

REPORT

CITY OF PORT PHILLIP – 39 THE AVENUE – PROPERTY RISK ASSESSMENT



HENDRY GROUP &
CITY OF PORT PHILLIP

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City of Port Phillip – 39 The Avenue – Property Risk Assessment

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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. BCA Report by Daniel Duric of Gardner Group dated 17 January 2022 ("BCA Report")
2. Access Report by Lucas Wheeler of Architecture and Access (Aust) Pty Ltd dated 8 December 2021 ("Access Report")
3. Division 6 Asbestos and Hazardous Materials Assessment by Prensa dated November 2021 ("Hazmat Report")



Executive Summary

The major issue identified in this review is the inadequacy of storage space leading to the blockage of fire extinguishers. The building was built in the 1970s. 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.

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. Consideration should be given to installing a locking mechanism.

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

As detailed in the Hazmat Report the building has been assessed by a competent person and no asbestos has been identified on site. The Hazmat Report sets out the process for assessing other stated hazardous materials and none were identified.

Security and Supervision

Access to the front door from the street is made through a walkway to the lobby. Children's toilet area can be observed from indoor and outdoor play areas.



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

The BCA report identifies issues with eaves and window frames not being compliant.



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.

Evacuation Diagrams not securely affixed to wall (Blue-tac). In the kinder room there are signs installed in incorrect location where one diagram is installed with the wrong orientation and an additional copy of that diagram on the opposite end of the room. In the toddler room the diagram is installed very low. Evacuation diagram should be securely affixed to the wall in the correct location.



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 Access Report detail deficiencies in the width of the front entry pathway (verandah post) and doorways within the centre. The provision of a clear and open walkway is a control for the risks of slips and trips.

There is an uneven surface in the background playground areas that presents as trip hazards. Investigations should be carried out to determine if remediation can be done to remove the trip hazards. Reasonable recommendations should be actioned.



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. No concerns were identified in relation to damp areas or fungal growth.

Electrical

Electrical cables were tagged and tested in accordance with Australian Standards. The electrical switchboard was unlocked and held closed with masking tape. Consider installing a locking mechanism. The BCA report also noted the need for a seal within the switchboard.



Disability Discrimination & Access

The Access Report details numerous issues with regard to access and accessibility. As noted in the Access Report compliance with the BCA is impacted by the rules and the date of construction and other factors.

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	Emergency Management	Evacuation diagram should be securely affixed to the wall in the correct location.
3	Fall Prevention (Slips, Trips and Falls)	Investigations should be carried out to determine if remediation can be done to remove the trip hazards. Reasonable recommendations should be actioned.
4	Electrical	The electrical switchboard was unlocked and held closed with masking tape. Consider installing a locking mechanism.