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Access Audit

Elwood Children's Centre – 46 Tennyson Street, Elwood

19 December 2021



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Access Audit

19 December 2021

21709

Prepared for **City of Port Phillip**

Prepared by Mabel Chan

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1.0 Introduction

Tom Temay of the City of Port Phillip commissioned this report to identify non-conformances associated with access for people for disabilities against the requirements of the Building Code of Australia 2019 (BCA) and the relevant Australian Standards, as well as other access standards to meet the intent of the Disability Discrimination Act 1992 (DDA).

The subject building is a Child Care Facility, located at 46 Tennyson Street, Elwood. This access audit report covers the entire building and associated site surrounds, such as external paths of travel and outdoor play areas. An access appraisal of the existing building was conducted on 7 December 2021 using the DDA, BCA and relevant access standards as the basis of all identified conformance issues and resultant advice.

This report highlights access issues identified within the existing building and provides recommendations to achieve compliance. The appraisal does not cover the following elements:

- Technical measurements (i.e. Forces required to operate doors, slip resistances of floors, lighting levels and luminance contrast)
- Assessment of construction and fixing methods
- Design of structure or installation methods
- Assessment of existing hearing augmentation systems
- Assessment of emergency services or emergency evacuation plans.

All attempts have been made to identify all non-conformances throughout the existing building against the relevant legislative requirements as they relate to access for people with disabilities. Where areas were locked or secure and therefore 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.

No occupational health and safety elements have been reviewed or have been included as part of this audit or the report.

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

2.0 Compliance requirements

2.1 Relevant access legislation

The DDA was enacted in 1993 and has brought significant change to building design and construction. No longer is the provision of access for people with disabilities a moral obligation but it is now a legislative requirement.

Section 23 of the DDA makes it unlawful to discriminate against people with a disability, or associate, in relation to access to, and use of premises that the public enter or use.

In May 2011, the Disability (Access to Premises – Buildings) Standards (Premises Standards) came into force under the DDA, which coincided with changes to the BCA by the Australian Building Codes Board to incorporate similar access provisions. The aim was to minimise inconsistencies with access provisions between the BCA and the objectives of the DDA. These changes now allow owners and developers of buildings used by the public to satisfy the main objectives of the DDA by meeting the requirements of the BCA and associated Australian Standards.

Section 4.0 of this report lists the relevant codes and standards with disability access provisions for buildings and the built environment that relate to this report.

2.2 Requirements for existing buildings

Currently, there is no retrospective requirement under Building Regulations 2018 to upgrade the existing building and satisfy all the current disability access provisions in the BCA and associated Australian Standards. But if any future building work is undertaken, which relates to an access provisions and requires a building permit, then these works will need to satisfy the current disability access provisions.

Regulation 236 of the Building Regulations 2018 (similar to clause 2.1 of the Premises Standards) requires all 'new parts' and 'affected parts' of existing buildings (associated with alterations or additions) to comply with the current disability access provisions of the BCA. The affected part of an existing building is defined as the principal entry of the existing building that contains a new part as well as the path of travel from the entry to the new part. The affected part does not include items such as an adjacent car park or toilet facility, but only the principle path which connects the new building works to the principle entry of the building.

We also need to highlight that a complaint under the DDA to the Australian Human Rights Commission (AHRC) can be made at any time by a building occupant or visitor whether building works have been undertaken or not. Not addressing the recommendations outlined in this report may increase the likelihood of such a complaint being made. Complaints which are not successfully mediated by the AHRC may subsequently be heard in a federal court.

3.0 Site observations and recommendations

This report assesses the existing building against the 'deemed-to-satisfy' access provisions of the BCA and the relevant Australian Standards (similar to the Premises Standards), as well as other access standards and guidelines to meet the intent of the DDA and better cater for the potential needs of people with a disability.

The observed access issues identified during our site inspection of the existing building are listed in the schedule in section 4.0 of this report.

Several photographs were also taken as part of this access audit report. The referenced photographs from our site visit are included in section 5.0 of this report.

Section 6.0 includes the floor plans provided by the City of Port Phillip with door numbers (labelled by Functional Access Solutions/Think Access) to help identify each door in the access audit schedule.

As part of our assessment of the relevant BCA and DDA requirements, we reviewed all parts of the existing building and associated external areas, except for the following exclusions:

- Baby change facilities used by the facility carers. It is anticipated the manual handling associated with being a carer at a childcare facility would see this staff cohort being able bodied.
- Joinery and fixtures in playrooms for staff use, such as preparation areas, sinks and the like, which we feel is not a significant DDA issue
- Kitchens in childcare facilities solely used by dedicated cooking staff for the preparation of children's meals, which we feel fits into the exemption concession under the BCA (clause D3.4)
- Dedicated storerooms for children's toys and other equipment, which we feel fits into the exemption concession under the BCA (clause D3.4)
- Cleaner's storerooms and associated facilities, which we feel fits into the exemption concession under the BCA (clause D3.4)
- Plant rooms and specific services rooms (e.g. bin stores, loading areas and the like), which we feel fits into the exemption concession under the BCA (clause D3.4)
- Loose furniture (internal and external), including staff workstations, desks and tables, which we feel is not a significant DDA issue.

As the schedule in section 4.0 of this report highlights several access issues, the existing building does not adequately cater for people with disabilities. To achieve a reasonable level of compliance against the BCA and to be able to meet the intent of the DDA, the existing building will require significant upgrade works.

The key outcomes from our access audit include the following:

- The entry gate was not accessible with no intercom to allow people with disabilities to seek staff assistance
- Non-compliant access to the main entrance of the building
- Non-compliant doors throughout the building (all doors had shortfalls)
- Lack of accessible signage
- No accessible sanitary facilities for children with disabilities
- No ambulant toilet cubicles for children with disabilities

- Joinery to kitchenettes, work areas and sign in points generally do not include accessible features
- The outdoor play areas did not cater for children with various disabilities
- An accessible sanitary facility has not been provided
- Adult cubicles for people with ambulant disabilities have not been provided
- Lift / ramp access is not available to the first floor
- Light switches, controls, gpo's and fixtures such as fire hydrants were generally located at inappropriate heights or at internal corners and did not include large format rocker controls.
- The stair has access shortfalls.

We accept that all the above works represents significant building works and suggest that future consideration is given to progressively upgrading the existing building as per the current disability access standards or at least improve accessibility to more closely align with the current disability access standards. This is to limit the subject building's exposure to a potential complaint under the DDA.

Notes:

1. Where measurements have been nominated in this report, they relate to disability access provisions only. Other codes and standards may require additional requirements, which need to be confirmed by a qualified building surveyor.
2. This report principally references the access provisions of the BCA and the applicable versions of the Australian Standards referenced within the BCA. These BCA access provisions are replicated from the Premises Standards and consequently where this report refers to the access provisions of the BCA, this will generally be consistent with the Premises Standards.

4.0 Access audit schedule

Port Phillip City Council
Access audit of 46 Tennyson Street, Elwood



Date Audited	7/12/21
Auditor	Mabel Chan / George Xinos
Client	Port Phillip City Council
Address	46 Tennyson Street, Elwood
Reference	21709AA

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Item	Date	Room no. or location	Item	Access Element	Code	Identified shortfall	Access standard or BCA	Recommendations	Photo no.	Comments or measurements	Priority
1	7/12/21	General	Lightswitches	Controls	CT3	Rocker action and toggle switches are not at least 30 mm x 30 mm	AS1428.1, clause 14.2	Replace switches with 30 mm x 30 mm rocker action and toggle switches	1	All light switches have small buttons	BCA - Medium
2	7/12/21	General	Loose Mats	Internal paths	IP13	Other			2	There are loose floor coverings throughout the facility that may be trip hazards as well as affecting wheelchair access	
3	7/12/21	General	Signage	Signage	SG1	Braille & tactile signage adjacent to the sanitary facility airlock door not provided or does not comply	BCA, clause D3.6(a)(i)(A) and AS1428.1, clause 8	Install compliant Braille and tactile signage as per AS1428.1 and the BCA		No signage has been provided to any sanitary facilities	BCA - Medium
4	7/12/21	General	Directional and Exit Signage	Signage	SG7	Directional signage not provided at a non-accessible entrance to direct a person to the location of the nearest accessible entrance	BCA, clause D3.6€ and AS1428.1, clause 8	Install compliant Braille and tactile signage as per AS1428.1 and the BCA		The entrance is not accessible and there is no directional signage and there is no exit signage	BCA - Medium
5	7/12/21	General	Children's Toilets	Accessible toilets	AT39	Second mirror not provided or does not fully comply - lower edge 600 mm AFFL, top of mirror 1850 mm AFFL and at least 350 mm wide	AS1428.1, clause 15.4.1	Install new mirror	3	There is no provision of accessible or ambulant toilet toilets for children	DDA - Medium
6	7/12/21	General	Sanitary Facilities	Accessible toilets	AT1	No unisex accessible sanitary facility provided or the number provided is not adequate	BCA, clause F2.4(a) & Table 2.4(a)	Provide new unisex accessible sanitary facilities, as required to achieve compliance	4	There is no provision of accessible or ambulant toilet toilets for adults	BCA - High
7	7/12/21	General	Shower Facilities	Accessible showers	AS1	No accessible shower provided or number provided is not adequate	BCA, clause F2.4 (b) & Table 2.4 (b)	Provide new accessible showers, as required to achieve compliance	5	A shower for able bodied people is available but there is no accessible shower facility	BCA - High
8	7/12/21	General	Play Equipment	General access and external paths	P24	Other			6	Playground equipment does not include universal access features.	

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9	7/12/21	General	Tea/Art Points	Joinery and furniture	J12	Other			7	Tea points and art sinks have not been designed with accessible joinery	
10	7/12/21	G01 (Gate at allotment Boundary)	Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	8	The gate lacks luminance contrast with the surrounding fence	BCA - Medium
11	7/12/21		Assisted Access	Doors	D27	Glazed vision panel in door has a lower edge greater than 1000 mm; has an upper edge less than 1600 mm; is located more than 200 mm from the latch side of the door; and is less than 150 mm wide	AS1428.1 (2001 version), clause 7.5.2	Repalce or modify glazed panel to ensure compliance		Door controls are at excessive heights which is permitted at this location however there must be provision of intercom together with a management plan to support parents, guardians, staff	DDA - Medium
12	7/12/21	Side Yard	Cross Falls	General access and external paths	P13	Camber or crossfall not provided to walkway and landings with a gradient gentler than 1:33 (3%) in direction travel to allow for the shedding of water (1:40 (2.5%) max)	AS1428.1, clause 10.1(d)	Modify the walkway or landing to ensure that there is a 1:40 (max) camber or crossfall		Cross falls are up to 1:29	BCA - Medium
13	7/12/21	G02(Gate between Side Yard and Allotment Boundary)	Circulation	Doors	D2	Door latch clearance insufficient	AS1428.1, clause 13.3.1	Modify doorway to achieve the required latch side clearance or fully automate the door	9	No latch side clearance present	BCA - High
14	7/12/21		Gradient and crossfall	Doors	D5	Circulation space in front of door has a gradient or crossfall greater than 1:40 (2.5%)	AS1428.1, clause 13.3.1	Modify the area in front of the doorway to comply	9		BCA - High

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15	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	9	The gate lacks luminance contrast with the surrounding fence	BCA - Medium
16	7/12/21		Door control	Doors	D14	Control that needs to be pushed is outside of the range of 900 mm and 1200 mm AFFL	AS1428.1, clause 13.5.3(b)	Reposition door hardware to comply	10	The door control (child proof gate) is too high, only first door from allotment boundary is permitted to have higher door controls	BCA - Medium
17	7/12/21		Break Glass	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	10	The breakglass is too high at 1740mm above the FFL	BCA - High
18	7/12/21		Push to open	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	10	The push to exit button is too high at 1580mm above the FFL	BCA - High
19	7/12/21			Controls	CT6	Other			10	The push to exit button is too small with a 15mm approx diameter and not sitting proud of surface	
20	7/12/21		Hand sanitiser	Controls	CT6	Other			10	The hand sanitiser is too high at 1277mm	
21	7/12/21	G03(Gate between Side Yard and South Yard)	Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	11	The gate lacks luminance contrast with the surrounding fence	BCA - Medium
22	7/12/21		Door control	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	11	The door control (child proof gate) is too high, only first door from allotment boundary is permitted to have higher door controls	BCA - Medium

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23	7/12/21	Latch Side Clearance	Latch Side Clearance	Doors	D27	Glazed vision panel in door has a lower edge greater than 1000 mm; has an upper edge less than 1600 mm; is located more than 200 mm	AS1428.1 (2001 version), clause 7.5.2	Repalce or modify glazed panel to ensure compliance	11	The gate lacks latch side clearance to one side due to planting	DDA - Medium
24	7/12/21	Entrance Porch	Step	Entrances	E1	Access is not provided through the principal pedestrian entrance of the building	BCA, clause D3.2(b)	Provide access through the principal pedestrian entrance or seek an alternative solution to provide access to another entrance	12	The entrance is inaccessible due to the step	BCA - High
25	7/12/21	D01 (Main Entrance Door)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	13	The leafs on the double doors provide a clear opening width of 635mm each.	BCA - High
26	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	13	The doors have no luminance contrast with the walls on the inside	BCA - Medium
27	7/12/21		Threshold Ramp	Doors	D19	The threshold ramp at the doorway does not comply	AS1428.1, clause 10.5 and Figure 21	Replace threshold ramp with a compliant type	13	The door has a ramp on one side with no landing and excessive length of 940mm and gradients of up to 1:6	BCA - High
28	7/12/21		Ligthswitch	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	14	Lightswitch is too high at 1350mm above FFL	BCA - High
29	7/12/21		Ligthswitch	Controls	CT2	Switches and controls located less than 500 mm from an internal corner	AS1428.1, clause 14.1	Reposition switches or controls	14	Lightswitch is 450mm from the internal corner	BCA - High
30	7/12/21		Keypad	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	14	Keypad is too high at 1500mm	BCA - High

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31	7/12/21		Keypad	Controls	CT2	Switches and controls located less than 500 mm from an internal corner	AS1428.1, clause 14.1	Reposition switches or controls	14	Keypad is 450mm from the internal corner	BCA - High
32	7/12/21	Sign in	Sign in mechanisms	Internal paths	IP13	Other			15	Sign in is not located in an accessible location	
33	7/12/21	Entry	Fire Extinguisher at entrance	Internal paths	IP13	Other			16	The fire extinguishers are located 300mm within the internal corner	
34	7/12/21	D02 (Double doors to Toddler Playroom 1)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	17	The leafs on the double doors provide a clear opening width of 623mm each.	BCA - High
35	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	17	The doors have no luminance contrast with the walls on both sides	BCA - Medium
36	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	17	The door handle is too low at 810mm	BCA - Medium
37	7/12/21	D03(Door at rear of Toddler Playroom 1)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	18	The leaf of the door provide a clear opening width of 540mm.	BCA - High

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38	7/12/21		Latch Side Clearance	Doors	D27	Glazed vision panel in door has a lower edge greater than 1000 mm; has an upper edge less than 1600 mm; is located more than 200 mm from the latch side of the door; and is less than 150 mm wide	AS1428.1 (2001 version), clause 7.5.2	Repalce or modify glazed panel to ensure compliance	18	The door only has 100mm latch side clearance	DDA - Medium
39	7/12/21		Door Circulation	Doors	D4	Circulation space in front of door is insufficient	AS1428.1, clause 13.3.1	Modify the area in front of the doorway to comply	18	A shelf is in the doors circulation on the corridor side	BCA - High
40	7/12/21	Corridor	Controls	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	19	The various countrols (door controls) and phones, switches etc are located to high from 1570mm above the FFL	BCA - High
41	7/12/21	Kitchen	D3.4 Exemption							Kitchens operated by staff in childcare facilities are generally considered exempted under BCAD3.4 therefore they were no assessed.	
42	7/12/21	Laundry	D3.4 Exemption							Laundries operated by staff in childcare facilities are generally considered exempted under BCAD3.4 therefore they were no assessed.	

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43	7/12/21	D04(Door to Kinder Playroom 2)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	20	The leafs on the double doors provide a clear opening width of 752mm each.	BCA - High
44	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	20	The doors have no luminance contrast with the walls on both sides	BCA - Medium
45	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	20	The door handle is too low at 780mm	BCA - Medium
46	7/12/21		Glass panel	Doors	D27	Glazed vision panel in door has a lower edge greater than 1000 mm; has an upper edge less than 1600 mm; is located more than 200 mm from the latch side of the door; and is less than 150 mm wide	AS1428.1 (2001 version), clause 7.5.2	Repalce or modify glazed panel to ensure compliance	20	The base of the glass panel is too high at 1055mm above FFL	DDA - Medium
47	7/12/21	D05 (Door to Children's WC from	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	21	The clear opening width provided by the door is 650mm only	BCA - High
48	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting	21	The doors have no luminance contrast with the walls on both sides	BCA - Medium
49	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	21	The door handle is too low at 796mm	BCA - Medium

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50	7/12/21	D06 (First set of Double doors from Kinder	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	22	The clear opening width provided by each door leaf is 710mm	BCA - High
51	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting	22	The doors have no luminance contrast with the walls on in the internal side	BCA - Medium
52	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	22	The door handle is too low at 800mm	BCA - Medium
53	7/12/21		Threshold Lip	Doors	D19	The threshold ramp at the doorway does not comply	AS1428.1, clause 10.5 and Figure 21	Replace threshold ramp with a compliant type	22	There is a 40mm high lip at the door	BCA - High
54	7/12/21		Door finish	Doors	D22	Either visual indicators have not been installed to glass doors or side panels or installed visual indicators do not comply	AS1428.1, clause 6.6	Install compliant visual indicators	22	The doors are glass but there are no decals	BCA - Medium
55	7/12/21	D07 (Door from Children's	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	23	The clear opening width is 789mm	BCA - High
56	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the	23	The doors have no luminance contrast with the walls on in the internal side	BCA - Medium
57	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	23	The door handle is too low at 818mm	BCA - Medium
58	7/12/21		Threshold Lip	Doors	D19	The threshold ramp at the doorway does not comply	AS1428.1, clause 10.5 and Figure 21	Replace threshold ramp with a compliant type	23	There is a 40mm high lip at the door	BCA - High

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59	7/12/21	D08 (Folding Door)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	24	The clear opening width provided by each door leaf is 678mm	BCA - High
60	7/12/21		Latch Side Clearance	Doors	D2	Door latch clearance insufficient	AS1428.1, clause 13.3.1	Modify doorway to achieve the required latch side clearance or fully automate the door	24	There is no latch side clearance	BCA - High
61	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	24	The doors have no luminance contrast with the walls on both sides	BCA - Medium
62	7/12/21		Door handle	Doors	D8	Door handle and related hardware cannot be opened by one hand	AS1428.1, clause 13.5.2(a)	Replace door hardware with a compliant type	24	Door handle is not D-pull type	BCA - Medium
63	7/12/21		Door Snib	Doors	D12	Door snib does not have a lever handle that is at least 45 mm long	AS1428.1, clause 13.5.3(d)	Replace door hardware with a compliant type	24	The door snib is too small	BCA - Medium
64	7/12/21		Switch	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	24	The switch located externally close to the door is at 1520mm high	BCA - High
65	7/12/21	D9 (Second set of Double doors from Kinder Playroom 2	Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	25	The doors have no luminance contrast with the walls on in the internal side	BCA - Medium

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66	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	25	The door handle is too low at 801mm	BCA - Medium
67	7/12/21		Threshold Lip	Doors	D19	The threshold ramp at the doorway does not comply	AS1428.1, clause 10.5 and Figure 21	Replace threshold ramp with a compliant type	25	There is a 40mm high lip at the door	BCA - High
68	7/12/21		Door finish	Doors	D22	Either visual indicators have not been installed to glass doors or side panels or installed visual indicators do not comply	AS1428.1, clause 6.6	Install compliant visual indicators	25	The doors are glass but there are no decals	BCA - Medium
69	7/12/21		Hand sanitiser	Controls	CT6	Other			25	The hand sanitiser is near this door is too high at 1488mm	
70	7/12/21	Kinder Playroom 1	Path of travel						26	The opening at this location is too narrow at 960mm only	
71	7/12/21		Switch	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls		The light switch is too high at 1346mm	BCA - High
72	7/12/21		Switch	Controls	CT2	Switches and controls located less than 500 mm from an internal corner	AS1428.1, clause 14.1	Reposition switches or controls		The light switch is 291mm within the internal corner	BCA - High

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73	7/12/21	D10 (Door to Bathroom)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	27	The door is missing but the opening is 791mm without the door	BCA - High
74	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	27	The doors have no luminance contrast with the walls on both sides	BCA - Medium
75	7/12/21		First Aid	Controls	CT6	Other			27	The first aid box is too high located 1565 above the FFL.	
76	7/12/21	D11 (Door to Staff WC)	Door Snib	Doors	D12	Door snib does not have a lever handle that is at least 45 mm long	AS1428.1, clause 13.5.3(d)	Replace door hardware with a compliant type	28	The lock has a short snib	BCA - Medium
77	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	28	The door handle is too high at 1271mm	BCA - Medium
78	7/12/21		Locking Mechanism	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	28	The lock is too high at 1378mm	BCA - Medium

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79	7/12/21	D12 (Door from Hall to Entry)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	30	The clear opening width is 767mm	BCA - High
80	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	30	The doors have no luminance contrast with the walls on both sides	BCA - Medium
81	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	30	The door handle is too low at 764mm	BCA - Medium
82	7/12/21	Lockers next to stairs	Circulation	Internal paths	IP8	Insufficient wheelchair turning space provided to allow a wheelchair user to turn around - less than 1540 mm wide x 2070 mm in the direction of travel	AS1428.1, clause 6.5.3	Modify corridor arrangements to ensure compliance	31	There is insufficient circulation to the lockers, 516mm width available only	BCA - High
83	7/12/21	D13 (Door to Baby Playroom 1)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	32	The clear opening width of the double door is 650mm per leaf	BCA - High

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84	7/12/21		Door Circulation	Doors	D2	Door latch clearance insufficient	AS1428.1, clause 13.3.1	Modify doorway to achieve the required latch side clearance or fully automate the door	30	150mm approx.	BCA - High
85	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	32	The doors have no luminance contrast with the walls on both sides	BCA - Medium
86	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	32	The door handle is too low at 797mm	BCA - Medium
87	7/12/21		Switch/fan control	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	32	The switch and fan controls are too high at 1379mm above the FFL	BCA - High
88	7/12/21	D14 (Door to Cot Room)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	33	The clear opening width door is 764mm	BCA - High
89	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	33	The doors have no luminance contrast with the walls on both sides	BCA - Medium

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90	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	33	The door handle is too low at 799mm	BCA - Medium
91	7/12/21		Step	Doors	D18	A step occurs at the threshold of the door	AS1428.1, clause 13.3.1	Install compliant threshold ramp as per AS1428.1 if the step does not exceed a height of 35 mm or install a compliant step ramp and landing	33	There is a step at the door	BCA - High
92	7/12/21	Cot Room	Turning Space	Internal paths	IP8	Insufficient wheelchair turning space provided to allow a wheelchair user to turn around - less than 1540 mm wide x 2070 mm in the direction of travel	AS1428.1, clause 6.5.3	Modify corridor arrangements to ensure compliance	34	There is insufficient circulation to cots, with 857mm to the side of the cots.	BCA - High
93	7/12/21	D15 (Door from Baby Playroom 1 to the front playground)	Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	35	The doors have no luminance contrast with the walls on both sides	BCA - Medium
94	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	35	The door handle is too low at 773mm	BCA - Medium
95	7/12/21		Glass panel	Doors	D27	Glazed vision panel in door has a lower edge greater than 1000 mm; has an upper edge less than 1600 mm; is located more than 200 mm	AS1428.1 (2001 version), clause 7.5.2	Repalce or modify glazed panel to ensure compliance	35	The base of the glass panel is too high at 1065mm above FFL	DDA - Medium
96	7/12/21		Turning Space externally	General access and external paths	P17	Walkway landing is less than 1540 mm wide x 2070 mm long where there is a change of direction up 180°	AS1428.1, clause 10.8.1(c)	Modify the walkway and landings to ensure compliance	36	The landing outside the door is too small 1186mm x 1200mm approx.	BCA - High
97	7/12/21		Walkway	General access and external paths	P10	Walkway gradient is steeper than 1:20 (5%)	AS1428.1, clause 10.2	Modify the walkway to achieve a maximum gradient of 1:20 for a maximum length of 15 m or convert the walkway into an	36	The walkway gradient is excessive at up to 1:5	BCA - High
98	7/12/21	Front Playground	Width of Path	General access and external paths	P7	Accessible path is less than 1000 mm wide	AS1428.1, clause 6.3	Modify the accessible path to achieve a minimum clear width of 1000 mm	37	The width of the path is 910mm	BCA - High

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99	7/12/21		Path to Shed	General access and external paths	P4	A dedicated accessible pedestrian path is not provided to the building from another accessible building (or buildings) on the site	BCA, clause D3.2(a)(ii)	Provide a dedicated accessible path to the building from other accessible buildings on the site	38	There is accessible path to the shed	BCA - High
100	7/12/21		Cross Falls	General access and external paths	P14	Camber or crossfall to walkway or landing exceeds 1:40 (2.5%)	AS1428.1, Table C1	Modify the walkway or landing to ensure that the camber or crossfall does not exceed 1:40		Some areas have excessive cross falls of up to 1:10	BCA - High
101	7/12/21		Paving	Floor and ground surfaces	F7	Continuous paving units have joints that exceed a width of 12 mm or a depth of 2 mm	AS1428.1, Figure 7	Fill in joints to achieve flush joints between paving units	39	Some of the paving have joints that exceed the width of 12mm or depth of 2mm.	BCA - Medium
102	7/12/21	G04 (Gate from Front Playground to Side Yard)	Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	40	The gate lacks luminance contrast with the surrounding fence	BCA - Medium
103	7/12/21		Door control	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	40	The door control (child proof gate) is too high, only first door from allotment boundary is permitted to have higher door	BCA - Medium
104	7/12/21		Latch Side Clearance	Doors	D27	Glazed vision panel in door has a lower edge greater than 1000 mm; has an upper edge less than 1600 mm; is located more than 200 mm	AS1428.1 (2001 version), clause 7.5.2	Replace or modify glazed panel to ensure compliance	40	The gate lacks latch side clearance to the playground side	DDA - Medium
105	7/12/21		Landing at door	General access and external paths	P13	Camber or crossfall not provided to walkway and landings with a gradient gentler than 1:33 (3%) in direction travel to allow for the	AS1428.1, clause 10.1(d)	Modify the walkway or landing to ensure that there is a 1:40 (max) camber or crossfall	40	The landing at the door have excessive crossfalls of up to 1:20	BCA - Medium
106	7/12/21	South Yard	Access	General access and external paths	P14	Camber or crossfall to walkway or landing exceeds 1:40 (2.5%)	AS1428.1, Table C1	Modify the walkway or landing to ensure that the camber or crossfall does not exceed 1:40	41	Seating area is inaccessible due to step	BCA - High
107	7/12/21		Access	General access and external paths	P14	Camber or crossfall to walkway or landing exceeds 1:40 (2.5%)	AS1428.1, Table C1	Modify the walkway or landing to ensure that the camber or crossfall does not exceed 1:40	42	Play areas are inaccessible separated by a step or stone barriers	BCA - High

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108	7/12/21		Paving	Floor and ground surfaces	F8	Paving units have irregular or domed profile variations that exceed 2 mm in height	AS1428.1, Figure 7	Replace paving units with accessible types with minimal profile variations or reinstate ground surface to achieve a flat surface	43	Some of the paving have joints that exceed the width of 12mm or depth of 2mm and are irregular	BCA - Medium
109	7/12/21	Rear Playground	Shed						44	The Shed (Playhouse) area is not accessible due to the raised step	
110	7/12/21		Steps	General access and external paths	P3	A dedicated accessible pedestrian path is not provided from a main pedestrian entry point at the allotment boundary to the building (or buildings)	BCA, clause D3.2(a)(i)	Provide a dedicated accessible path from the main pedestrian entry point	45	Step access only is provided to the play area	BCA - High
111	7/12/21		Sandpit	General access and external paths	P3	A dedicated accessible pedestrian path is not provided from a main pedestrian entry point at the allotment boundary to the building (or buildings)	BCA, clause D3.2(a)(i)	Provide a dedicated accessible path from the main pedestrian entry point	46	The rocks form a barrier to the sandpit	BCA - High
112	7/12/21		Access to Play equipment	General access and external paths	P3	A dedicated accessible pedestrian path is not provided from a main pedestrian entry point at the allotment boundary to the building (or buildings)	BCA, clause D3.2(a)(i)	Provide a dedicated accessible path from the main pedestrian entry point	47	There is no accessible path of travel to the play equipment	BCA - High
113	7/12/21	Stair	Stair design	Stairways	ST2	Stairway not setback sufficiently to ensure that compliant handrails will not project into the transverse access path	AS1428.1, clause 11.1(b)	Reconfigure stairway to provide appropriate setback or seek an alternative solution to allow the reduced setback	48	No aspect of the existing stair with the exception of the visual nosing strips comply with the current AS1428.1:2021	BCA - Medium
114	7/12/21		Stair design	Stairways	ST8	TGSIs have not been installed or do not comply	AS1428.1, clause 11.1(h)	Install TGSIs as per AS/NZS1428.4.1	48		BCA - High

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115	7/12/21		Stair design	Stairways	ST9	Handrail extensions or terminations have not been provided or do not comply	AS1428.1, clause 11.2(d) and (e)	Modify or replace handrails to comply	48		BCA - Medium
116	7/12/21		Stair design	Stairways	ST11	Handrails include vertical sections or not fully continuous	AS1428.1, clause 11.2(c)	Modify or replace handrails to comply	48		BCA - Medium
117	7/12/21	Access to Level 1	Lift/Ramp	Internal paths	IP13	Other				Offices and Staff room is located on Level 1 but no lift or ramp access has been provided and there is no duplication of spaces on the ground level.	
118	7/12/21	D16 (Door to Managers Office)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	49	The clear opening width of the door is 709mm	BCA - High
119	7/12/21		Circulation	Doors	D4	Circulation space in front of door is insufficient	AS1428.1, clause 13.3.1	Modify the area in front of the doorway to comply	50	The door lacks circulation depth due the cupboard which does not allow for a 90 degree turn	BCA - High
120	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	49	The doors have no luminance contrast with the walls on both sides	BCA - Medium
121	7/12/21		Door handle	Doors	D8	Door handle and related hardware cannot be opened by one hand	AS1428.1, clause 13.5.2(a)	Replace door hardware with a compliant type	49	The door handle is a knob	BCA - Medium

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122	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	49	The door handle is too high at 1121	BCA - Medium
123	7/12/21		Switch	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls		The switch is too high at 1500mm above the FFL	BCA - High
124	7/12/21		AC Switch	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	51	The AC switch is located to the back of the desk wall and at 1700mm high which is inaccessible	BCA - High
125	7/12/21	D17 (Door to Staff Room)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	52	The clear opening width of the door is 725mm	BCA - High
126	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	52	The doors have no luminance contrast with the walls on both sides	BCA - Medium
127	7/12/21		Door handle	Doors	D8	Door handle and related hardware cannot be opened by one hand	AS1428.1, clause 13.5.2(a)	Replace door hardware with a compliant type	52	The door handle is a knob	BCA - Medium
128	7/12/21		Door handle	Doors	D13	Door handle located outside the range of 900 mm and 1100 mm AFFL	AS1428.1, clause 13.5.3(a)	Reposition door hardware to comply	52	The door handle is too high at 1140mm	BCA - Medium

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129	7/12/21		Switch	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	52	The switch is too high at 1464mm above the FFL	BCA - High
130	7/12/21		Switch	Controls	CT2	Switches and controls located less than 500 mm from an internal corner	AS1428.1, clause 14.1	Reposition switches or controls	52	The switch is 190mm from the internal corner	BCA - High
131	7/12/21		Kitchen joinery	Joinery and furniture	J4	The wheelchair knee and foot clearance underneath tables, counters or work benches do not comply with Figure 25 of AS1428.2	AS1428.2, clause 24.1.4	Provide new accessible tables, counter or work benches			DDA - Medium
132	7/12/21		Kitchen joinery	Joinery and furniture	J12	Other				Joinery and ffe selection is generally not accessible	
133	7/12/21	D18 (Door to Staff Offices)	Clear Opening Width	Doors	D1	Door clear opening including active leaf for double door is less than 850 mm	AS1428.1, clause 13.2	Modify doorway and provide new accessible door	53	The clear opening width of the door is 714mm	BCA - High
134	7/12/21		Luminance Contrast	Doors	D6	Doorway does not appear to have sufficient luminance contrast	AS1428.1, clause 13.1	Repaint or recoat the door leaf, jamb, adjacent wall or architrave or provide a 50 mm wide contrasting edge treatment around the doorway	53	The doors have no luminance contrast with the walls on both sides	BCA - Medium
135	7/12/21		Door handle	Doors	D8	Door handle and related hardware cannot be opened by one hand	AS1428.1, clause 13.5.2(a)	Replace door hardware with a compliant type	53	The door handle is a knob	BCA - Medium
136	7/12/21		Light Switch close to door in corridor	Controls	CT1	Switches and controls not located between 900 mm and 1100 mm AFFL	AS1428.1, clause 14.1	Reposition switches or controls	53	The switch is too high at 1441mm above the FFL	BCA - High

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5.0 Site photos

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003



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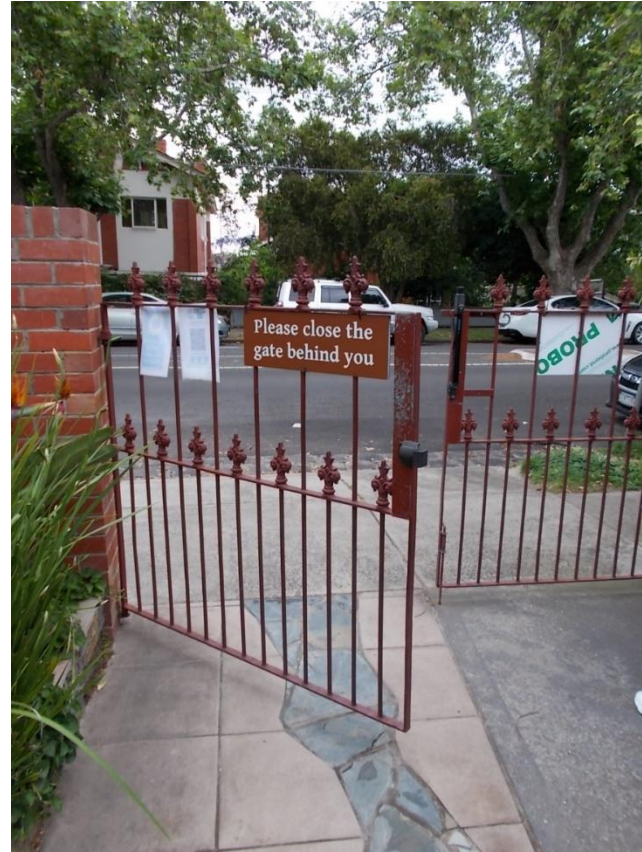
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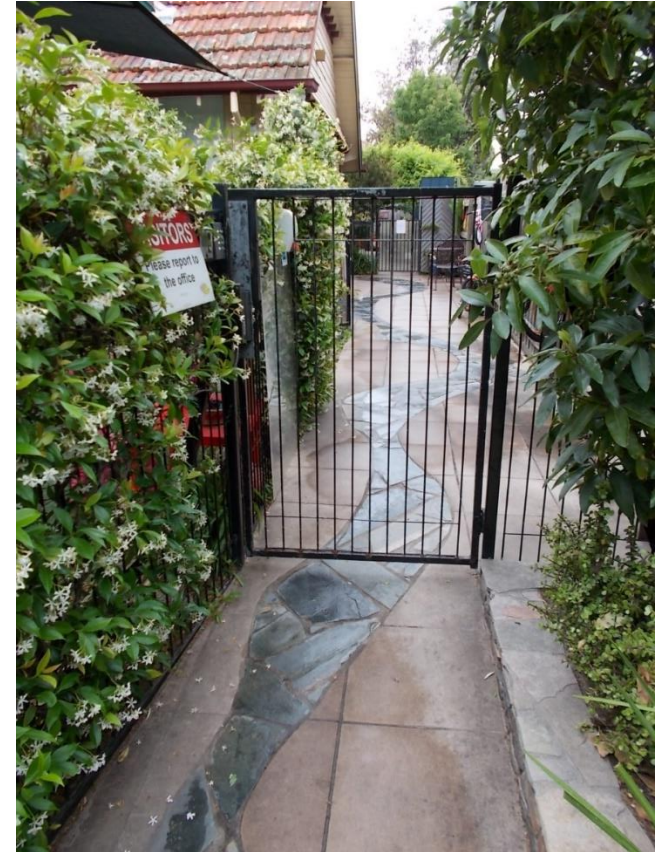
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008



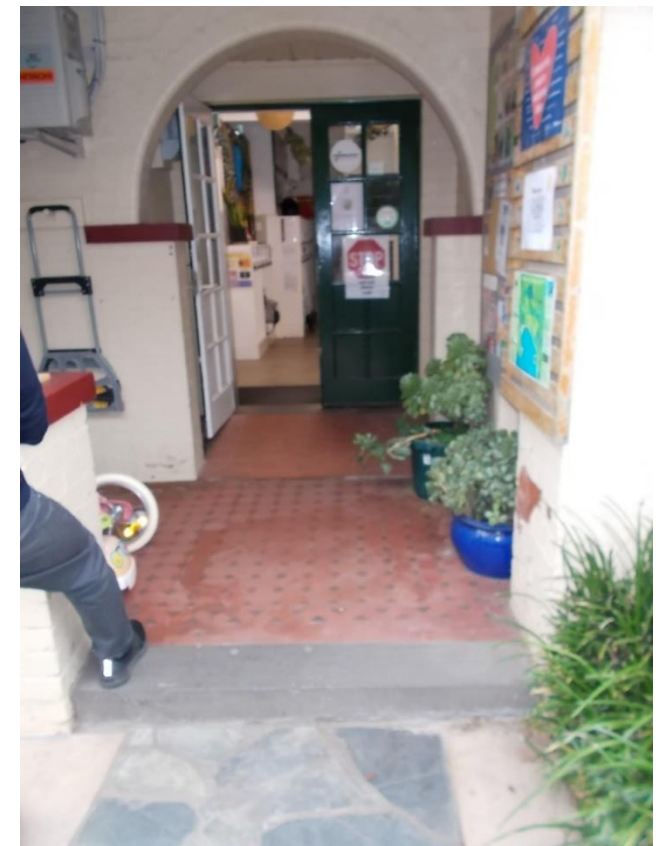
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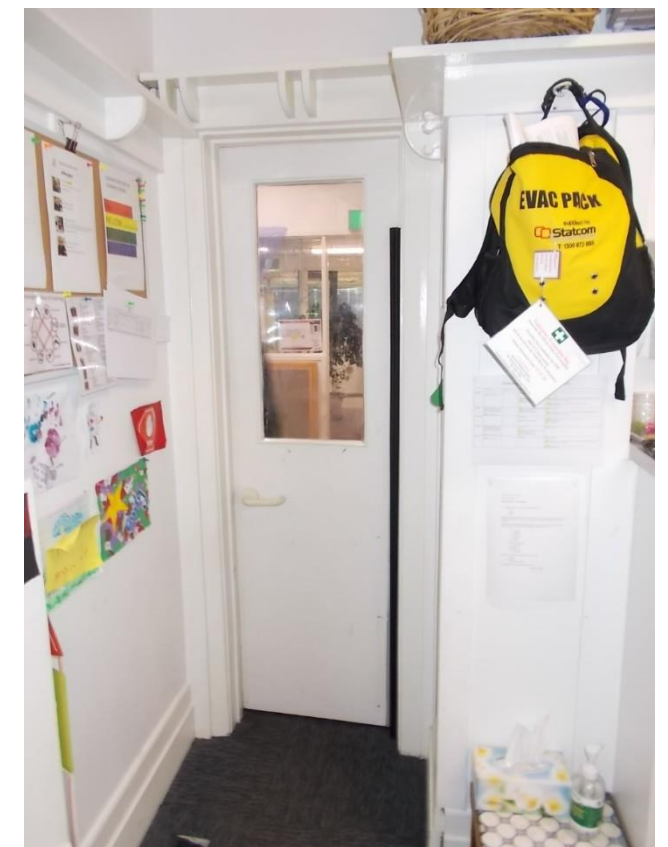
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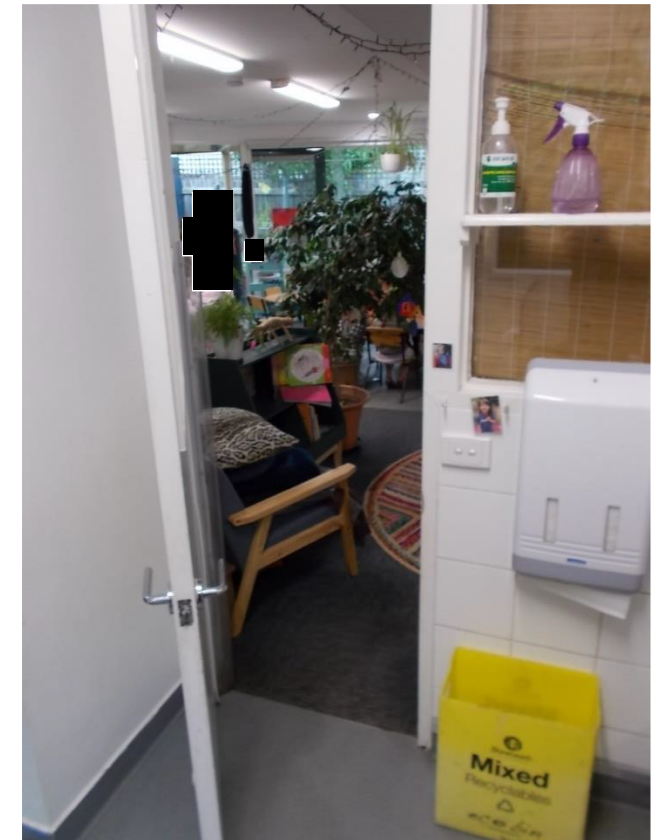
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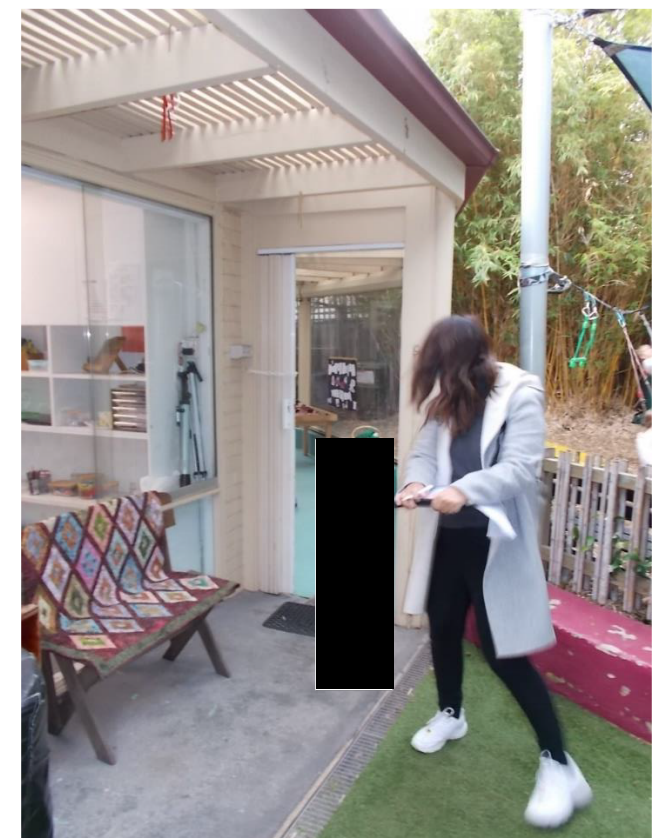
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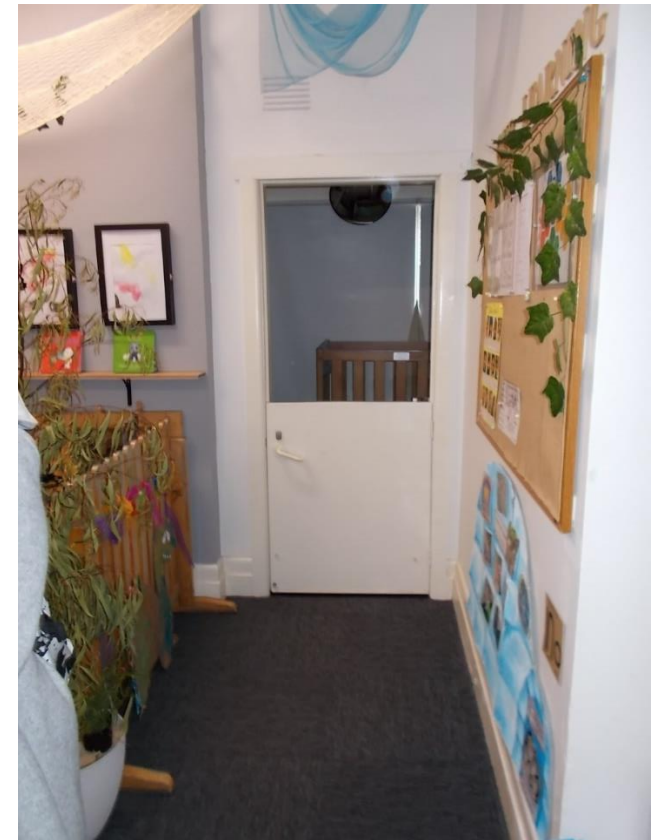
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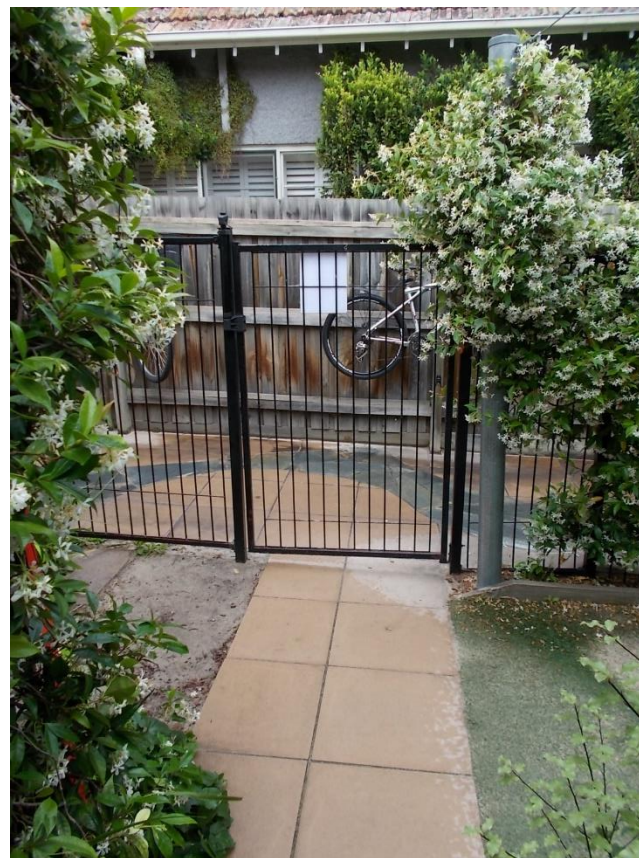
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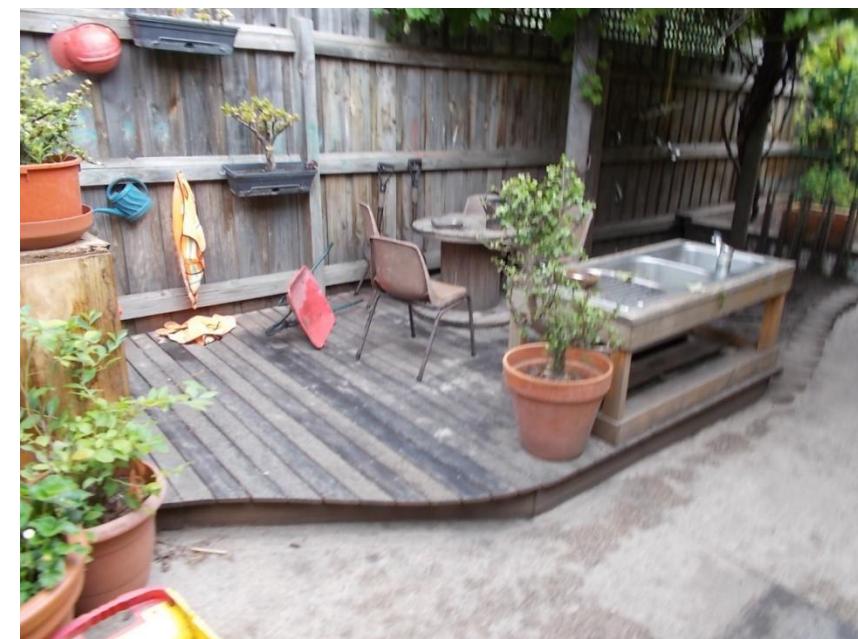
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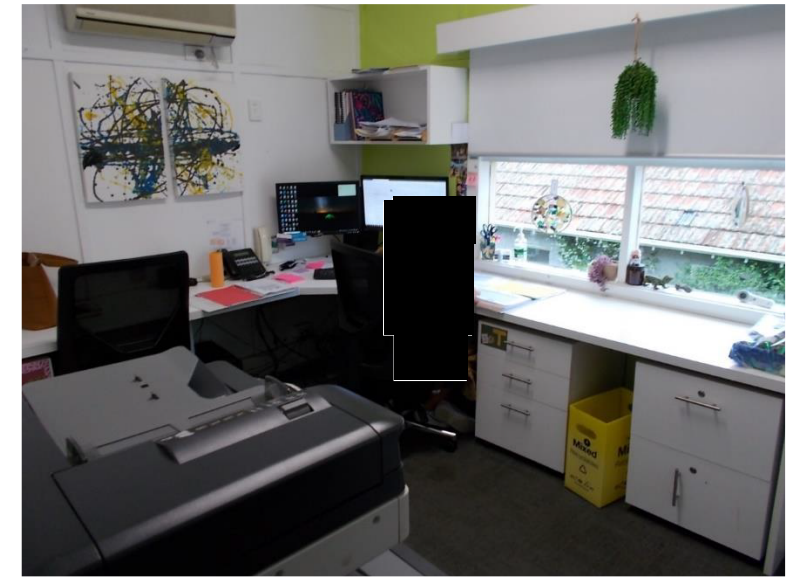
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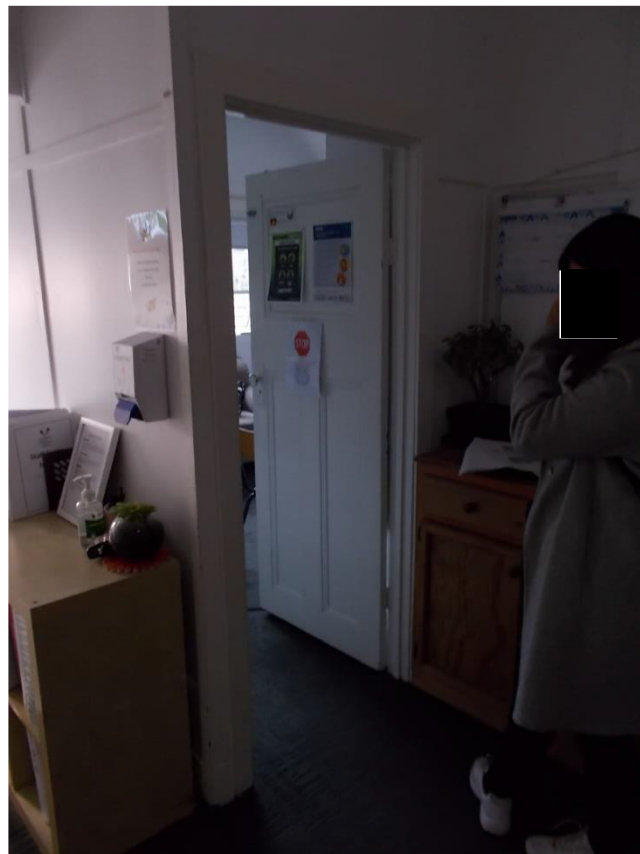
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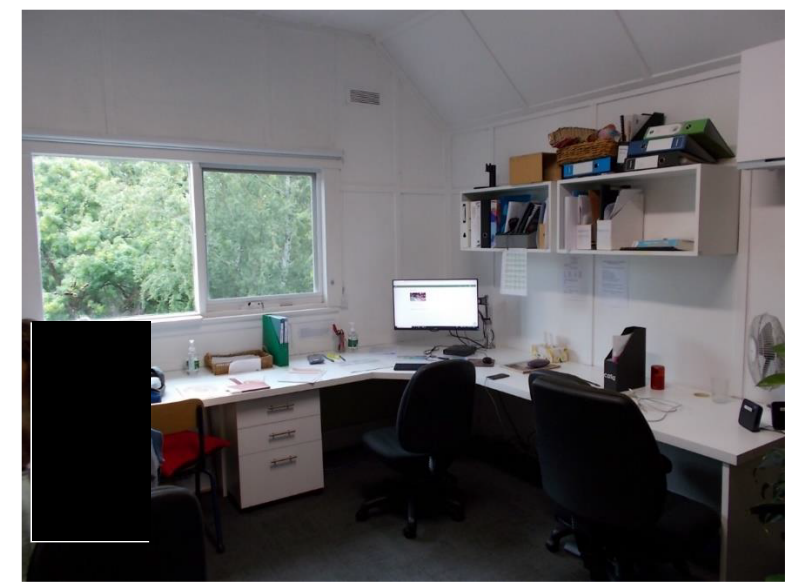
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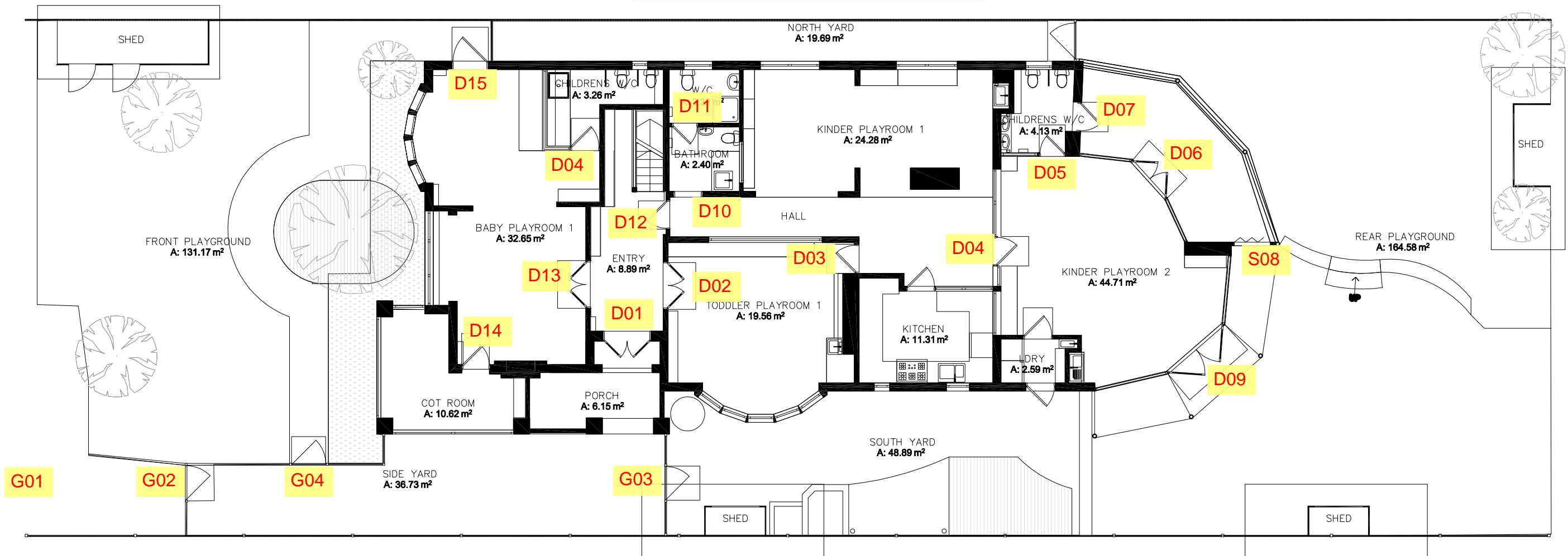


053



054

6.0 Door numbering plan



Notes

Functional Access
SOLUTIONS

8/12/2021
Mabel Chan



CITY OF PORT PHILLIP				
ELWOOD CHILDCARE CTR				
46 Tennyson Street, Elwood (CHS-222)				
DWG NO.	SHEET NO.	DATE	SCALE	REVISION
1 OF 1	1 OF 1	10/07/18	X:XX	

7.0 References

Building Act 1993

Building Regulations 2018

Disability Discrimination Act (DDA) 1993 including physical, social and culturally appropriate access and access support guidelines

Disability (Access to Premises – Buildings) Standards 2010

Disability (Access to Premises – Buildings) Standards 2010 – Explanatory Statement

Guideline on the Application of the Premises Standards – Version 2 – February 2013

National Construction Code 2019

Australian Standards

AS 1288	2008	Glass in Buildings – Selection and installation
AS 1428		Design for access and mobility
AS 1428.1	2001	General Requirements for access – New building work
AS 1428.1	2009	Amdt-2010 - General Requirements for access – New building work
AS 1428.1	1993	Supplement 1 (Supplement to AS 1248.1 – 1993)
AS 1428.1	2009	General requirements for access – new building work
AS 1428.2	1992	Enhanced and additional requirements – building and facilities
AS 1428.2	200X	DRAFT Interior fit out of buildings
AS 1428.3	1992	Requirements for children and adolescents with physical disabilities
AS 1428.4	2002	Tactile Indicators
AS 1428.4.1	2009	Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
HB 197	1995	An introductory guide to the slip resistance of pedestrian surface materials

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