



Morris Goding
Access Consulting

17 Eildon Road, St Kilda VIC 3182

Site Audit Report

Project No: 4712
Date: 14th December 2021
Prepared For: Tom Temay
City of Port Philip
Prepared By: Colin Earle – Senior Access Consultant
Endorsed By: Nick Morris – Director

DOCUMENTATION

This report is specific to the following key stage drawings or correspondence:

Drawings	Revision	Drawing Title
		Site Visit 2 nd December 2021



Morris Goding
Access Consulting

INDEX

1. Executive Summary.....	3
2. Access Audit Recommendations.....	4
3. NCC Compliance	13
4. Summary.....	14
Appendix – Design Checklist.....	15



1. EXECUTIVE SUMMARY

Morris Goding Access Consulting (MGAC) was commissioned by the City of Port Philip to undertake an access audit of the childcare facility located at 17 Eildon Street, St Kilda. This is an existing Class 9b building.

The recommendations within the report are based on functional, dignified, independent and equitable use, which are key principles of the DDA, that ensure all people including those with an accessibility need, are able to fully participate in the building.

The current childcare centre does not include a carpark and there is no provision of accessible on street parking within the surrounding streets, at grade entry is provided from the property boundary via the front gate, with non-compliant access via the principal pedestrian entry points, alternative compliant access is provided via room OG 15 (Baby room entry). There is stair only access provided to the first-floor level with no provision of vertical transport to access this level. There are no ambulant or unisex accessible sanitary facilities provided to either the ground or first floor level of the building.

The site audit included a review of the existing building conditions throughout the ground and level 1 of the building, additional areas reviewed included walkways, ramps and stairs, areas reviewed are including but not limited to items as noted below: -

- Accessible Parking.
- Continuous accessible path of travel.
- Doors & doorway circulation space.
- Unisex Accessible & ambulant sanitary facilities.
- Stairs, handrails, stair nosing's & TGSIs.
- Ramps, handrails & TGSIs.
- External Areas


Highlighted within the report are recommendations based on High, Medium, and Low levels of risk or compliance, that aim to remove the barriers to accessibility.

The assessment outcome has been colour coded using the following convention:


Low	Feature provides the required accessibility level
Medium	Feature is mostly functional but presents minor issues leading to accessibility challenges.
High	Feature has limited functionality for accessibility purpose or causing potential safety issue.



2. ACCESSIBILITY AUDIT RECOMMENDATIONS

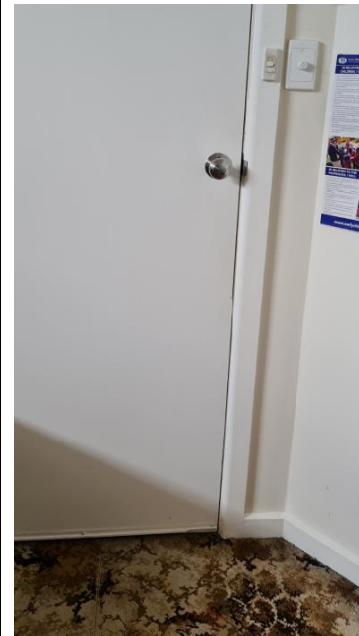
Component	Issue / Description Recommendation	Legislation Reference	Photos- External/Internal Doors	Priority
Main gate entrance, Principal entry door & internal/external doors typical	<p>Entry gate - Intercom control located at 1300 mm AFL.</p> <p>Principal entry door – non-compliant clear opening width of 765mm, doorbell located at 1500 mm AFL. Alternate adjacent entry door to room OG 15 provides for compliant 850 mm clear opening width.</p> <p>All internal doors to ground & level 1 typically non-compliant clear opening widths ranging between 750-770 mm</p> <p>Compliant door hardware provided to ground floor & non-compliant door hardware provided to level</p>	AS1428.1, 2009 Cl 13 & 14	 <p>Front entry gate & principal entry door</p>	Medium



	<p>1 doors located at 1150mm AFL.</p> <p>Rear doors to deck – non-compliant clear opening width to single door 760mm & double door – active door leaf 800 mm clear, 75 mm step threshold provided.</p> <p>Recommendations</p> <p>Gate Intercom & doorbell to be relocated between 900-1100 mm AFL</p> <p>Facility to be upgraded to provide compliant door openings/circulation space or Staff management plan to be provided for access to & within the building for a person with a disability.</p> <p>Provide compliant door hardware – D-type lever handles to level 1 doors.</p>		 <p>Accessible entry door & ground floor door hardware (D-type lever handles)</p>	
--	--	--	---	--



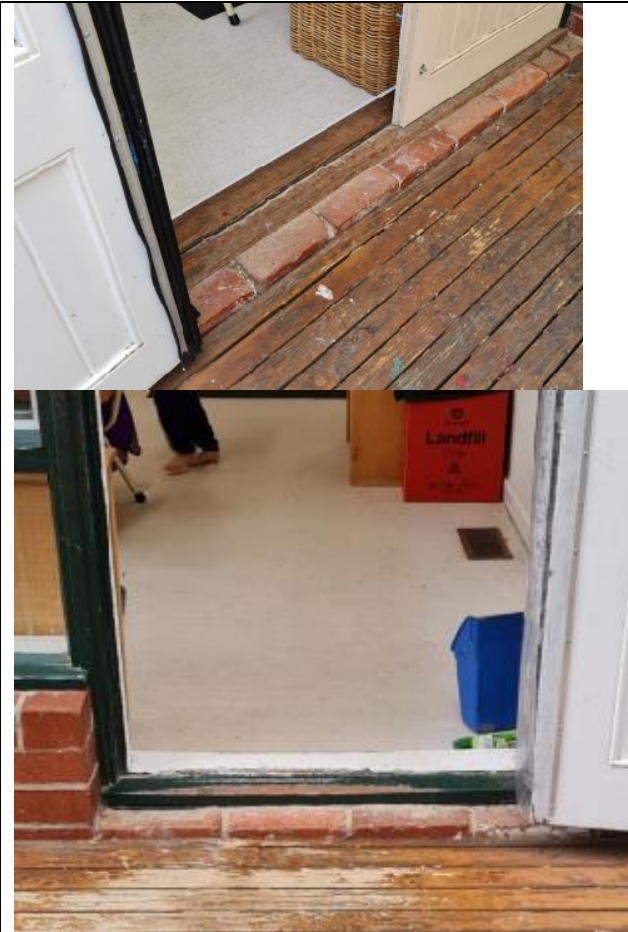
Morris Goding
Access Consulting




Level 1 door hardware (Doorknobs)



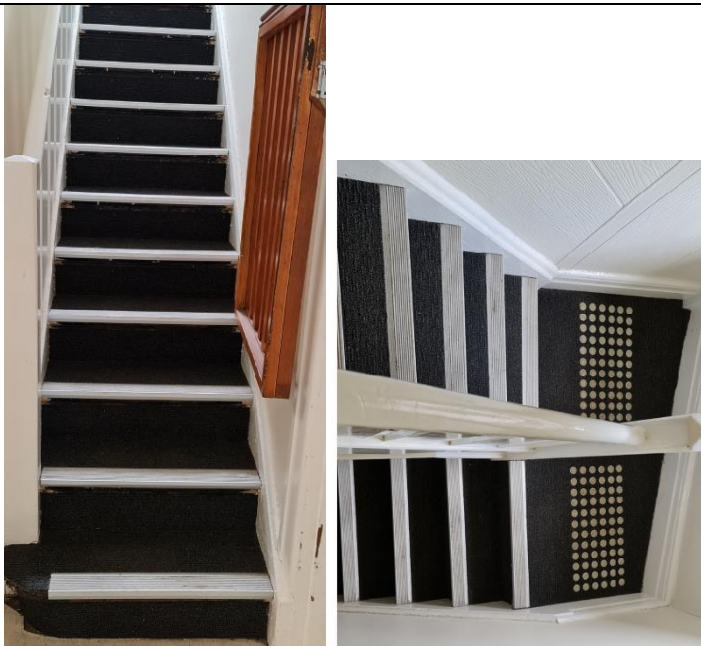
Morris Goding
Access Consulting



External doors -step threshold to rear deck

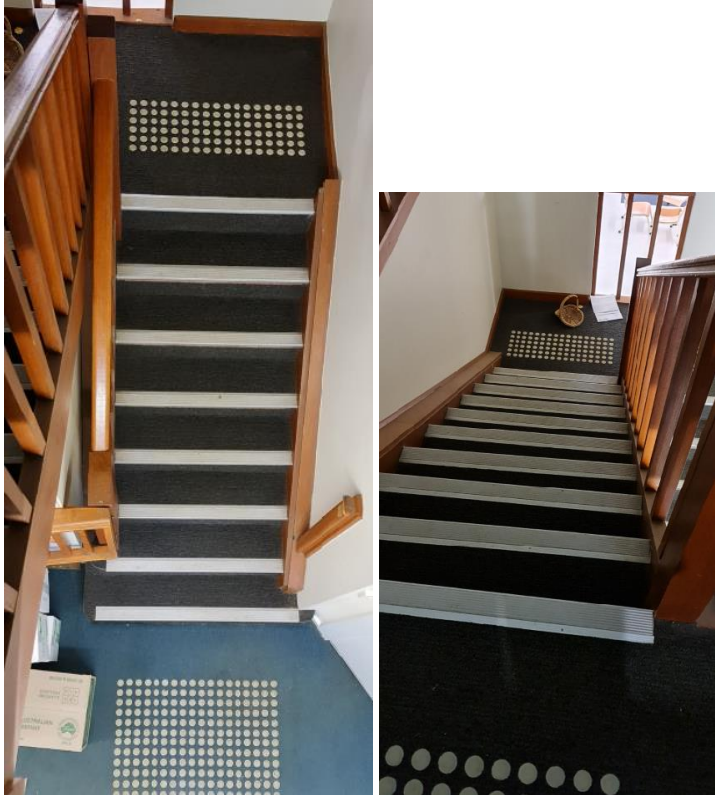
Component	Issue / Description Recommendation	Legislation Reference	Photos - External & Internal Stairs	Priority
External & internal stairs	<p>External entry stair, no provision of compliant dual handrails, Stair nosing's & TGSIs</p> <p>Internal Stairs – Front stair - non-compliant single handrail, 1m clear provided between existing handrail & wall.</p> <p>Rear stair - non-compliant single handrail, 720 clear provided between existing handrail & wall, no provision of TGSIs to top & bottom of stairs</p> <p>No Provision of vertical lift access to first floor level.</p>	<p>AS1428.1 CI 11.1</p> <p>(f) At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread.</p> <p>(h) TGSIs shall be installed in accordance with AS 1428.4.1.</p> <p>AS1428.1 CI 11.2</p> <p>(b) Handrails shall be installed on both sides of the stairs.</p>	 <p>External entry stair</p>	Medium




	<p>Recommendations</p> <p>External stair – provide compliant dual handrails, stair nosing's & TGSIs.</p> <p>Internal front stair- provide compliant dual handrails.</p> <p>Internal rear stair- provide compliant single handrail.</p> <p>Vertical lift access technically required to be provided to first floor level for a class 9b building.</p>	<p>(d) Where a handrail terminates at the bottom of a flight of stairs, the handrail shall extend at least one tread depth parallel to the line of nosing's plus minimum of 300 mm horizontally from the last riser.</p> <p>(e) The handrail shall extend a minimum of 300 mm horizontally past the nosing on the top riser.</p> <p>AS1428.1 Cl 12</p> <p>(i) Handrails shall have no obstruction to the passage of a hand along the rail.</p> <p>AS1428.4.1 Cl 2.4</p> <p>Where required on a path of travel, warning indicators shall be located at both the top and bottom of stairways,</p>	 <p>Rear stairway</p>	
--	---	---	---	--

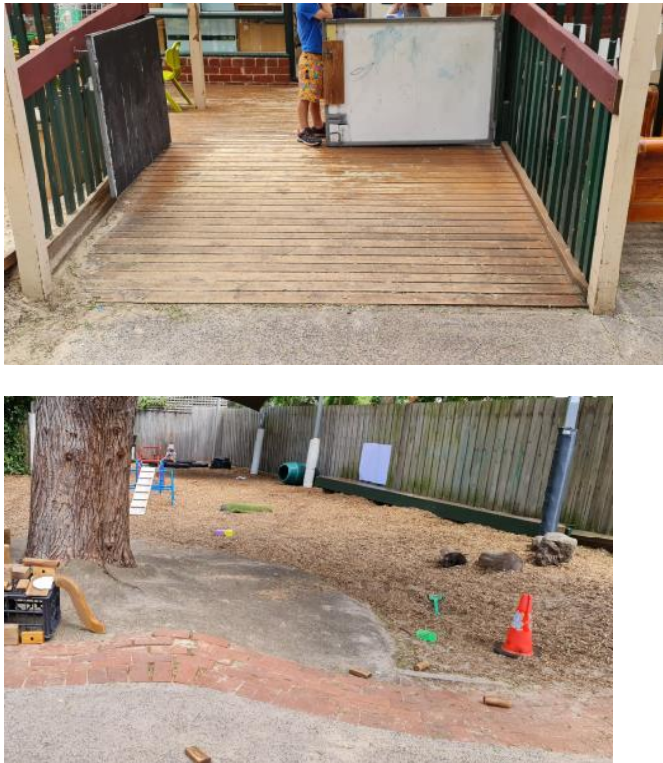


Morris Goding
Access Consulting

			 <p>Front stairway</p>	
--	--	--	--	--



Component	Issue / Description Recommendation	Legislation Reference	Photos-Sanitary facilities	Priority
Toilets	<p>There is no provision of ambulant or unisex accessible sanitary facilities within the building</p> <p>Recommendation</p> <p>Provide AS 1428.1 compliant unisex accessible toilet.</p> <p>M & F ambulant facilities to be confirmed if required by building surveyor dependant on number of people employed.</p>	<p>AS 1428.1, CI 13 – Doorways & door circulation space at doorways.</p> <p>AS 1428.1, CI 15 – Sanitary facilities.</p> <p>AS 1428.1, CI 16 Sanitary compartments for people with ambulant disabilities</p> <p>NCC F2.3, F2.4, D3.6 Signage & NCC Specification D3.6 Braille & Tactile signs</p>	 <p>Existing Staff WC</p>	Medium

Component	Issue / Description Recommendation	Legislation Reference	Photo External Playground	Priority
Externa playground	<p>Ramp – non-compliant 1 in 5 gradient & no provision of compliant handrails or TGSIs.</p> <p>Rear play space – no provision of all weather surface & uneven pathway</p> <p>Recommendation</p> <p>Provide compliant ramp gradient, handrails & TGSIs.</p> <p>Rectify pathway to reduce tripping hazard, provide all weather surface/pathway to access play area.</p>		 <p>Ramp & rear external play area</p>	Medium



3. NCC COMPLIANCE

Access to Premises requirements	Compliance level
D2.10 Pedestrian ramps	Non-Compliant
D2.13 Stairs – goings and risers	Compliant
D3.1. General building access	Non-Compliant
D3.2 Access to Buildings	Non-Compliant
D3.3 Parts of the building to be accessible	Non-Compliant
D3.4 Exemptions	Not Applicable
D3.5 Carparking	Not Applicable
D3.6 Identification of facilities – Signage	Not Applicable
D3.7 Hearing augmentation	Not Applicable
D3.8 Tactile indicators	Partial Compliance
D3.9 Wheelchair spaces in Class 9b assembly buildings	Not Applicable
D3.12 Glazing on accessways	Not Applicable
E3.6 Passenger Lifts	Not Applicable
F2.4 Sanitary facilities	Non-Compliant



Morris Goding
Access Consulting

4. SUMMARY

The existing childcare centre currently provides for low compliance to access facilities to and within the current layout of the building, it is recommended that any works undertaken to the building should provide full compliance to meet the requirements of the current National Construction Code (NCC 2019 Amendment 1) and the Australian Standards (AS) to provide full DDA compliance to cater for staff members and the general public on a day-to-day basis ensuring people with disabilities can access key services functionally and equitably.

REVIEW PROVIDED BY:

Colin Earle
Dip. Bldg. Const



Nick Morris O.A.M
B.A (Human Movement – RMIT)
Accredited Member – ACAA



Appendix – Design Checklist

The following summarises the primary project technical requirements as required to satisfy the National Construction Code and relevant referenced standards including the AS 1428 suite.

1) Car Parking and Transport

Key Car parking and transport design recommendations:

- Dimensions of angled accessible parking bays 2400 x 5400mm with adjacent 2400mm x 5400mm shared area and bollard in shared area.
- Dimensions of parallel parking bays 3200mm x 7800mm.
- Provide direct kerb ramp access from adjacent to the accessible parking space to pathway.
- Accessible bays to be located near entrances, lift lobbies and ramps.
- Provide a designated area for accessible drop off from private vehicles, taxis and community vehicles with kerb ramp access to the pathway.

2) External Walkways, Kerbs and Pedestrian Crossings

External walkway dimensions:

- Walkways to be 1000mm wide (minimum), 1500mm preferred.
- Walkway gradient to be 1:20 (max) with landings every 15m and a cross-fall of not greater than 1:40.
- If gradient of walkway is less than 1:33 no landings are required.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length.

Key kerb and pedestrian crossing recommendations:

- Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm.
- Pathways from accessible parking across roadways to have designated line marking.

Access to buildings:

Access must be provided to a site from;

- The main points of pedestrian entry at the allotment boundary
- From another building (required to be accessible) linked by a pedestrian link
- From any accessible car parking spaces

And to the actual building, access must be provided via the main principal entrance and;

- Not less than 50% of all pedestrian entries (including the principal entrance) and
- And, a non-accessible entrance must not be located more than 50m from an accessible entrance.

3) Slip Resistance

Slip Resistance of Ramps, Steps and Landings: (D2.10, D2.13, D2.14)

- Ramp Surfaces, stair tread surfaces or nosing strips, and stair landings, or landing nosing strips to a flight below, must achieve slip-resistance classifications to AS4586-2013 as follows:
- Application:
- 1:14 or steeper- dry surface conditions P4 or R11, wet surface condition P5 or R12
- Ramps of 1:14 to 1:20- dry surface conditions P3 or R10, wet surface condition P4 or R11
- Tread of Landing Surface- dry surface conditions P3 or R10, wet surface condition P4 or R10
- Nosing Strip to Landing Strip- dry surface conditions P3, wet surface condition P4



4) Entrances

Key entrance recommendations

- Main entry must be accessible (new buildings) or locate accessible entry within 50m of inaccessible entry (existing buildings).
- 50% of all entrances are required to be accessible (new buildings).
- Entry requires single door leaf width clearance of 850mm (920mm door size).
- Circulation space of 1450mm required either side of entry. Minimum grade & cross fall 1:40.
- Entrance doors to have operational weight of less than 20N of force or be automated.
- All frameless glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm.

5) Lifts

Key lift design recommendations:

- Lift dimensions to be 1400mm x 1600mm minimum. Where stretcher use indicated (in at least one lift for lifts travelling >12m) provision of 2000mm length is required.
- 1450mm floor circulation space required at lift entrances.
- Lift doorway clearance to be 900mm
- Fit out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops.
- Lift controls to be installed at height between 700-1250mm. At lift landings controls to be located 500mm clear of any obstruction with 1350mm circulation space in front of controls. This is inclusive of side walls.

Vertical Platform Lift (VPL) Specifications:

- Lift dimensions to be 1100mm x 1400mm minimum
- Lift doorway clearance to be 900mm
- Fit out of lift to include: dual sided controls, automatic door operation, bilateral handrails, control operation via constant hold to run pressure.

6) Stairs

Key stair design recommendations:

- Stairs to be set back 900mm at property boundaries or sufficient space to accommodate required handrails internal corners.
- Where the intersection is at an internal corridor, the stair shall be set back in 300mm, so the handrails do not protrude into transverse path of travel.
- Circular or spiral stairs are generally unsafe due to their inconsistent tread width.
- Stairs shall have opaque risers.
- Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm.
- Stair nosing profiles shall:
 - a. Have a sharp intersection;
 - b. Be rounded up to 5mm radius; or
 - c. Be chamfered up to 5mm x 5mm
- At the nosing, each tread shall have a strip not less than 50mm and not more than 75mm deep across the full width of the path of travel. The strip may be set back a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall not exceed a difference of 5mm
- Common use stairs require AS1428 series compliant handrails, tread features and TGSi.



- Fire stairs require AS1428 series compliant stair nosing. They are exempt from other features although these are recommended to enhance safety of steps.

7) Ramps

Key ramp design recommendations:

- Total vertical rise cannot exceed 3.6m.
- Ramps to be set back 900mm at property boundaries or 400mm at internal corners.
- Minimum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp.
- Ramp required to have unobstructed width of 1000mm
- Ramps to be provided with landings at bottom and top of ramp.
- Landings required every 9m where grade 1:14.
- Landings required every 15m where grade 1:20.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.
- Ramps require AS1428 series compliant handrailing and TGSI.

8) Information, Reception and Enquiries

Key information and reception design recommendations

- Provide 1450mm approach space in front of reception areas.
- Reception height to be 900mm or if higher an 850mm wide section of 900mm height is provided.
- If transactions to occur at counter total counter depth to not exceed 1100mm.
- On the staff approach an accessible under clearance of 680mm height is required.
- On the customer side if paperwork requires completion provide an 850mm wide section of 680mm high desk under clearance.

9) Internal Walkways and Surfaces

Key internal walkway and surface recommendations:

- Walkways to be 1800mm wide or 1500mm with passing bays (1800 x 2000mm) every 20m in high trafficable zones.
- Minimum width of internal walkway 1000mm.
- Path of travel in front of major thoroughfare doorways or those accessed from a frontal approach required to be 1450mm width (minimum).
- Path of travel in front of minor thoroughfare doorways accessed from the latch side to be 1240mm minimum width (for example corridor widths in low traffic areas).
- Landing spaces at directional changes of at 90° - 1500mm x 1500mm (corner can be truncated); at 180° - 1540mm x 2070mm.
- Turning space at corridor terminations to be 1540mm width x 2070mm length.
- Tactile indicators are required to be provided to warn occupants of all stairs (except Fire Isolated stairs) and ramps regardless of public nature or private environment and where an overhead obstruction occurs less than 2.0m above the finished floor level.

Accessibility within building:

- A building required to be accessible is required to be equipped with either a 1428.1 compliant lift or 1428.1 compliant ramp, (but the maximum vertical rise of a ramp must not exceed 3.6m).

10) Internal Doorways



Key internal doorway recommendations

- All doors require 850mm clearance width (920mm doors) inc. active leaf of double doors.
- Latch side clearance of 510mm to inward opening doors; 530mm to outward opening doors.
- Automated doors can negate latch side clearance and are preferred on entry/ outside opening doors.
- Circulation space of 1450mm required either side of doors in high traffic areas or that are approached from the front.
- Circulation space of 1240mm required in front of inward opening doors approached from latch side (for example corridor widths within low traffic areas).
- All frameless glazed doors must be marked with contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm.

11) Sanitary and Parenting Facilities

Key sanitary facility recommendations

- Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building.
- Room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm.
- Room dimension with WC, basin, shower: 2300mm x 2690mm.
- Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror.
- Consider provision of baby change and/or shower to enhance operational flexibility for all users.
- Must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels and as per the following:
 - Building Type- Retail
 - Minimum accessible unisex sanitary compartments to be provided:
 - a) 1 on every storey containing sanitary compartments; and
 - b) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks
- At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and
- Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.

12) Emergency Evacuation

Key emergency evacuation recommendations:

- Consideration of individuals with disabilities is required as part of emergency evacuation planning. The types of accessible emergency evacuation include “protect in place” i.e. 1 hour rated hotel rooms on non-fire effected levels; smoke isolated lift lobbies with managed lift access; horizontal evacuation movement to other building areas; or provision of fire refuges within fire stairs or identified zones.
- If areas of refuge are provided spaces of 1300mm x 800mm are required per individual. This space needs to be set back from the main egress thoroughfare.
- Fire evacuation plans should include provision of management plans to assist individuals with disabilities or access requirements. Individuals with accessible requirements should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.
- Fire engineering reports should detail accessible evacuation within a sub section of the plan.

13) Signage

Key Signage design recommendations

- Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
- Ensure accessible way finding signage is:



- Located at appropriate viewing heights
 - Perpendicular to the path of travel or beside identifiable features (e.g. door faces)
 - Of suitable colour contrast
 - Of compliant notation inclusive of use of the international symbol of access.
- Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
- Ensure parenting symbols are used to identify baby change locations.

14) Hearing Augmentation

Key Hearing augmentation recommendations

- Hearing Augmentation systems must be provided where inbuilt amplification is provided in rooms (e.g. auditoriums, conference rooms or meeting rooms)
- Hearing Augmentation systems must be provided where inbuilt amplification is provided to ticket offices, tellers booths, reception areas or the like where the public is screened from the service provider.
- Hearing augmentation systems can be permanent or portable. The nature of the built environment will dictate the desired outcome.