and tiered seating on the Western end of the court. The shelters and seating at this facility are sufficient and in good condition.			
Shelters/Seating Photos				
				
55	56	57	58	59
				
60				
Overall infrastructure rating	4 - Good			
Is there Tennis Court supporting infrastructure?	No			
Is there another enclosure?	No			
Is there another enclosure?	No			
TOILET/CHANGEROOM				
Does the facility have a Toilet/Changeroom at court(s)?	Yes			

Question	Response	Details
What is the estimated distance from the court(s)	<20m	
Size	Small	
Toilet/Changeroom notations	The toilet/change facility is located directly to the North West of the netball court. It is positioned on the Southern side of the football clubrooms.	
Toilet/Changeroom photos		
 <p style="text-align: center;">61</p>		
CLUBHOUSE/CHANGEROOM		
Does the facility have a Clubhouse?	Yes	
What is the estimated distance from the court(s)	20-30m	
Clubhouse size	Small	
Was the clubhouse inspected?	No	
Clubhouse notations	The Football/Netball clubrooms are located to the North West of the netball court. They are utilised by both the football and netball players.	
Clubhouse photos		
 <p style="display: flex; justify-content: space-around;"> 62 63 </p>		
COURT SURROUNDS & CARPARKING		

Question	Response	Details
Location of Netball Facility	Sports Reserve	
Court surrounds / Adjacent land comments	<p>The netball court is located on the Western side of the Great Western Recreation Reserve.</p> <p>The football ground is located to the North West of the netball court and the main carpark area is located to the North.</p> <p>The grounds are a little unkept, this is likely to be due to the audit taking place in the off season.</p>	
Court Surrounds Rating	3 - Average	
Court Surrounds Photos		
		
<p style="text-align: center;">64 65 66 67</p>		
Water availability	unknown	
Water Related photos		
Car parking details / Paths / Accessible	Unsealed/gravel carpark area, not linemarked, No disabled carparks provided, Dedicated carparking to the facility , No security lighting to carpark, Path connection to court(s), Accessible	
Off-Street Spaces	61-100 spaces	
On-Street Spaces	No on-street spaces	
Overflow Spaces	100+ spaces	
Carparking Notations	The carpark is located directly to the North of the netball court. It is surfaced mainly with a loose gravel material. The ground is flat and relatively easy to traverse. There are numerous parking opportunities also surrounding the football ground and within the reserve.	
Carparking Photos		



68



69



70



71

RECOMMENDATIONS - MAINTENANCE

Are there any Maintenance items requiring attention?	Yes	
Surface maintenance issues requiring immediate attention and ongoing monitoring	Clean/remove dirt- high pressure clean	
Court surrounds & grounds maintenance issue(s) requiring immediate attention and ongoing monitoring.	Address accessibility issues, Continue with regular grounds maintenance	
Maintenance Works Recommendations Notations (if required)	Regularly maintaining the court pavement by keeping it free of debris, dirt and vegetation, will increase the playability and lifespan of the surface. It will also minimise slip and trip hazards.	
Estimate of Cost - Maintenance Recommendations	\$600	

RECOMMENDATIONS - CAPITAL WORKS

Overall Rating	2 - Poor	
Priority	High	
Estimated life span remaining	1-3 years	
Are there any capital works required?	Yes	
What degree of works are required?	Cat 1-Reconstruct with Lights	
Estimate of Cost - Capital Works Recommendations	<p>This netball court is utilised by the Great Western Football Netball Club and therefore a competition standard court (specifically a compliant and safe netball court surface) is recommended.</p> <p>The existing court has substantial base issues resulting in pavement/surface damage. The court is nearing the end of its useful life and requires reconstruction. It is important to note that the planning, funding, design and</p>	

construction process can take a number of years to complete and therefore, it is important to address as many of the pavement issues as possible in the meantime to minimise some hazards and make the surface safer for competition play in the short term.

Therefore, a Short Term and Medium-Long Term Recommendation option are provided for consideration.

SHORT TERM RECOMMENDATIONS

- Repair and seal the pavement join in the path at the main entrance to the court.
- Grind the crack seal areas, where overlapping of the resurfacer product has occurred. Reapply thin coatings of the resurfacer over the crack repairs to ensure a consistent surface level across the court and patched areas. The surface must be level and predictable underfoot.
- Repair and seal any open or new cracks to minimise deterioration. Cracks will continue to open and new cracks appear even after crack repairs are undertaken as the underlying pavement, subgrade & sub-base (soil & crushed rock layers beneath the courts) continues to move and fail. The degree of movement is unknown, however, the asset manager should expect this and repair them immediately as they appear, to minimise further damage, deterioration and potential trip hazards. The finished playing surface should be flat and seamless.
- If the players experience slipping on the line marking, grind the lines down and remark with thin layers of a textured water based acrylic paint. The lines should not be raised or slippery, they should have similar characteristics underfoot as the surrounding asphalt surface.
- Undertake the maintenance works outlined in the recommendations section above, including cleaning the court surface. It is very important that the courts and run-off zones are kept free of dirt, algae, weeds, silt and loose stones. This will minimise slip & trip hazards during play.

It is important to note that this court is non-compliant. This is very minor (being 38mm short on the court length) and therefore, a correction would not be warranted (unless the lines are marked as per note above), when the court ultimately required reconstruction in the near future. A reconstruction would address the compliance and court condition issues (see Medium-Long Term options below for further information).

NOTE: This pavement does not appear to have tree root barriers, sub-surface drainage or concrete plinths/spoon drains installed around it. This could have led to many of the pavement issues evident. This supporting infrastructure must be installed to any redeveloped pavement works to support the court base and minimise the risk of repeated pavement failures.

MEDIUM - LONG TERM RECOMMENDATION (est. 1-3 years)

The existing court pavement is aged with numerous cracks and pavement damage resulting in poor surface drainage and poor playing surface. To achieve a sound compliant netball court and achieve a long term outcome, a full reconstruction will be required.

A sound planning process is required to ensure the best possible results are achieved. The following design considerations for a full reconstruction at this facility are recommended;

- Engage an industry expert to develop a concept plan that ensures club needs, compliance requirements, access and supporting infrastructure needs are considered.
- Ensure appropriate investigations are undertaken for the pavement and drainage design, such as; soil testing, feature survey, title survey & engineering advice.
- Ensure court works are independently detailed designed to ensure all facets

of the facility upgrade are considered, including compliance to minimum court dimension and run-off standards for club competition netball.

- Soil type, existing drainage and pavement failures at this site should be considered in any pavement design works.
- The type of pavement, the construction methodology and level of supporting infrastructure such as the inclusion of extensive drainage works requires careful consideration.
- Ensure adequate 1% fall (1:100) either in both directions or diagonally across the pavement on a single plane is achieved. This should fall to a formed drainage system, complete with large spoon drains to the pavements lower boundaries and large pits, to allow storm water to outfall away from the pavement efficiently.
- Ensure the surrounding ground falls away from the pavement and agi-drains are installed to help protect the pavements subgrade and sub-base material.
- Tree root barriers should be installed to all boundaries where existing and future planting may occur within 15-20m of the pavement to ensure tree root damage is not an issue in the future. Avoid planting near pavements as moisture variations and tree root invasion in the subgrade both around and under the pavement can cause significant damage to the pavement.
- When line marking, ensure all dimensions and run-offs are compliant with the current Standards for club competition (see attached Dimensions Guide for Netball). The line marking paint used must be a textured water based sports acrylic, 50mm wide, be clean and sharp and applied in thin layers to ensure they are predictable underfoot and not a slip hazard.
- Any acrylic sports surface (if installed) must be fit for purpose, being all weather netball. It must be slip resistant with a minimum 75 BPN or greater as per Netball Australia (NA) and Netball Victoria's (NV) recommendations.
- Either reuse and modify the existing goal posts so that they achieve a compliant goal post/ring height of 3050mm or install new compliant 3050mm high goal posts into sleeves with lockable covers. These must finish flat with the surrounding pavement and have a textured surface consistent with the court surface so as to not cause a trip or slip hazard when not in use. The goal posts should have a locking pin so that the posts do not move around in the sleeves when in use. If the courts have the potential to be public access courts then a strengthened ring connection may be necessary. The goal post should not extend past the goal ring height and there should be no arms from the ring to the post.
- Where new fencing is preferred (the existing fencing is adequate), install black powder coated chainmesh fencing with top and bottom rails to AS1725.2 -2010. Low height fencing (approx 1.2m high) is appropriate for optimal spectator viewing and creating a welcoming feel, whilst controlling errant balls. If security is an issue then a high 3m fence may be required.
- If wind break material or sponsorship signage installation is planned for the new courts then the AS1725.2 -2010 commercial grade fencing specification will need to be upgraded to cope with the additional forces generated by the prevailing wind. Wind break & signage material type and size, soil type and site wind ratings will need to be considered by an Engineer. Larger diameter posts, back stays and/or larger footings may need to be considered to achieve a long term outcome.
- Engage a lighting designer to assess the existing lighting system for its suitability. The current system is unlikely to be suitable, therefore, it is recommended that the new system is designed and installed to ensure it complies to current standards for sports lighting AS2560.2.4 for netball including illuminance and uniformity. The design concepts and court construction must ensure that the light tower locations are outside the netball courts required obstacle free run-off zones.
- Ensure accessibility is considered throughout the site, including path connections between the proposed new courts, carparking, toilets and clubrooms. Access should comply with the Disability Discrimination Act (DDA). Netball Australia and Netball Victoria encourage all netball facilities to be inclusive to all members of the community and follow Universal Design Principles.

	<ul style="list-style-type: none"> - The existing shelters at this site are sufficient for reuse. The new redevelopment should ensure that the shelters are reinstalled outside of the courts required 3050mm obstacle free run-off zones. Ensure the shelters remain outside of the courts run-off zones (including veranda overhang). - Ensure a thorough technical specification accompanies the detailed design drawings when going out for quote/tender. This will ensure the contractor is clear on the project specifics and the quality expected. - Once construction starts, regular hold point inspections should be carried out by a technical expert to ensure the design and specification is being strictly adhered to. - Compaction tests (and strength testing where relevant) of each pavement layer should be carried out by a licensed testing company. All test reports should be provided and kept on file. - Ensure construction, installation and product warranties are provided. <ul style="list-style-type: none"> - Liaise with Netball Victoria from the project scoping stage through to the construction stages and project completion. - Once the construction works are completed, the courts should be routinely maintained following the contractors maintenance manual. This should include the consistent removal of algae, dirt and leaf litter as it collects. - If the courts are coated with an Acrylic sports surface, then the asset manager should budget to recoat the acrylic every 7-10 years (depending on level of use & maintenance) to maintain an optimal playing surface. <p>Netball Standards: It is recommended that the council/club refer to the current Official Rules of the International Federation of Netball Associations (2001) and the Netball Australia National Facilities Policy and Netball Victoria Compliance Fact Sheet and liaise with Netball Victoria for all future planning of this facility.</p> <p>Netball courts are required to have a minimum 3050mm run-off clear space to the outside of each sideline and baseline and have a minimum 3650mm between courts. These must be of the same level and surface type as the court. This is a International Netball Federation rule introduced to ensure safety of players and umpires. It is imperative that court dimensions, run-off zones and goal post heights are compliant.</p> <p>General comment 2MH Consulting can provide independent site investigations, design, specification & construction supervision services recommended in this report. We can provide advice and guidance to help facilitate any redevelopment project. We can ensure best industry practice is followed for a top quality, compliant and long term outcome.</p>	
Recommendations continued		
RISK		
Does this facility pose any serious risks?	No	
If yes, why?		
Risk photos		
SUPPORTING INFORMATION		
Site map		



72

Additional site photos (if required)

Additional Informati

--	--	--