

# Access Report - Site Audit City of Port Phillip - The Avenue Children's Centre (13890)



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# City of Port Phillip - The Avenue Children's Centre and Kindergarten

## Project Number

13890

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## Revision History

Doc #	Rev #	Author	QA Reviewer	Date of Inspection	Date of Report
01	-	Lucas Wheeler	Chris Porter	30/11/2021	8/12/2021

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## Introduction

### Project Summary

Architecture & Access has been commissioned to provide access consulting services for the City of Port Phillip regarding The Avenue Children's Centre and Kindergarten, 39 The Avenue, Balaclava.

The site consists of a single level, converted, brick period home and adjoining outdoor areas. Within the building is an entry lobby, main office, main play/learning area (kinder), kitchen, toddler and baby areas, laundry, standard unisex toilet, children's toileting room, and both front and rear outdoor areas setup as dedicated play spaces.

No on-site car parking is provided, nor a unisex accessible sanitary facility.

The existing accessibility of the site and buildings has been assessed, relative to the current requirements of the Disability Access to Premises Standards, the National Construction Code/Building Code of Australia and relevant referenced Australian Standards.

The site audit was completed on 6/12/2021 by **Lucas Wheeler** from Architecture & Access.

## Areas Reviewed

The areas of the site and buildings reviewed include:

- External Paths of travel from car parking, associated buildings and the site boundary to the building, including any ramps, stairs or walkways
- Entrances.
- Internal rooms/areas including
- Doors and door controls
- Internal paths of travel within the building
- Sanitary facilities
- Reception areas
- Statutory access related signage

## Purpose of Report

The objectives of the audit were to provide the client with an evaluation of the current environment to identify features which:

- Do not meet the current technical requirements of the National Construction Code/Building Code (NCC/BCA) and its referenced Australian Standards for disability access within the built environment.
- Are not mandatory, but are based on other Australian Standards, relevant industry documentation and Architecture & Access' professional opinion. These are recommended to more

closely meet the intent of the DDA and the principles of universal access. Features of a universally accessible environment benefit all users, not just those with a disability.

- May leave the building operator/owner exposed to a potential claim under the Disability Discrimination Act (DDA)
- Assist in planning future works on the site.

To achieve these objectives Architecture & Access has considered the additional following factors:

- User groups of the environment, including consideration of areas used by the general public, visitors and staff. The inherent role requirements of tasks undertaken by staff may influence access requirements.
- The purpose and function of the built environment, including areas where access may be inappropriate or unsafe for a person with a disability.
- The existing built structures, surrounding landscape and topography. These can influence the extent of environmental adaptations that are possible. Full compliance to current access and mobility standards may not be achievable in all areas without substantial re-design or where there are geographical limitations.

An accessible environment is one which provides safe, dignified and equitable access for all users of the building.

Assessment methods used during the audits were observation; photography; physical metric measurement, gradient measurement (at ramps and walkways only) and force requirements (to operate doors only). Where any lightweight and relocatable furniture was identified within circulation spaces required for access these have not been identified as an issue.

All attempts have been made to identify all non-conformances compared with the relevant legislative requirements as they relate to access for people with disabilities. Where areas were locked or unable to be inspected, assumptions may have been made based on areas inspected and which are seen to be typical of other features within the building.

The audit does not cover the following elements:

- Technical measurements (i.e. slip resistances of floors, lighting levels and luminance contrast)
- Assessment of construction and fixing methods
- Assessment of existing hearing augmentation systems
- Assessment of EWIS systems
- Assessment of Emergency Evacuation Plans
- Occupational health and safety elements.

This report must not be used for any other purpose than what it has been developed for without prior agreement from Architecture & Access.

## Legislative Requirements

### The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

## **The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010**

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

## **National Construction Code/Building Code of Australia (NCC/BCA)**

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

## **Australian Standards for Disability Access**

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

## **Reference Documents**

The following reference documents have been used in the preparation of this report:






- Disability Discrimination Act 1992 (Cth.) (DDA)
- Disability (Access to Premises - Buildings) Standard 2010 (Cth.) (DAPS)
- National Construction Code (NCC) 2019 Volume One - Building Code of Australia 2019 Sections D3, E3.6, F2.4, F2.9 and H2
- AS 1428.1:2009 Design for access and mobility - General Requirements for Access - New Building Work
- AS 1288:2006 Glass in Buildings - Selection and installation
- AS 1428.2:1992 Design for access and mobility - Enhanced and Additional Requirements - Buildings and Facilities

## Review Comments

The areas of the development where compliance has been achieved and areas which require review are identified in the remainder of this report.

The section numbers refer to Architecture & Access' standard report format. Please note, all numbers may not appear in this report as sections which are not relevant to this project have been deleted.

The following colour codes and letters have been used:



Colour	Icon	Initial		Comments
Red		R	Required	Required items which are mandatory under the Disability Access to Premises Standards legislation and NCC/BCA Deemed-to-Satisfy requirements.
Amber		A	Additional	Additional, enhanced items which more closely align with the intent of the DDA These are based on other Australian Standards, relevant industry documentation and Architecture & Access' professional opinion. Additional comments are also based on Architecture & Access' experience to ensure accurate installation on site is achieved.
Green		U	Universal	Universal design solutions that encompass the philosophy and goals of universal design which aims to promote the inclusion of all people.
Purple		P	Project requirement	Project specific requirements as determined by the project brief.
Blue		X	Exempt	Areas where exemption under NCC/BCA D3.4 or use of performance solution approach is proposed. Performance Solution items require review by the project Building Surveyor & stakeholders.
Clear				No further action required or area achieves a concession for existing buildings.

## 1.0 Parking and Drop Off Zones


No on-site car parking is provided at The Avenue Children's Centre. Parallel parking is available on-street on The Avenue. Consider providing dedicated accessible parking bay close to the site entry point in compliance with AS2890.6 2009.

No mandated accessible parking requirements apply as there is no on-site parking provided.


## 2.0 External Paths of Travel & Street Furniture

2.1	External Paths of Travel			
	Issue	Action	Rating	Comments
.1	Pathway to principal pedestrian entrance width less than 1000mm due to overgrown vegetation and positioning of verandah post which creates 870mm wide pinch point.	Ensure 1000mm minimum width provided for entire length of accessway. Trim vegetation; relocate/reinstall/remove verandah post.	R 	
.2	Overall external path width to building entrance.	Due to high likelihood of prams and strollers on straight pathway, consider expanding pathway to min 1500mm - 1800mm	A 	




## 3.0 Entrances

3.1	Entrances			
	Issue	Action	Rating	Comments
.1	Building entrance door clear opening width of 780mm is not compliant with current Standard, AS1428.1 2009.	Provide minimum 850mm clear opening width.	R 	




.2	Excessive force required to open gate at site boundary at The Avenue, and building entry door.	Max force to open to be 20N, or auto door mechanism required.	R 	
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## 4.0 Doors & Door Controls

4.1	Internal Doors & Door Controls			
	Issue	Action	Rating	Comments
.1	Internal doors to office, main activity room, kitchen, toddler/baby room, toilet, kids toilets all provide door clear opening width of between 760mm - 780mm.	Provide min. 850mm clear opening width.  Internal clear opening widths are commensurate with the age of the building, however this is well below current version of the mandated relevant Australian Standard AS1428.1 2009.	R 	
.2	Doors to office, kitchen, toddler room, kids toilet room, laundry have non-compliant latchside clearance.	Provide min 510mm - 530mm latchside clearance, depending on swing direction of door.	R 	
.3	Door handle height at building entry door, toilet, and other locations in excess of 1400mm above floor level.	Due to current building usage being a childcare centre, the current installations are appropriate. However, if building we to have usage change, door handles required to be at 900-1100mm above floor level.	R 	

## 6.0 Internal Paths of Travel


6.1	Internal Paths of Travel			
	Issue	Action	Rating	Comments
.1	A step-free continuous accessible path of travel is provided from the building entry to all areas of the building required to be accessible.	Maintain step free access throughout all areas of the building.		
.2	Internal path of travel width potentially affected by non-fixed items such as furniture, toys.	Ensure 1000mm minimum wide path of travel, free of all obstructions, is maintained.	R 	

## 10.0 Accessible Sanitary Facilities

10.1	Accessible WC (Acc WC)			
	Issue	Action	Rating	Comments
.1	Lack of unisex accessible WC within the building. Standard unisex WC provided for staff; standard kids toilets also available.	<p>Provide unisex accessible WC with layout which complies with AS1428.1:2009 Cl 15, including circulation space of 1900x2300mm and appropriate fitout.</p> <p>Given the age and type of the building, provision of a compliant accessible toilet was not expected to be provided. Should the building undergo a change of use, toileting</p>	R 	

		areas will be required to be addressed.		
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## 16.0 Switches, GPOs & Lighting

16.1	Switches, GPOs & Lighting			
	Issue	Action	Rating	Comments
.3	Light switches provided between 1300mm - 1400mm throughout.	Provide all switches one a continuous accessible path of travel 900mm - 1100mm above floor level and no less than 500mm from internal corners.	R 	

## Site Inspection Summary

The Avenue Children's Centre and Kindergarten has been in operation since 1975. The spatial layout of the building is commensurate with design of that time. Some of the major access limitations of the building are:

- 760mm - 780mm clear opening widths of most doors. Current Australian Standards for Access and Mobility require a minimum of 850mm.
- The design has no consideration of door circulation spaces. This is to be expected given the age and converted-domestic nature of the building.
- No unisex accessible sanitary facility. Whilst the standard unisex toilet provided is likely appropriate for a majority of potential childcare staff, use of the building in any other public/commercial context will necessitate addressing the non-provision of an accessible toilet.

Whilst the building allows for a step-free journey through the whole site, the narrow doorways, lack of door circulation spaces, and lack of unisex accessible toilet result in a building that is largely not appropriate for adult mobility aid users in its current form. Some level of modification would be required for another public/commercial entity to take possession of the building, depending on their staff and customer needs.

## Attachments

### Attachments

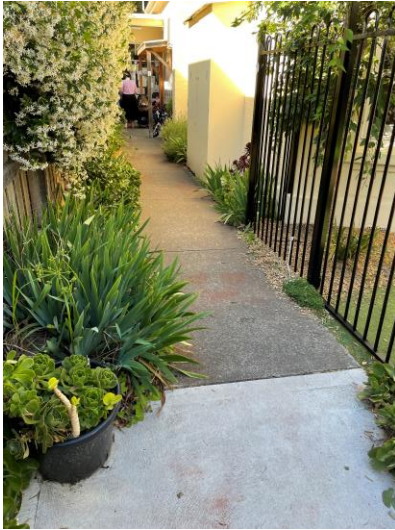
The Avenue Children's Centre and Kindergarten Site Photos.pdf  
(See Email Attachments)

### Description

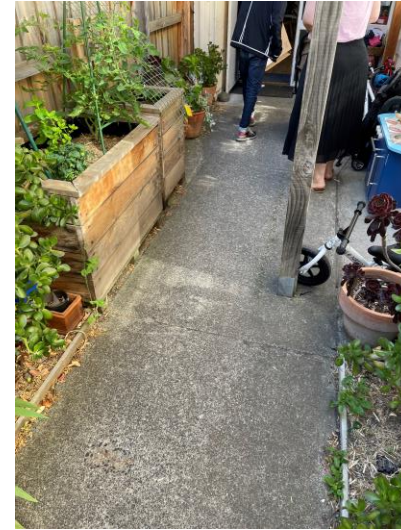
# The Avenue Children's Centre and Kindergarten

Site Photos





Overgrown vegetation on accessway



Veradah post pinch point



Narrow building entry door



Lack of door circ space into baby room



Narrow internal doors



Narrow internal door;  
lack of latchside clearance



Lack of unisex accessible toilet