

# REPORT

CITY OF PORT PHILLIP – 17 EILDON ST – PROPERTY RISK ASSESSMENT



HENDRY GROUP &  
CITY OF PORT PHILLIP

31 JANUARY 2022 | 06613-VIC-PRA



**HENDRY**

Hendry Group Pty Ltd

ABN 13 006 693 232

Level 4, 90 Collins Street Melbourne VIC 3000

P 03 8417 6500 / F 03 8417 6599 / E melbourne@hendry.com.au

[hendry.com.au](http://hendry.com.au)**City of Port Phillip – 17 Eildon Road - PRA****Date – 27 January 2022****Author – David Doyle****Authors' Qualification**

David Doyle – Grad Dip Occupational Health and Safety QUT 1998, WHS Generalist, 22 years' experience in WHS, risk and governance.

**Documentation Reviewed**

1. Structural Engineering Report by Mark Hodgkinson of Mark Hodgkinson Pty Ltd dated 6 December 2021 ("Structural Engineering Report")
2. Site Audit Report by Colin Earle of Morris Goding Access Consulting dated 14 December 2021 ("Site Audit Report")
3. BCA Audit Report by Aaron Mackie of Steve Watson and Partners dated 27 January 2022 ("BCA Audit Report")



## Executive Summary

The major issue identified in this review is the inadequacy of storage space leading to the blockage of fire hose reels and an extinguisher. The building was originally constructed as a residence most likely in the early 1900s. It is a two storey building that has since been converted into a child care centre. The operational realities of the centre are apparent but the difficulties of accessing fire fighting equipment in an emergency are exposing occupants to increased risk. It is noted that outside of its impact on human safety the decrease in the ability to fight a fire early may increase the damage caused by fire.

Access to the roof cavity will only be a requirement for contractors as there is no operational reason for staff and visitors to enter the space. Consider installing a lock and introducing a permit system to control access. Investigations should be undertaken to flatten uneven surfaces. Reasonable steps to rectify uneven surfaces should be undertaken.

The electrical switchboard is not capable of being locked. Although externally there appears to be a lock there is no rotating latch in the lock mechanism. The locking mechanism should be repaired/replaced.

## Health and Safety Management System

The child care centre has a full range of OHS policies. An incident reporting and investigation system is in place for all incidents involving children, workers and visitors. The child care industry is regulated and the regulatory environment involves audits by government regulators. The health and safety management system in operation is sufficient for the location.



## Hazardous Materials

The building contains asbestos. The asbestos has been identified by a competent person and a report and register identifying the location and type of asbestos has been produced. The report and register is available for view at the site. Asbestos at the site is labelled as appropriate.

## Security and Supervision

Access to the front door from the street is made through the children's play area with limitations on the surveillance from the first floor office. There are also limitations in layout with no access to the bathroom facilities from the playground area and issues of visibility into the bathroom from the playground for adult supervisors.





## Fire Safety

Fire safety installations have been installed at the site. The fire safety installations appear to be in working order and maintenance records indicate they are being maintained in accordance with AS 1851.

The centre does not have sufficient storage and as a result fire safety installations have been obstructed by a range of items. In the event that this fire fighting equipment were needed to fight a fire there would be a delay as the obstructions were removed. Obstructions should be removed and a policy should be introduced that provides for clear access to fire safety installations and a clear area of 2m around the fire safety installations.

As noted below in External Cladding Compliance there are concerns about the suitability of certain building materials that may result in an increased fire safety risk. This is particularly notable in the context of the current use as a childcare centre.





## External Cladding Compliance

As noted on section 3 of page 4 of the BCA Audit Report there are concerns around cladding.

“3. Detailed review of the external cladding should be undertaken to ensure that there are no combustible materials and non-complaint claddings have not been used that could increase the risk of fire spread via the external façade. Following areas were observed as potential risks.

- Timber infills around windows;
- Timber framing is assumed to occur to external walls;
- Timber framed floors occur where providing lateral support to elements which require an FRL;
- Timber canopy attachments to the façade;
- Unknown lightweight linings to external walls on level 1;

## Emergency Management

The centre maintains an emergency management plan based upon the required DEECD template. Training records and records of evacuation exercises are maintained. No concerns were identified.



## Water Systems

The centre uses split system air conditioners. No cooling system is installed onsite. No concerns were identified.



## Fall Prevention (Slips, Trips and Falls)

The centre has a roof cavity that is accessible. While not unusual for a roof cavity the ceiling below is able to be stood on and there is a risk of falling through the ceiling, in part or whole). Access to the roof cavity by tradespeople is necessary from time to time but access should be controlled through a permit system and the entrance locked with a key controlled by management.

There is an uneven paved surface in the playground that presents a trip hazard. Within the centre there is a change in floor surface level that presents a trip hazard. There is loose decking on the rear deck. Investigations should be carried out to determine if remediation can be done to remove the trip hazards. For example, the paved surface could be relaid. Reasonable recommendations should be actioned.

Storage of mattresses in the upstairs area presents a further trip hazard and an alternative location for storage should be considered.



## Contractor Management

The centre maintains a system of controls over entry into the centre through a sign in sign out register. No concerns were identified in relation to contractor management.



## Hazardous Chemicals

The details of hazardous chemicals are maintained in a register as required by the regulations. Hazardous chemicals are stored in a secure cupboard. No unusual hazardous chemicals were identified on site. No concerns were identified with respect to hazardous chemicals.



## Environmental Management

The business of the centre does not operate in a manner that produces any unusual pollution or waste. Appropriate steps were taken for the disposal of waste. No concerns were identified in relation to environmental management.

## Damp Areas & Fungal Growth

No areas within the centre presented any identifiable issues of water damage or mould. The Structural Engineering Report notes the presence of mould in the sub-floor area at paragraph 3.5 and the likely presence of rising damp at paragraph 3.6.



## Electrical

Electrical cables were tagged and tested in accordance with Australian Standards. The electrical switchboard is not capable of being locked. Although externally there appears to be a lock there is no rotating latch in the lock mechanism. The locking mechanism should be repaired/replaced.



## Disability Discrimination & Access

The Site Audit Report details significant concerns regarding access and accessibility. It is noted that in relation to this compliance regard must be had to the age of the facility at the time of construction and the level of subsequent refurbishment and this is detailed in the Site Audit Report.



## Traffic Management

There is no vehicle movement or parking within the boundaries of the site.

## Confined spaces

No confined spaces, as defined by the OHS regulations were identified onsite.





## Recommendations

Number	Matter	Recommendation
1	Fire Safety	Obstructions should be removed and a policy should be introduced that provides for clear access to fire safety installations and a clear area of 2m around the fire safety installations.
2	Fall Prevention (Slips, Trips and Falls)	Consider controlling access to the roof cavity – for example, by the use of a permit system and the entrance locked with a key controlled by management.
3	Fall Prevention (Slips, Trips and Falls)	Investigations should be carried out to determine if remediation can be done to remove the trip hazards. For example, the paved surface could be relayed. Reasonable recommendations should be actioned.
4	Fall Prevention (Slips, Trips and Falls)	Storage of mattresses in the upstairs area presents a further trip hazard and an alternative location for storage should be considered.
5	Electrical	The locking mechanism should be repaired/replaced.