8.9 Proposed Divestment – Hornbrook Children's Centre, 47 Earl Street, Windsor

Manager Strategic Property and Revenue: Mark Spaziani
Chief Financial Officer: Julia Gallace

Linkage to Council Plan

Direction 1: A thriving and unique place
1.2 Thriving and desirable businesses

Direction 3: A people-centred and future ready city
3.1 Community focus, connection and engagement

Purpose of Report

To seek approval on the permanent closure of the childcare facility known as Hornbrook Children's Centre located at 47 Earl Street, Windsor **(Property)** and to seek to approval to commence the community engagement process pursuant to section 114 of the Local Government Act 2020 to seek feedback on the proposed divestment of the Property.

Officer Recommendation

That Council:

1. ***NOTES that the service was successfully integrated into the Princes Close Early Years Service at 17 Princes Close, Prahran from January 2022.***
2. ***APPROVES the permanent closure of the Hornbrook Children's Centre, given there is no longer a demonstrable and continuing need for such a facility at this location.***
3. ***NOTES the prohibitive cost of re-establishing the property as a contemporary children's centre or for alternate community use.***
4. ***APPROVES commencing the process to undertake community consultation under section 114 of the Local Government Act 2020, in respect of the proposed sale of the subject land for a period of six weeks.***
5. ***NOTES a future report will be presented to Council to consider any feedback received from the community engagement process and proposed divestment recommendation.***

Executive Summary

1. Options for the future of the Property formerly housing the Hornbrook Children's Centre have been considered following the centre's temporary closure in 2022 and relocation of its services. Three options have been considered: restoring the property for an early years' service, repurposing it, or divesting the Property.
2. Restoring the property for an early years' service would require significant investment due to the building's configuration, lack of amenities and non-compliance with disability access requirements. The Property also has fundamental pedestrian, vehicle and public transport accessibility constraints which are difficult to address and successfully resolve.

3. Repurposing the property presents the same financial challenges, with initial estimates of $620,000 for minimum compliance upgrades excluding costs to repurpose the building for alternative use.
4. Given the substantial costs and alternatives available, the recommendation is to commence a community engagement process to seek feedback on the proposed divestment.

Background

5. The Property is identified in two certificates of title, Volume 10132 Folio 126, Lot 1 on TP1014 and Volume 5079 Folio 703, Lot 1 on TP699194 (**Attachment 2**). The total area of the two land parcels is 1,208 square metres, with the former title being the larger parcel of land offering an area of 1,068sqm and the latter title being the smaller parcel at 140sqm. The land is in a General Residential Zone with the western boundary bordering Neighbourhood Residential Zone.
6. The Property was transferred to City of Prahran ownership in 1994 conditional upon Council providing an integrated care and education facility for 3 to 5-year-old children and to be responsible for the costs of those services including the costs of employees and facilities.
7. The ownership of the Property transferred to the City of Prahran from the Hornbrook Trustees for no consideration in lieu of executing an enduring agreement to fund and provide the ongoing children's services.
8. The Property previously housed the Hornbrook Children's Centre. In October 2021, Council resolved to temporarily close Hornbrook Children's Centre from January 2022, relocating the 3 and 4-year-old kindergarten and long day care program to the Princes Close Early Years Service, to assess the long-term future of the service and the site.
9. The decision to temporarily close the Hornbrook Children's Centre was assessed against the utilisation rates of the service, the high operating costs and the significant capital investment required to upgrade the service into a contemporary, fit for purpose early years facility to meet community expectations.
10. The Property has been vacant since the service was relocated to Princes Close Early Years Service at 17 Princes Close, Prahran in early 2022 and has since undergone a public value assessment to consider options for future use.

Key Issues and Discussion

11. The integration of Hornbrook Children's Centre with Princes Close Early Years Service was carried out successfully in 2022 and has improved the viability of that service, which continues to be delivered by Council at Princes Close.
12. In exploring options for the future of the Property, three main options have been considered. These include restoring the asset as an early years' service, repurposing the property and divestment.
13. The Property is not in an identified open space catchment gap; it is not identified in Public Realm Strategy or Strategies for Creating Open Space as future open space. The local area is well served by open space; with Harry Gregory Reserve being less than 50m away, Chris Gahan Reserve 400m away and Mount Street Masterplan

improvement works underway north of High Street 400m away. As such, the option to convert the Property to open space has not been investigated further.

14. After a public value assessment of Council's property portfolio in March 2025, the recommendation was to divest the Property. The assessment of options which resulted in the recommendation is detailed below.

Option 1 – Restore the asset as an early years' service

15. An Asset Condition Assessment was completed on the built form in February 2022. This assessment was conducted at a component level. The assessment scored the total condition of the building as 2.6 which is within the middle range condition (the assessment scores range from 1 to 5, with 1 being Near New; 2 being Good, 3 being Serviceable/Possible Renew in 5-10 years; 4 being Renew within 5 years; and 5 being Replace within 2 years).
16. Structurally the building is sound, however the roof condition is poor and returned a rating of 4, suggesting that the roof will more than likely require replacement within the next 5 years. Fixtures and fittings were rated at condition 3 with a remaining life of 10 years, indicating there will be a need to renew internal fit outs and floor coverings within the next 5 to 10 years.
17. The building rated poorly for Functionality and Capacity which indicated the building is not currently fit for the service needs of an early years' service. The building is poorly configured and lacks indoor and outdoor storage, bench space and a functional educator space. The building entry is small and does not support parent and child needs entering the building. The poor condition of the bathrooms and kitchen requires upgrade including building works to increase size to improve Occupational Health and Safety.
18. There are no staff planning areas or parent meeting spaces, a small administration space with desk which is not universally accessible and no airlock gate at the building entry. The size of the program rooms does not support optimum staff child rations; one room measured at 30 children and another room measured at 22 children, ratios are 1 staff member to every 11 children or 1 staff member to 4 children.
19. In 2024 the Condition Report and Disability Discrimination Act Assessment was completed and aspects of the building are identified as not meeting disability access requirements (**Attachment 3**) which identifies major works such as replacement of existing accessible car park, lack of tactile ground surface and replacement of decking surfaces and noncompliant pathways, upgrade of existing noncompliant accessible toilet and narrow internal doorways.
20. There is poor vehicle, pedestrian and public transport accessibility for the site; narrow and uneven footpaths, congested pick up and drop off zone, no dedicated staff parking and parking restrictions in place, and no dedicated pram parking or bike racks. These external constraints are difficult to address and successfully resolve without expending further costs.
21. Investigation undertaken in 2022 for the Hornbrook Children's Centre identified that significant capital investment of approximately $1.6 million would be required to upgrade the building to be a contemporary, fit for purpose early years facility and service that could support the current and future needs of the community.
22. Currently the fit out and design of the site is suited to children aged 3 to 5 years; if younger children were to access the centre further infrastructure and changes to the indoor and outdoor play areas would be required.

23. If the Property was successfully redeveloped to accommodate a fit for purpose early years' service, Council must consider an appropriate operator for the service and possibly enter a lease with a service provider.
24. Infrastructure upgrades would require funding and completion before considering a lease for the Property. Within the adopted Capital Works Budget for 2025/26 and forward financial plan there is no allocation of funding reserved for any asset restoration.
25. Officers have considered whether the community benefit of retaining the Property for an early years' service would justify the initial capital investment and ongoing costs associated with this option and determined that the investment/return outcome is not viable.
26. Ongoing assessments of kindergarten supply and demand across the municipality indicate there is a shortfall of licensed kindergarten places in the western end of the municipality which will continue to grow over the coming years.
27. Officers are undertaking an assessment of opportunities to address this shortfall. In the western end of municipality, other sites have been identified with greater potential to address unmet demand and fewer site limitations than the Hornbrook site.
28. It is therefore recommended that this option is not pursued, as any capital investment Council makes toward early years' infrastructure should be prioritised to sites able to return greater community benefit.

Option 2 – Repurpose the asset

29. Similar to Option 1**,** infrastructure upgrades would require funding and completion before considering an alternative lease opportunity or Council service use for the Property.
30. A building inspection was completed to address the current state of the building, identify any deficiencies, safety hazards, and areas in need of repair of improvement. The building has been subject to wear and tear over the years, and remedial actions are required to address the issues and enhance the overall quality and functionality of the building.
31. The consultant's report to bring the Property back to a condition in line with the Building Code and Disability Access Standards suggests an estimated capital investment of $620,000. Whilst this estimate includes building costs, fees and preliminaries, it does not include project management, any standard finish changes or other contingencies. This estimate does not include costs for any necessary works to make the building fit for purpose for different use, which would be significant.
32. It is likely that the *Retail Leases Act 2003* (RLA) may apply to any lease of the premises for other purposes, resulting in landlord obligations for repairs and maintenance, land tax, etc. All repairs of structural nature, including plant and equipment, will be the responsibility of Council as landlord and would not be recoverable from the tenant.
33. There is a range of infrastructure in Windsor and Prahran supporting community activity, including Grattan Gardens Community Centre and part of Prahran RSL. Council's proposal to redevelop the Prahran Town Hall as a community and cultural centre will also add significantly to the community facilities available in the Windsor/Prahran area.

34. No other Council service has been identified that could justify the significant costs to redevelop or repurpose the Property and the capital costs to deliver any service should be prioritised to sites able to provide a great return of public benefit.

Option 3 – Divestment

35. Council considered the Property for divestment after conducting a public value assessment in March 2025 where the recommendation was to divest the Property. Based on this assessment, the divestment of this property has been included as revenue in the 2025-26 Budget.
36. A divestment of the Property remains a key option, especially if any proceeds could be reinvested into physical enhancement of other community services infrastructure in the western end of the municipality.
37. The Property was transferred to City of Prahran ownership in 1994 conditional upon Council providing an integrated care and education facility for 3 to 5-year-old children and to be responsible for the costs of provision of those services including the costs of employees and facilities. Without significant capital expenditure, children's services will no longer be conducted from this site in the future.
38. The Agreement (**Attachment 4**) executed between the Hornbrook Trustees and the City of Prahran at the time of transfer in 1994 states that if the facility is discontinued by Council, Council agrees to conduct community consultation on any proposed change of use for the land on the basis that it is the intention of the parties that the land transferred under the Agreement will continue to be available "for use of the community at large."
39. Whilst the Agreement applies to 47 Earl Street, it references only the small, titled parcel and not the larger titled parcel of land.
40. Given the Agreement was set up specifically to protect the provision of service, there may be future opportunities to re-purpose the capital and provision of service at an alternative location.
41. The legal advice was to undertake more thorough and longer community engagement process in accordance with Council's Engagement Policy 2021.
42. If Council successfully divested the Property, the most likely highest and best use of site would be residential development. The larger titled site is the equivalent of eight lots the size of the surrounding neighbourhood. The current zone would allow further residential development.
46. Confidential information in **Attachment 1**

Governance Compliance

Policy Alignment

49. The proposal to seek community engagement on the divestment of the Property aligns with Council's Disposition of Land and Buildings Policy 2012 (**Disposition Policy)** which prescribes that Council has a responsibility to ensure that public land is divested when appropriate in a way that best meets the interest of the current and future residents of the municipality and to ensure that Council obtains the best community outcome.

50. The Disposition Policy requires sales to be conducted through a public process and for the land to be offered for sale in a manner that will ensure the maximum price is achieved while protecting both the Council and public interest.

Financial and Resource Implications

51. The minimum estimated costs to bring the property back to a condition in line with the Building Code and Disability Access Standards suggests a capital expense of at least $620,000.
52. The costs required to make the building fit for purpose for an early years' service or other use would be significant. Assessments from 2022 for the Hornbrook Children's Service estimated capital cost of approximately $1.6 million.
53. Ongoing maintenance costs for Essential Safety Measures, HVAC, pest control, plumbing and solar panel maintenance are estimated at $10,980 for 2025. Additional maintenance costs are very likely over the next five to ten years as per the condition report referenced previously in **Attachment 3**.
54. Retention of the Property for any use other than for municipal purposes or public use would attract further annual costs such as land tax.
55. Confidential information in **Attachment 1**

Conflicts of Interest Disclosure

56. No Council officer and/or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Decision Making Connection Disclosure

57. Council has instructed a certified practicing valuer to undertake a current market valuation in July 2025. The valuations include options to sell with highest and best use as residential development site and a second valuation to sell as is for the operations of a childcare centre at the existing building.
58. Professional fees would be incurred in preparing a property for sale and conveyance.

Legal / Risk Implications

59. The leasing proposal cannot be supported due to the immediate cost to bring the building up to a compliant standard. The building has significant issues relating to condition and fit for purpose – these have been identified as part of the Fit for Purpose Audits and Condition Reports conducted in 2022 and Condition Report and Disability Discrimination Act and Assessment 2024 (**Attachment 3**).
60. Should community engagement reveal further historical detail about the 1993 Transfer Agreement (**Attachment 4**), a potential outcome may be that the smaller certificate of title (140 m2) not be divested and held in the council estate. This direction may exposure Council to greater costs, for example demolition, before progressing a divestment campaign.
61. Confidential information in **Attachment 1**

Community Consultation

62. Should Council elect to lease or divest the Property, a community engagement would be required to be completed pursuant to Council's Engagement Policy as a minimum to satisfy the relevant provisions of the *Local Government Act 2020.*

63. *Section 114 of the Local Government Act 2020* requires Council to publish a notice of intention to sell land on Council's website at least four weeks prior to the proposed sale of land and must comply with Council's Engagement Policy.
64. In accordance with the *Local Government Best Practice Guideline for the Sale and Exchange of Land 2009* document, it is best practice to provide a four-week consultation period in response to the public notice of its intention to sell land.
65. Community consultation will inform the public of the proposal and advise that submissions can be made through the Connect Stonnington portal on Council's website.
66. Information concerning the proposal and submission process will be made public through the Connect Stonnington page.
67. Responses from the community engagement process will be presented to Council in a further report to seek Council's approval to proceed with the divestment of the Property.
68. Subject to endorsement of this report's recommendation, it is anticipated that community engagement will commence in August – September 2025.
69. In addition to the requirements of the Engagement Policy 2021, Council will provide public notice in the newspapers, letter box drops within the immediate area and letters to non-resident property owners from that area.
70. With reference to discussions with council's lawyers regarding the Agreement (**Attachment 4**) suggestion of a six-week engagement rather than the standard four-week should be considered.

Human Rights Consideration

71. Complies with the Charter of Human Rights & Responsibilities Act 2006.

Attachments

1. Attachment 2 - Combined Title Plans [**8.9.1** - 2 pages]
2. Attachment 3 - Foresight Conditions and DDA Report [**8.9.2** - 120 pages]
3. Attachment 4 - Hornbrook Transfer Agreement 1993 [**8.9.3** - 9 pages]

CONFIDENTIAL – Attachment 1 – Confidential Information in Report

CONFIDENTIAL – Attachment 5 – Valuation 47 Earl Street, Windsor

CONFIDENTIAL – Attachment 6 – Legal Advice 47 Earl Street, Windsor

These attachments are confidential information under Section 66(2)(a) and the definition of 'confidential information' in Section 3(1) of the Local Government Act 2020.The matter is deemed to be confidential under section 3(1)(a) of the Local Government Act 2020 because it is Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. The matter is deemed to be confidential under Section 3(1)(e) of legal privileged information, being information to which legal professional privilege or client legal privilege applies.

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	TITLE PLAN		EDITION 1	TP1014W

LOCATION OF LAND
Parish: PRAHRAN
Township:
Section:
Crown Allotment:
Crown Portion: 56 (PART)

LTO base record : CHART 96 (3416)
Last Plan Reference:
Title References:
Depth Limitation: Nil

NOTATIONS:

WARNING AS TO DIMENSIONS :
Any dimension and connecting distances shown is based on the description of the land shown in General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Easement Information

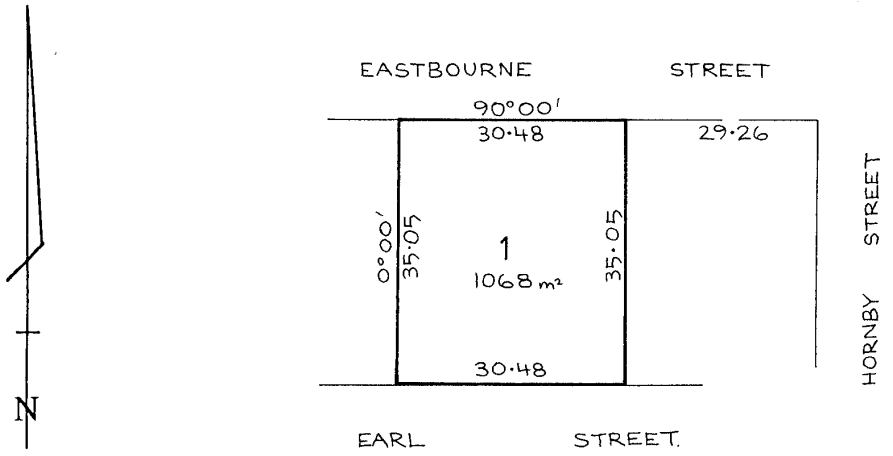
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES

Checked by .....

Date 25 / 8 / 93

Assistant Registrar of Titles



Sheet 1 of 1 Sheet

LENGTHS ARE IN METRES	SCALE 1 : 600	SHEET SIZE A3	File No: AP72875A

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TITLE PLAN		EDITION 1	TP 699194T

Location of Land

Parish: AT PRAHRAN PARISH OF PRAHRAN
Township:
Section:
Crown Allotment:
Crown Portion: 56 (PT)

Last Plan Reference:
Derived From: VOL 5079 FOL 703
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

All that piece of Land, delineated and coloured red and blue on the map in the margin being part of Crown Portion Fifty-six at----- Prahran Parish of Prahran County of Bourke As to the land colored blue Together-with the use and enjoyment of the land colored yellow on the said map for party wall purposes- -

ENCUMBRANCES REFERRED TO.

As to the land colored blue- - -
THE PARTY WALL EASEMENT created by Instrument of Transfer No.1180427 in the Register Book--

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 24/11/2000
VERIFIED: MP

COLOUR CODE
R=RED
BL=BLUE
Y=YELLOW

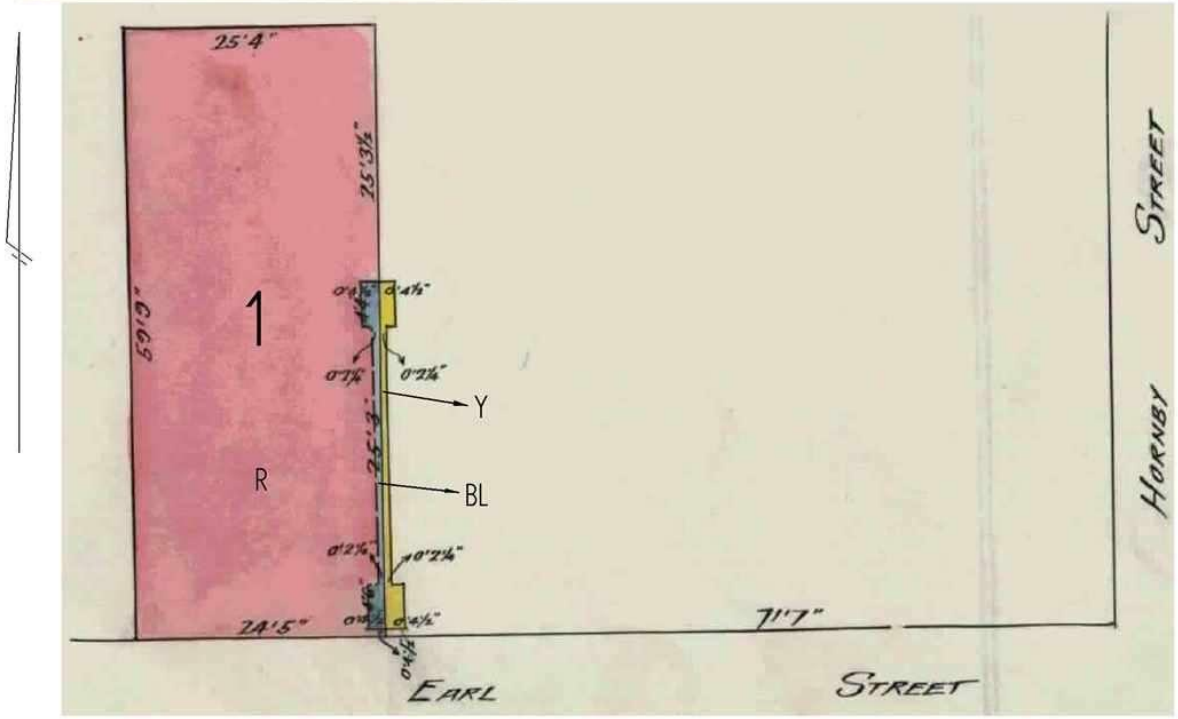


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 56 (PT)

LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

foursight

CONDITIONS REPORT AND DISABILITY DISCRIMINATION ACT ASSESSMENTS FOR THE CITY OF STONNINGTON



SITE:	HORNBROOK CHILDREN'S CENTRE
SITE ADDRESS:	47 EARL STREET, WINDSOR VIC 3181
CONTACT PERSON	REZA RAMJERDI
CONTACT NO:	03 8290 6079
CONTACT EMAIL:	RRAMJERDI@STONNINGTON.VIC.GOV.AU
DATE OF INSPECTION:	21 FEB 2024
AUDIT REPORT PREPARED BY:	FOURSIGHT ARCHITECTS PTY LTD
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Introduction

Foursight Architects was commissioned by the City of Stonnington to undertake a Conditions and Access Inspection of the **Hornbrook Children's Centre** located on 47 EARL STREET, WINDSOR VIC 3181. An inspection of the facility was undertaken on 21 FEBRUARY 2024 and the following report prepared.

The Conditions and Access Inspection identified the key access issues impacting on the use of the building for a wide range of people. This includes people such as older adults, people with mobility disabilities, people using mobility aids such as prams, pushers, wheeled luggage, delivery trolleys, wheelchairs, canes etc. as well as people with low vision and people who are Deaf or hard of hearing. It also considered issues that may impact on the use of the building and facilities for people with brain injury or other cognitive disabilities.

The Conditions and Access Inspection includes recommendations for removal of key access barriers that could be addressed during upgrade and maintenance works associated with improving general access to the building and surrounding area. It also provides prioritised recommendations for action, to support improved access and conditions to the facility for people who use the facility.

Priorities are based upon the need for the action to occur, to ensure minimum access requirements are met to allow access to buildings and facilities by members of the public, building and facility users and staff.

Any works that are planned and undertaken to improve access should comply with the *Disability (Access to Premises – Buildings) Standards 2010,* the relevant Australian Standards for Access and Mobility, particularly AS 1428 Parts 1, 2, 4, 5 and other relevant Australian Standards including NCC requirements. These are included as a reference in the Conditions and Access Assessment Report.

The Conditions and Access Assessment Report is structured in a user friendly accessible format and includes photographs to assist in highlighting some access issues identified, and to support interpretation and implementation of recommendations for action.

Organisational Responsibilities

Disability Discrimination Act 1992 (DDA)
All organisations have a responsibility under the Federal *Disability Discrimination Act* (DDA), to provide equitable, dignified access to goods and services, and to premises. Premises are broadly defined and would include all areas included within the TAFE Institute.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an 'associate' (such as a friend, carer or family member).

Disability is broadly defined and includes disabilities which are:

- physical;
- intellectual;
- psychiatric;
- neurological;
- cognitive or sensory (low vision, Deaf or hard of hearing);
- learning difficulties;
- physical disfigurement; and
- the presence in the body of disease causing organisms.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community.

Provisions apply to a wide range of life activities including:

- access to premises;
- education;
- provision of goods and services;
- employment; and
- administration of Commonwealth laws and programs

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided.

The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

Disability (Access to Premises – Buildings) Standards 2010

The *Disability (Access to Premises – Buildings) Standards 2010,* were introduced alongside an updated Building Code of Australia (BCA) on 1st May 2011. These Standards are now legislated as the minimum requirements for new buildings and buildings undergoing significant upgrade in Australia.

The aim of these Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

These Standards generally align with the BCA and reference a range of Australian Standards relating to access and other associated matters. The *Disability (Access to Premises – Buildings) Standards 2010* aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded building - *(regarding the elements covered by the Premises Standards. Other elements in buildings are still subject to the provisions of the DDA.)*

The Disability (Access to Premises – Buildings) Standards 2010 and the Guideline that assists in interpreting the Standards are available for free download.

For further information go to: https://www.legislation.gov.au/Details/F2011C00214

Building Code of Australia (BCA)

The Building Code of Australia, in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the BCA require compliance with a range of access provisions. The BCA outlines a variety of building classifications and the requirements for access to buildings within each classification.

Access for All

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to:

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc.

Contents

Part I: Access Audit Report 6
Summary of Key Access Issues 6
Building Overview 7
1.0: Access Audit Report 8
Part II: Conditions Assessment Report 19
Summary of Key Access Issues 19
Building Overview 20
2.0 Internal Works 21
3.0 External Works 82
PART III: COST ESTIMATION 95
Summary for Consideration 96
APPENDIX A: ARCHITETURAL DOCUMENTATION 97
APPENDIX B: REFERENCE DOCUMENT 98

Part I: Access Audit Report

This benchmark for this Access Audit Report is the Disability (Access to Premises - Buildings) Standards 2010 (and referenced Australian Standards) relevant access requirements relating to Accessible Adult Change Facilities as per the Building Code of Australia, as well as some additional considerations for best practice.
It provides an overview of the key access issues to consider in the upgrade of the facility to provide improved access for all users.

Summary of Key Access Issues

The following snapshot provides a summary of the key access issues identified:

- lack of designated accessible parking in an adjacent Council car park;
- limitations to accessways to principal pedestrian entry;
- limitations to principal pedestrian entry;
- location of furniture creates access barriers;
- narrow internal doorways;
- stair only access to upper levels of building;
- limitations to internal stairs;
- lack of tactile ground surface indicators (TGSIs) at stairs.

Building Overview

Hornbrook Children's Centre contains 1 number of building blocks. Each building block incorporates the following areas:

Property Site
• Entry ramp & stairs
• Playground
• Garden

Main Building
• Entry
• Corridor
• Office
• Accessible Toilet
• Laundry
• Children's Room 1
• Children's Room 2
• Children's Room 3
• Toilets
• Store
• Staff Room
• Staff Toilets

The Access Audit incorporated all of these building elements and associated facilities including car parking, and external pathway connections to the principal pedestrian entrance of the building.

1.0: Access Audit Report

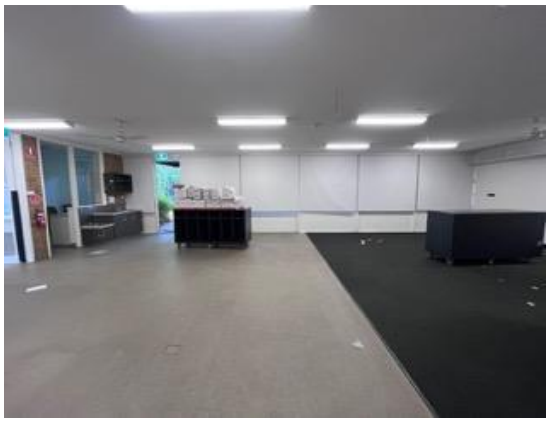
This section will identify all the non-compliant elements in relation to Access & Egress for Accessways across *Hornbrook Children's Centre*. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of non-compliant element

1.1: Entrances

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Replacement of existing doors	2
Seek performance solution from Access consultant for partial upgrades	3
Provide new Threshold ramp along classrooms doors	6

Photo	Scope
 	► ***Replacement of existing doors*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Seek performance solution from Access consultant for partial upgrades*** ► ***Provide new threshold ramp*** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Replace existing entrance if the existing door does not achieve the below guideline	no.	2	$ 7,000.00	$ 14,000.00
Seek performance solution from Access consultant for partial upgrades	no.	3	$ 1,200.00	$ 3,600.00
Provide new Threshold ramp	no.	6	$ 1,000.00	$ 6,000.00
TOTAL				$ 23,600.00

**This recommendation is subject to access consultant/building surveyor approval.*

***Noted onsite that all door handles are installed on 1545mm above ground due to security & safety reasons for a kindergarten. However, the door handle height is non-compliant with the AS1428.1, it is recommended to seek further advice from the access consultant on potential options.*

1.2: Accessible Carpark

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Replace existing Accessible Carpark	-
Provide new Accessible Carpark*	1

Photo	Scope
	► **Provide new accessible carpark** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Replace existing Accessible Carpark	no.		$ 20,000.00	$ -
Provide new Accessible Carpark	no.	1	$ 25,000.00	$ 25,000.00
TOTAL				$ 25,000.00

**It is noted that the existing kindergarten site has limited space for additional parking. It is recommended to seek accessible street parking space via council.*

1.3: Floor/ Ground Surfaces

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Replace existing non-compliant/ uneven decking surfaces	3

Photo	Scope
	► **Replace existing non-compliant decking surfaces** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Replace existing non-compliant decking surfaces	m2	3	$ 750.00	$ 2,250.00
TOTAL				$ 2,250.00

1.4: Pathway/ Accessway

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Replace existing pathways with non-compliant width	1

Photo	Scope
 	► **Replace existing pathways with non-compliant width** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Replace existing pathways*	no.	1	$ -	$ -
TOTAL				$ -

**This scope of works are overlap with playground compliant requirement. Cost of works will be covered under playground works*

1.5: Kerb ramps

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Replace existing kerb ramp*	1

Photo	Scope
	► **Replace existing kerb ramp** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Replace existing kerb ramp	no.	1	$ 2,500.00	$ 2,500.00
TOTAL				$ 2,500.00

**It is noted that the existing kerb ramp is outside of kindergarten premises and is part of the council property. It is recommended to liaise with council to seek accessible upgrade works on the kerb ramp*

1.6: Ramp

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Replace existing ramp with step ramp and balustrade	1

Photo	Scope
	► **Replace existing ramp** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Replace existing ramp with step ramp and balustrade (1no.)	m2	3	$ 2,500.00	$ 7,500.00
Provide a new ramp	m2		$ 1,800.00	$ -
TOTAL				$ 7,500.00

1.7: Stairs

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Provide new nosing strip at front step	1

Photo	Scope
	► **Provide new nosing strip at front step** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

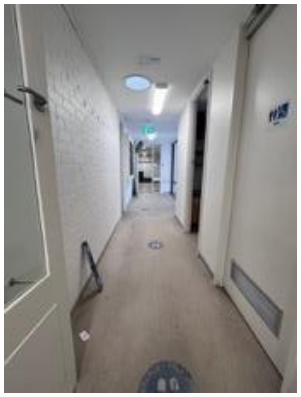
Action Required	Unit	Qty	Rate	Cost
Provide new nosing strip at front step	no.	1	$ 2,500.00	$ 2,500.00
TOTAL				$ 2,500.00

1.8: Signage

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Provide new signage for building block	1

Photo	Scope
 	► **Provide new signage for building block** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
Provide new signage system for building block	no.	1	$ 5,000.00	$ 5,000.00
TOTAL				$ 5,000.00

1.9: Designated Accessible Toilet

Further to the site inspection for this campus. Please refer to below founding:

Summary of existing condition

Action Required	Count
Upgrade on existing non-compliant Accessible toilet*	1

Photo	Scope
 	► **Upgrade on existing non-compliant Accessible toilet** *All elements in similar/equal condition not shown in photos *must be rectified*

Rectification & Cost Estimate

Action Required	Unit	Qty	Rate	Cost
REMOVE EXISTING WALLS (APPROX 5Lm)	5	Lm	$ 150.00	$ 750.00
REMOVE EXISTING WC AND GRAB RAILS	1	no.	$ 1,000.00	$ 1,000.00
REMOVE EXISTING BASIN, MIRROR, TAP, SAOP DISPENSER, HAND DRYER	3	no.	$ 250.00	$ 750.00
REMOVE EXISTING DOOR HANDLE AND LOCKSET (1no.)	1	no.	$ 200.00	$ 200.00
RELOCATE EXISTING PAPER TOWEL DISPENSER	1	no.	$ 20.00	$ 20.00
REMOVE EXISTING ALL WALL TILES AND WALL PLASTER	15	m2	$ 60.00	$ 900.00
REMOVE EXISTING FLOOR VINYL	5	m2	$ 60.00	$ 300.00
REMOVE, PROTECT AND REINSTATE EXISTING WIRING AND EMERGENCY CALL BUTTOM	1	no.	$ 550.00	$ 550.00
REMOVE AND REINSTATE EXITING LIGHT SWITCH AND AIR FRESHENER SPRAY	2	no.	$ 20.00	$ 40.00
SUPPLY AND INSTALL NEW ACCESIBLE WALL BASIN, SHELF, MIRROR, SOAP DISPENSER & HAND DRYER (5no.)	5	no.	$ 500.00	$ 2,500.00
SUPPLY AND INSTALL NEW ACCESSIBLE WC WITH GRAB RAIL & BACKREST (1no.)	1	no.	$ 1,500.00	$ 1,500.00
REPAINT EXISTING CEILING (APPROX. 17m2)	5	m2	$ 150.00	$ 750.00
SUPPLY AND INSTALL NEW DOOR HANDLE AND LCOK SET TO COMPLIANT WITH AS1428.1	1	no.	$ 500.00	$ 500.00
REPAINT EXISTING DOOR	1	no.	$ 80.00	$ 80.00
SUPPLY AND INSTALL NEW FLOOR VINYL WITH COVING (APPROX. 21m2)	5	m2	$ 300.00	$ 1,500.00
SUPPLY AND INSTALL NEW TIMBER STUD WALL	5	lm	$ 750.00	$ 3,750.00
SUPPLY AND INSTALL NEW WALL VINYL UP TO CEILING HEIGHT (APPROX. 17m2)	17	m2	$ 250.00	$ 4,250.00
SUPPLY AND INSTALL WATERPROOF PLATERBOARD WALL (APPROX. 17m2)	17	m2	$ 100.00	$ 1,700.00
SUPPLY AND INSTALL PLUMBING WORKS AND CONCRETE CUTTING	1	no.	$ 3,000.00	$ 3,000.00
SUPPLY AND INSTALL NEW ELECTRICAL CONNECTION REQUIRED	1	no.	$ 500.00	$ 500.00
TOTAL				$ 24,540.00

**Alternatively, consultation could be sought from an access consultant for a performance solution on the non-compliant existing accessible toilet.*

Part II: Conditions Assessment Report

This report presents the findings of a comprehensive conditions inspection conducted at Hornbrook Children's Centre in Windsor. The purpose of this inspection was to assess the current state of the building, identify any deficiencies, safety hazards, and areas in need of repair or improvement. The kindergarten building, which serves as a crucial educational facility for the local community, has been subject to wear and tear over the years, necessitating a thorough evaluation to ensure the safety and well-being of its occupants. This report provides an overview of the observed conditions, and offers recommendations for remedial actions to address the identified issues and enhance the overall quality and functionality of the building.

Summary of Key Access Issues

The following snapshot provides a summary of the key access issues identified:

- lack of designated accessible parking in an adjacent Council car park;
- limitations to accessways to principal pedestrian entry;
- limitations to principal pedestrian entry;
- location of furniture creates access barriers;
- narrow internal doorways;
- stair only access to upper levels of building;
- limitations to internal stairs;
- lack of tactile ground surface indicators (TGSIs) at stairs.

Building Overview

Hornbrook Children's Centre contains 1 building and external areas. The building and grounds incorporate the following areas:

Kinder Site
• Entry ramp & stairs
• Playground
• Garden

Building
• Entry
• Corridor
• Office
• Accessible Toilet
• Laundry
• Children's Room 1
• Children's Room 2
• Children's Room 3
• Toilets
• Store
• Staff Room
• Staff Toilets

The Conditions Assessment incorporated all of these building elements and associated facilities including external pathway connections and playground areas.

2.0 Internal Works

2.1: Entry

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Patch and repair damaged sections of wall and ceiling
Clean, sand and paint all walls
Clean, sand and paint ceiling
Clean all window frames and glazing
Clean internal skylight glazing
Clean vinyl flooring
Repaint entry door and frame
Replace entry door seal
Recaulk entry door glazing
General area clean

Rectification & Cost Estimate

Photo Report

Entry	Scope
 	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Patch and repair damaged sections of ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Paint ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint entry door and frame*** ► ***Recaulk entry door glazing*** ► ***Replace entry door seal*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.2: Corridor

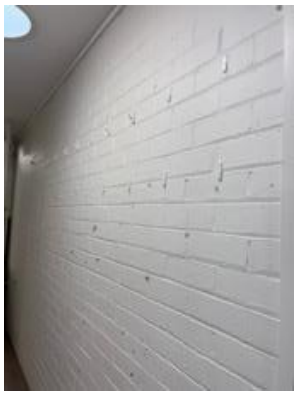
This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

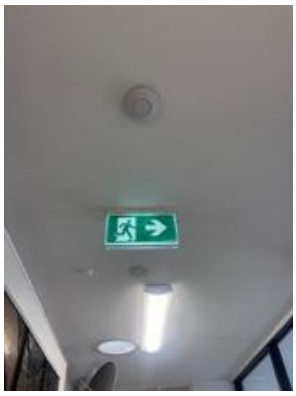
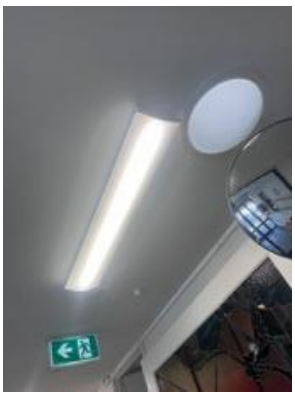
Summary of existing condition

Action Required
Patch and repair damaged sections of wall and ceiling
Clean and paint all walls
Clean and paint ceiling
Clean all window frames and glazing
Clean internal skylight glazing x 2
Clean vinyl flooring
Repaint door and frame
Replace door seal
Recaulk door glazing
General area clean

Rectification & Cost Estimate

Photo Report

Corridor	Scope
	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Patch and repair damaged sections of ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Paint ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Clean internal skylight glazing x2*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Repaint door and frame*** ► ***Replace door seal*** ► ***Recaulk door glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.3: Office

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Patch and repair damaged sections of wall
Clean, sand and paint all walls
Replace door seal
Clean vinyl flooring
Clean joinery
Repair/replace damaged GPO circuit
Repaint office door
Replace office door frame
Replace window opening mechanism
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

Photo Report

Office	Scope
	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repair/replace damaged GPO circuit*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint door*** ► ***Replace door frame*** ► ***Replace window opening mechanism*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***General area clean*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.4: Laundry / Switchboard

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

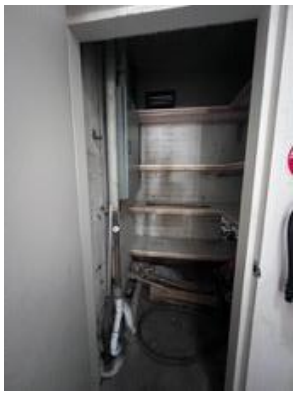
Action Required
Clean, sand and paint all walls
Clean, sand and paint ceiling
Clean internal skylight glazing
Clean vinyl flooring
Replace damaged joinery
Clean and repair joinery in switchboard room
Repaint laundry door and frame
Replace switchboard room door
Repaint switchboard room door frame
General area clean

Rectification & Cost Estimate

Photo Report

Laundry / Switchboard	Scope
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean tiled flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace damaged joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean and repair joinery in switchboard room*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Repaint laundry door and frame*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace switchboard room door*** ► ***Repaint switchboard door frame*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***General area clean*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.5: Accessible Toilet

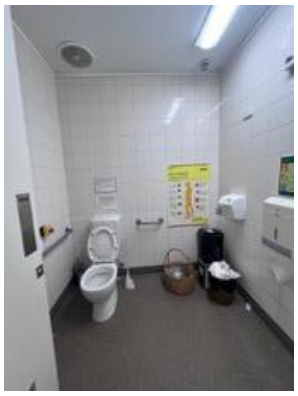
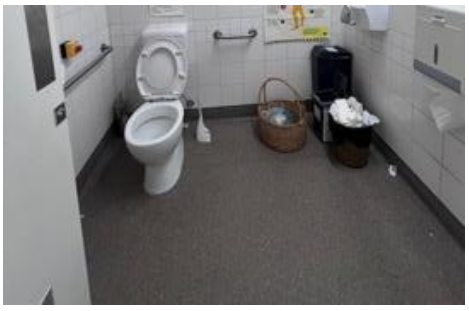
This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Clean tiled walls
Clean vinyl flooring
Replace accessible toilet door frame
Repaint accessible toilet door
General area clean

Rectification & Cost Estimate

Photo Report

Accessible Toilet	Scope
 	► ***Clean tiled walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace door frame*** ► ***Replace door*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.6: Children's Room 1

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Patch and repair damaged sections of wall and ceiling
Paint all walls
Paint ceiling
Clean window glazing
Clean vinyl flooring
Replace damaged skirting
Replace damaged joinery
Clean joinery
Replace LED light tube
Supply AC remote
Clean GPO and light switches
Repaint Children's room 1 door and frame
Replace Children's room 1 door mechanism
Replace door pinboard
Repaint external sliding door
Replace exit door and repaint frame
Repaint window frame
Clean window blinds
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

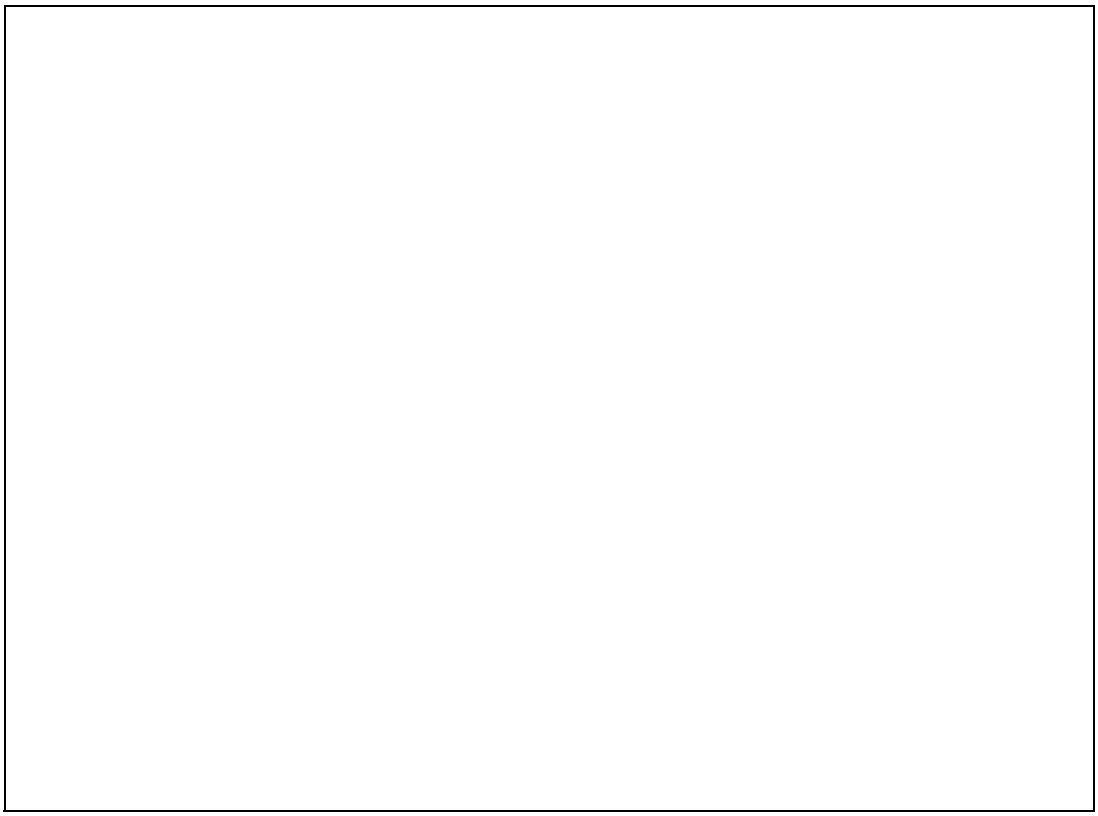
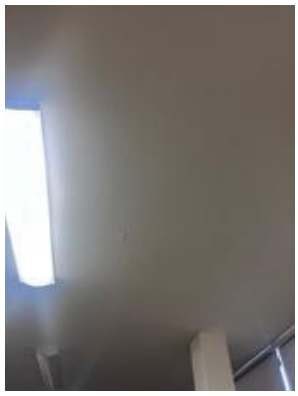
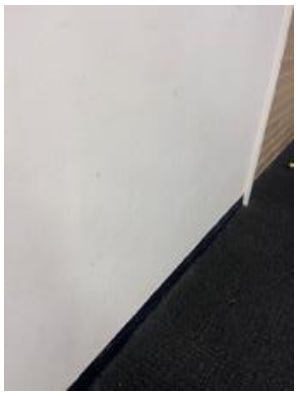
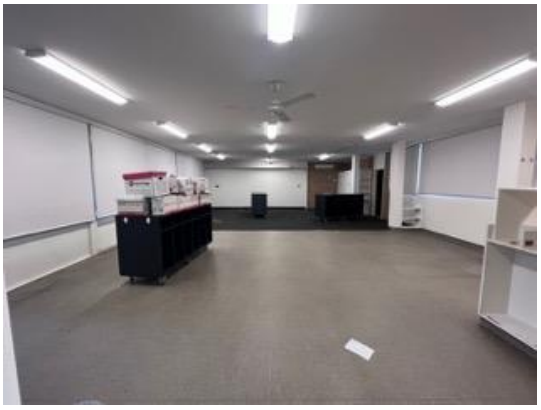
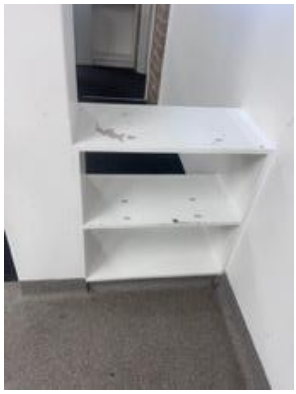


Photo Report

Children's room 1	Scope
 	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Patch and repair damaged sections of ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Paint ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replaced damaged skirting*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Repaint joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replace damaged joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace LED light tube*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Supply AC remote*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Clean GPO and light switches*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Repaint door and frame x 2*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace door mechanism*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replace door pinboard*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace door and paint frame*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean window blinds*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.7: Children's Room 1 Store

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Paint all walls
Clean joinery
Repaint store door
General area clean

Rectification & Cost Estimate

Photo Report

Children's Room 1 Store	Scope
	► ***Paint all plasterboard walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint door and frame*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.8: Children's Room 1 Toilets

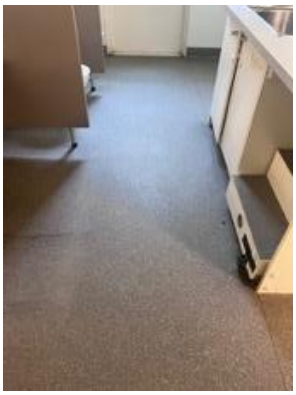
This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

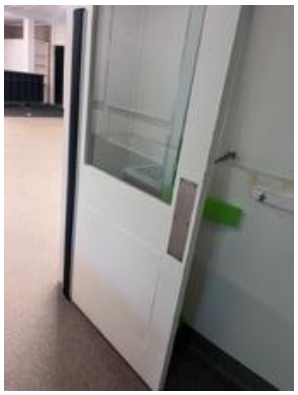
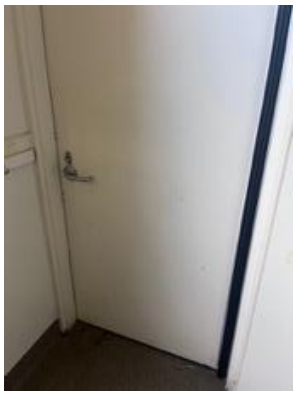
Summary of existing condition

Action Required
Paint all walls
Clean joinery
Clean vinyl flooring
Clean internal skylight glazing
Repaint toilet door and frame x 2
Replace window frosted privacy window film
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

Photo Report

Children's Room 1 Toilets	Scope
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Repaint toilet door and frame x 2*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace frosted privacy window film*** ► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.9: Children's Room 2

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Patch and repair damaged sections of wall and ceiling
Paint all walls
Clean vinyl flooring
Replace damaged section of vinyl flooring
Replace damaged skirting
Clean and repaint joinery
Clean joinery
Replace door frame and glazing panel frame
Repaint doors x 2
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

Photo Report

Children's Room 2	Scope
 	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Patch and repair damaged sections of ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace damaged section of vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replaced damaged skirting*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Clean and repaint joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace door frame and glazing panel frame*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint door and frame x 2*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.10: Children's Room 2 Toilets

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Clean, sand and paint all walls
Clean joinery
Clean vinyl flooring
Clean internal skylight glazing
Replace door and repaint frame
Repaint exit door
Replace window glazing and supply & install frosted privacy window film
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

Photo Report

Children's Room 2 Toilets	Scope
 	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace door and repaint frame*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint exit door and frame*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replace window glazing and supply & install frosted privacy window film*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.11: Kitchen

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Patch and repair damaged sections of wall and ceiling
Paint all walls
Clean internal skylight glazing
Replace vinyl flooring
Replace damaged benchtop
Replace damaged cupboard doors
Clean joinery
Clean GPO and light switches
Clean and polish sink, fridge, oven and rangehood
General area clean

Rectification & Cost Estimate

Photo Report

Kitchen	Scope
	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replace vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace damaged benchtop*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace damaged cupboard doors*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean GPO and light switches*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Clean and polish sink, fridge, oven and rangehood*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.12: Children's Room 3

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

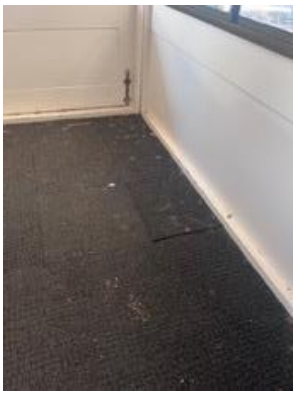
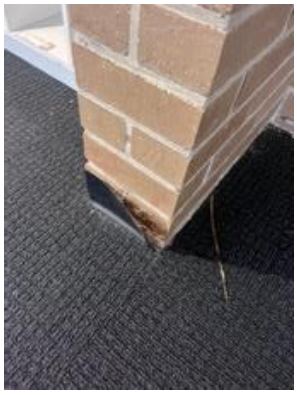
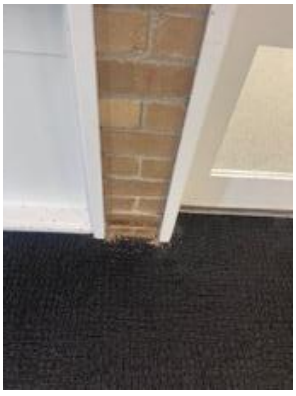
Summary of existing condition

Action Required
Patch and repair damaged sections of wall and ceiling
Replace water damaged section of ceiling
Paint all walls
Paint all ceiling
Replace damaged carpet flooring
Replace damaged skirting
Clean and repaint joinery
Clean joinery
Clean Bi-fold doors
Repaint door and frame x 3
Repaint window frame
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

Photo Report

Children's Room 3	Scope
	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Patch and repair damaged sections of ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Paint ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace damaged carpet flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace damaged skirting*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean and repaint joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean bi-fold doors*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Repaint door and frame x 3*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint window frame*** ► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.13: Children's Room 3 Store

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Clean Joinery
Repaint door and frame
General area clean

Rectification & Cost Estimate

Photo Report

Children's Room 3 Store	Scope
	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint door and frame*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.14: Staff / Corridor

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

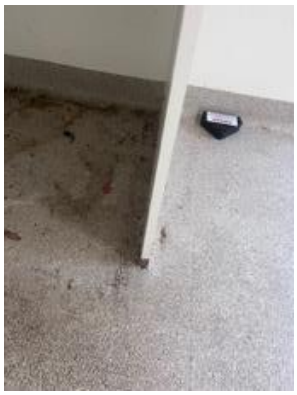
Summary of existing condition

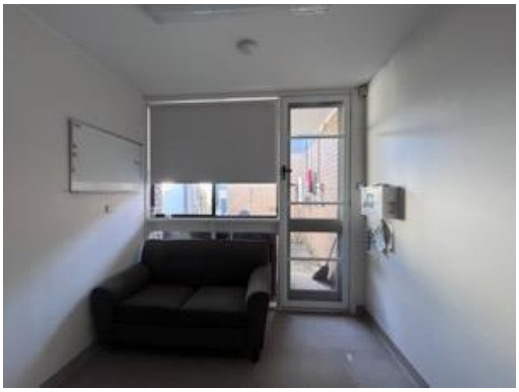
Action Required
Patch and repair damaged sections of wall
Paint all walls
Repaint manhole
Replace damaged vinyl flooring
Clean joinery
Replace damaged joinery end panel
Clean and polish sink
Repaint door and frame x 3
Clean all window frames and glazing
General area clean

Rectification & Cost Estimate

Photo Report

Staff / Corridor	Scope
	► ***Patch and repair damaged sections of wall.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace damaged vinyl flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Repaint manhole.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Clean joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace damaged joinery end panel*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Clean and polish sink*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Repaint door and frame x 3*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean all window frames and glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.15: Staff Toilet

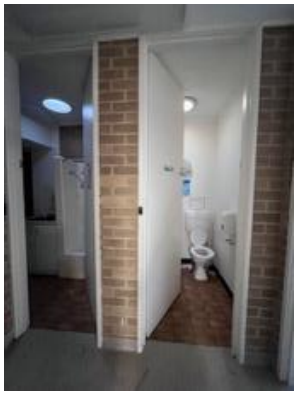
This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Clean, sand and paint all walls
Clean internal skylight glazing
Repaint door and frame
General area clean

Rectification & Cost Estimate

Photo Report

Staff Toilet	Scope
	► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Repaint door and frame*** *All elements in similar/equal condition not shown in photos *must be rectified*

2.16: Staff Store

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

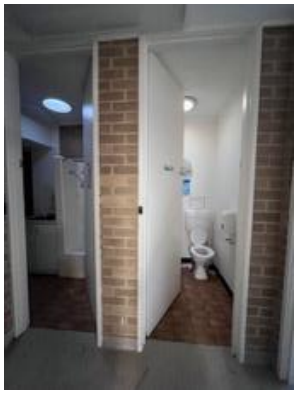
Action Required
Patch and repair damaged sections of wall and ceiling
Clean, sand and paint all walls
Paint all ceiling
Clean internal skylight glazing
Replace damaged vinyl flooring
Replace sink and bathtub
Replace damaged joinery
Repaint door and frame
General area clean

Rectification & Cost Estimate

Photo Report

Staff Store	Scope
	► ***Patch and repair damaged sections of wall.*** ► ***Paint all walls*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Paint ceiling.*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean internal skylight glazing*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replace damaged vinyl and tiled flooring*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace sink and shower*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Replace damaged joinery*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Repaint door and frame*** *All elements in similar/equal condition not shown in photos *must be rectified*

3.0 External Works

3.1: Garden & Playground Area

This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

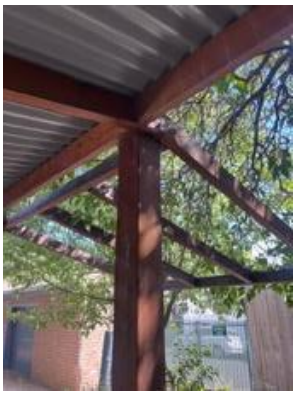
Summary of existing condition

Action Required
Clean and weed garden, including removal of weeds, clearing debris, trimming overgrown vegetation, pruning plants and edging.
Clean, repair and repaint damaged outdoor furniture
Replace external fence screening cloth
Replace synthetic grass
Clean and remove cobwebs and repaint timber posts/beams from external structures
Replace sand pit sand
Replace storage shed timber roller door frame
Pressure wash all concrete flooring and paving surfaces
Replace concrete bike track with softfall rubber for minimum of 2.5m impact attenuating surface for extent of impact area
Replace playground tanbark with softfall rubber
Clean, sand and revarnish timber playground. Re-powdercoat steel playground elements.
Replace damaged fencing panel

Rectification & Cost Estimate

Photo Report

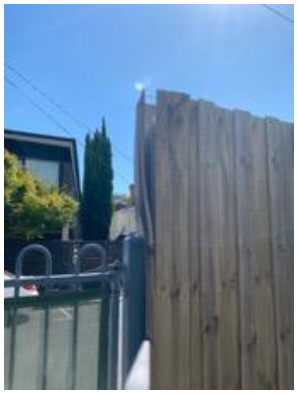
Garden Area	Scope
   	► ***Clean and weed garden, including removal of weeds, clearing debris, trimming overgrown vegetation, pruning plants and edging.*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Clean, repair and repaint damaged outdoor furniture*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Replace external fence screening cloth*** *All elements in similar/equal condition not shown in photos *must be rectified*
   	► ***Clean and remove cobwebs and repaint timber posts/beams from external structures. Replace damaged timber beams.*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Replace synthetic grass*** *All elements in similar/equal condition not shown in photos *must be rectified*
   	► ***Pressure wash all concrete flooring and paving surfaces*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Replace sand pit sand*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace storage shed timber roller door frame*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace concrete bike track with softfall rubber for minimum of 2.5m impact attenuating surface for extent of impact area*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Replace playground tanbark with softfall rubber*** *All elements in similar/equal condition not shown in photos *must be rectified*
   	► ***Clean, sand and revarnish timber playground. Re-powder coat steel playground elements.*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Replace damaged fencing panel*** *All elements in similar/equal condition not shown in photos *must be rectified*

3.2: Roof

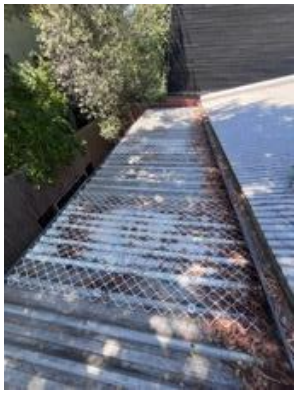
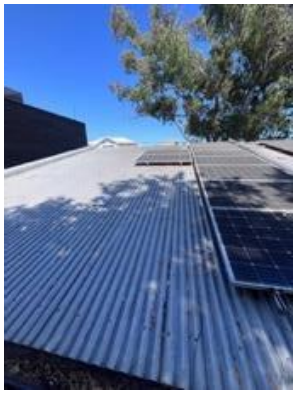
This section will identify the elements requiring maintenance and upgrades in relation to the entry of Hornbrook Children's Centre Roof. The summary of existing condition and Rectification recommendation will be provided. Please read this section in conjunction with Appendix A for location of elements.

Summary of existing condition

Action Required
Remove leaves and debris from roof area
Remove section of roof sheeting to canopy area (colorbond and clear roof sheeting). Supply & install new roof battens and roof sheeting to increase pitch to 3 degrees. Reinstate roof walkway
Pressure wash roof sheeting
Clean solar panels
Pressure wash soffits
Replace timber fascia board
Replace gutters
Replace downpipes
Supply & install leaf gutter guard to all gutters
Engage safety roof consultant to assess and provide additional anchor points to roof area
Replace section of flashing between main roof and canopy

Rectification & Cost Estimate

Photo Report

Roof Area	Scope
 	► ***Remove leaves and debris from roof area*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Remove section of roof sheeting to canopy area (colorbond and clear roof sheeting). Supply & install new roof battens and roof sheeting to increase pitch to 3 degrees. Reinstate roof walkway*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Pressure wash roof sheeting*** *All elements in similar/equal condition not shown in photos *must be rectified*

	► ***Pressure wash soffits*** *All elements in similar/equal condition not shown in photos *must be rectified*
	► ***Clean solar panels*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace timber fascia board*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Replace gutters and supply & install leaf gutter guard*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Replace downpipes*** *All elements in similar/equal condition not shown in photos *must be rectified*
 	► ***Engage safety roof consultant to assess and provide additional anchor points to roof area*** *All elements in similar/equal condition not shown in photos *must be rectified*

 	► ***Replace section of flashing between main roof and canopy*** *All elements in similar/equal condition not shown in photos *must be rectified*

foursight

PART III: COST ESTIMATION

Rectifications Cost:
Price is inclusive of all travel, materials, Equipment and Labour.

Summary for Consideration

Whilst there are a number of access barriers associated with the building, it is anticipated that many of these can be effectively addressed to improve equitable, dignified access for all users.

It is recommended to conduct consultation with the kinder to understand the needs of the kinder when the priority order of rectification works was developed from the user perspective.

If works are to proceed, it is recommended that a realistic timeframe be developed and documented and used in conjunction with this Conditions and Access Audit Report to form the basis of a Disability Action Plan for the building, which can be registered with the Australian Human Rights Commission. This will assist in confirming the organisation's commitment to addressing the range of access barriers identified.

It is also recommended in consultation with a register building designer in the future when works are considered to be taken.

APPENDIX A: ARCHITETURAL DOCUMENTATION

APPENDIX B: REFERENCE DOCUMENT

INTRODUCTION

The following summary of the requirements is drawn from the following documentation

- National Construction Code (NCC): 2019
- Australian Standards: Design for access and mobility, Part 1 - 2009 (AS1428.1-2009)
- Australian Standards: Design for access and mobility, Part 4 - 2009 (AS1428.4.1-2009)

The intention of this document is to provide assistance to the client to understand the principles and legislative requirements under the Australian Standards AS1428.1 and NCC. This summary includes all the relevant clauses and figures for reference.

CONTENT

Section 1: RAMPS
Section 2: STEP RAMPS
Section 3: KERB RAMPS
Section 4: DOOR THRESHOLD RAMPS
Section 5: WALKWAYS
Section 6: DOORWAYS
Section 7: LANDINGS
Section 8: HANDRAILS
Section 9: KERBS
Section 10: TGSIs
Section 11: PAVING SURFACES

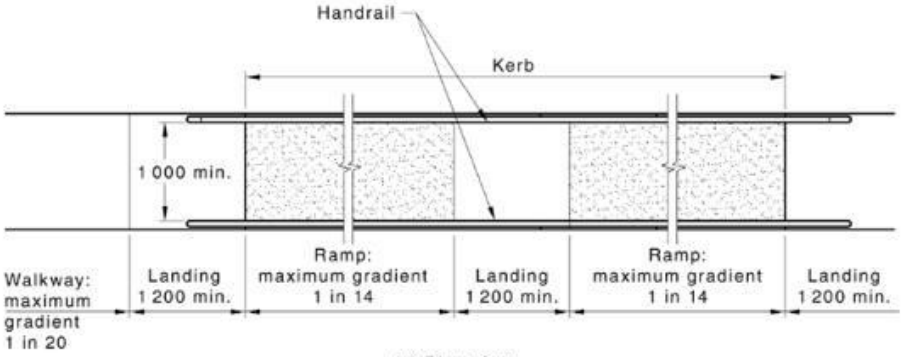
SECTION 1: RAMPS

Definition (AS1428.1:2009 Clause 4.15)

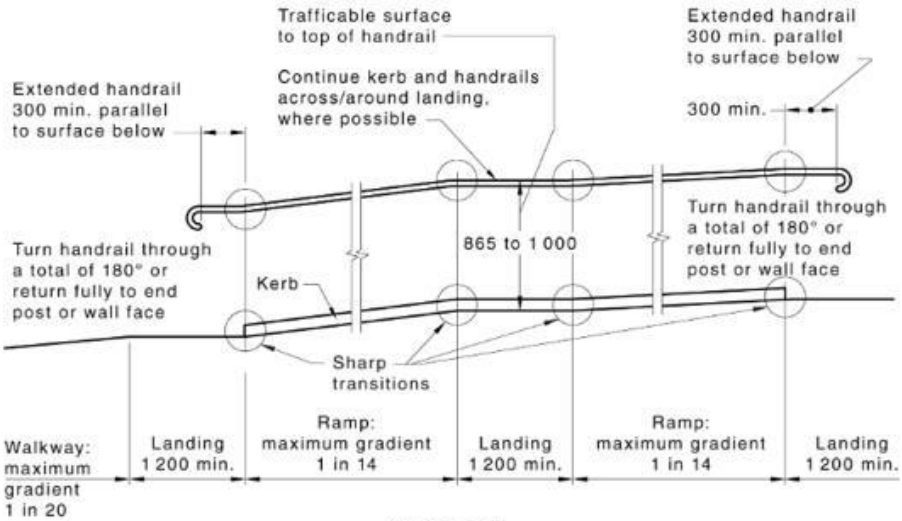
An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1:20 but not steeper than 1 in 14

General

- The maximum gradient of a ramp exceeding 1900mm in length shall be 1 in 14 (AS1428.1:2009 Clause 10.3a)
- Unless otherwise specified, the minimum unobstructed width of a continuous accessible path of travel shall be 1000mm except in the case of curved ramp or walkway. (AS1428.1:2009 Clause 6.3)
- A continuous accessible path of travel and any circulation spaces shall have a slip-resistance surface. (AS1428.1:2009 Clause 7.1)



(a) Plan view

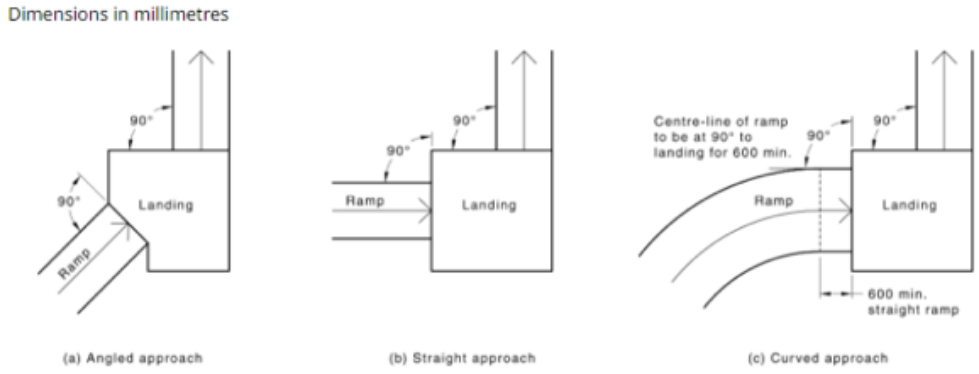


(b) Elevation

Landings

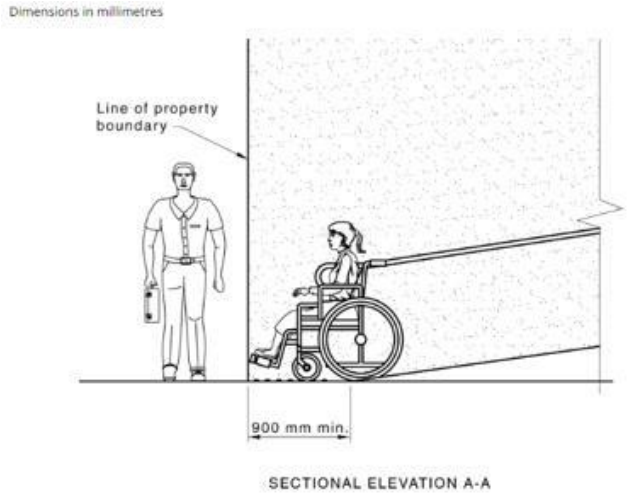
- Landings shall be provided at all changes in direction (AS1428.1:2009 Clause 10.8)
- Ramps shall be provided with landings at the bottom and at the top of the ramp and at intervals not exceeding the following (AS1428.1:2009 Clause 10.3c):
    - For ramp gradients of 1 in 14, at intervals not greater than 9m.
    - For ramp gradients steeper than 1 in 20, at intervals not greater than 15m.
    - For ramp gradients between 1 in 14 and steeper than 1 in 20, at intervals that shall be obtained by linear interpolation.

Refer to section 7 of this reference document for detailed requirements for landings.



Positioning

- Where ramps are constructed with a change in direction, the angle of approach shall create a 90-degree angle to the line of transition between the ramp surface and the landing surface. (AS1428.1:2009 Clause 10.3d)
- Where the intersection is at the property boundary, the ramp shall be set back by a minimum of 900mm so that the handrail and TGSIs do not protrude into the transverse path. (AS1428.1:2009 Clause 10.3f)



Crossfall

- The crossfall for a walkway or landing shall not be steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33 (AS1428.1:2009 Clause 10.1d)

Handrails

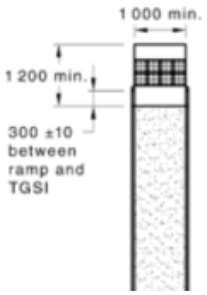
- The handrail shall extend a minimum of 300mm horizontally past the transition point at the top and bottom of the ramp except where the inner handrail is continuous at an intermediate landing (AS1428.1:2009 Clause 10.3h)

Kerb

- Kerbs or kerb rails shall be:
    - Located so that the ramp side face is either flush with the ramp side face of the handrail or no greater than 100mm away from the ramp side face of the handrail. (AS1428.1:2009 Clause 10.3j(i))
    - The minimum height above the finished floor shall be 65mm. (AS1428.1:2009 Clause 10.3i (i))
    - The height of the top of the kerb or kerb rail shall not be within the range 75mm to 150mm above the finished floor. (AS1428.1:2009 Clause 10.3i (ii))

Tactile Ground Surface Indicator (TGSI)

- Stop walking with sufficient warning of any hazard within 300mm to 900mm constituted by a 600mm to 800mm deep application of warning indicators and a 300±10 mm set-back from any hazard. (AS1428.4.1:2009 Appendix A1 (g))
- Warning TGSIs should be used at the top and bottom of stairways and ramps, but not at intermediate landings that have continuous handrails on both sides of the stairway or ramp. (AS1428.4.1:2009 Appendix A3.2)
- Warning TGSI should be used at the top and bottom of stairways and ramps and intermediate landings that have entrance from that level to the landing. (AS1428.4.1:2009 Appendix A3.2)



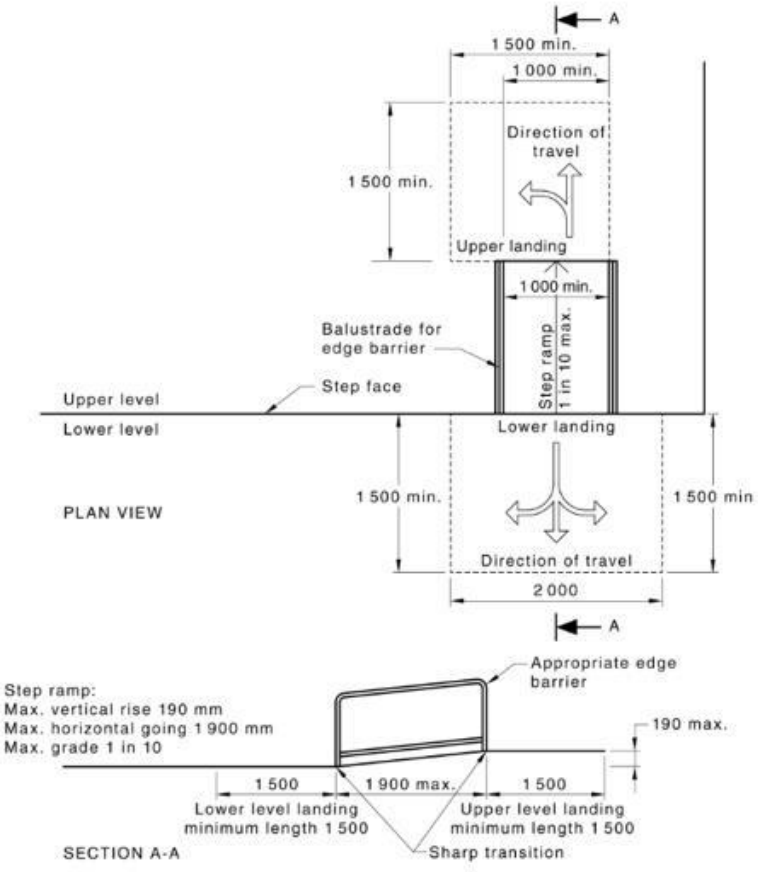
SECTION 2: STEP RAMPS

Definition (AS1428.1:2009 Clause 1.4.20)

An inclined surface on a continuous accessible path of travel with a maximum rise of 190mm, length not greater than 1900mm and a gradient not steeper than 1 in 10.

General

- Step ramps shall have (AS1428.1:2009 Clause 4.17):
    - a maximum rise of 190mm
    - a length not greater than 1900mm
    - a gradient not steeper than 1 in 10
- The edges of a step ramp shall be tapered or splayed at a minimum of 45-degree splay where the ramps do not abut a wall or where there is pedestrian cross-traffic. Otherwise, it shall be protected by a suitable barrier (AS1428.1:2009 Clause 10.6.1):
    - A wall, fence, balustrade or similar barrier; or
    - An open balustrade is provided a kerb or kerb rail shall be provided.
- Step ramp shall have a slip-resistance surface (AS1428.1:2009 Clause 10.6.2).



Landings

- Step ramps shall be provided with landings at the bottom and at the top of the step ramp and the size as per following (AS1428.1:2009 Figure 22(A)):
    - The length of landing shall be minimum 1500mm with minimum width of 1000mm for constant direction of travel as the step ramp

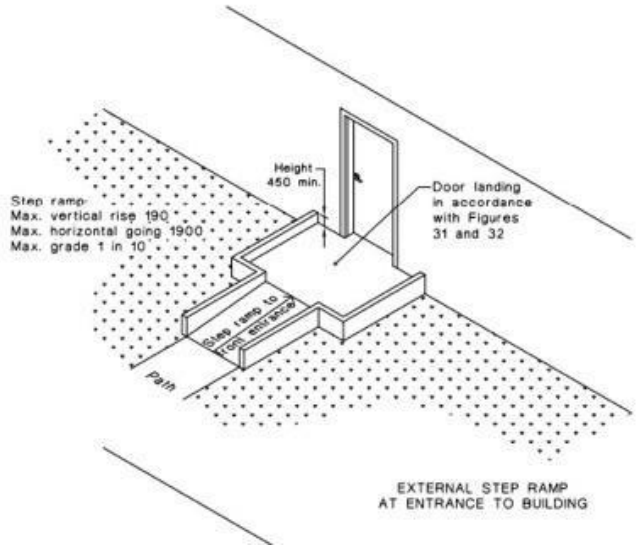
The length of landing shall be minimum 1500mm with minimum width of 1000mm and 500mm additional toward the direction of travel.

Crossfall

- The crossfall for a walkway or landing shall not be steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33 (AS1428.1:2009 Clause 10.1d)

Kerb rails

- Kerbs or kerb rails shall be:
    - Located so that the ramp side face is either flush with the ramp side face of the handrail or no greater than 100mm away from the ramp side face of the handrail. (AS1428.1:2009 Clause 10.3j(i))
    - The minimum height above the finished floor shall be 65mm. (AS1428.1:2009 Clause 10.3i (i))
    - The height of the top of the kerb or kerb rail shall not be within the range 75mm to 150mm above the finished floor. (AS1428.1:2009 Clause 10.3i (ii))



SECTION 3: KERB RAMPS

Definition (AS1428.1:2009 Clause 4.16)

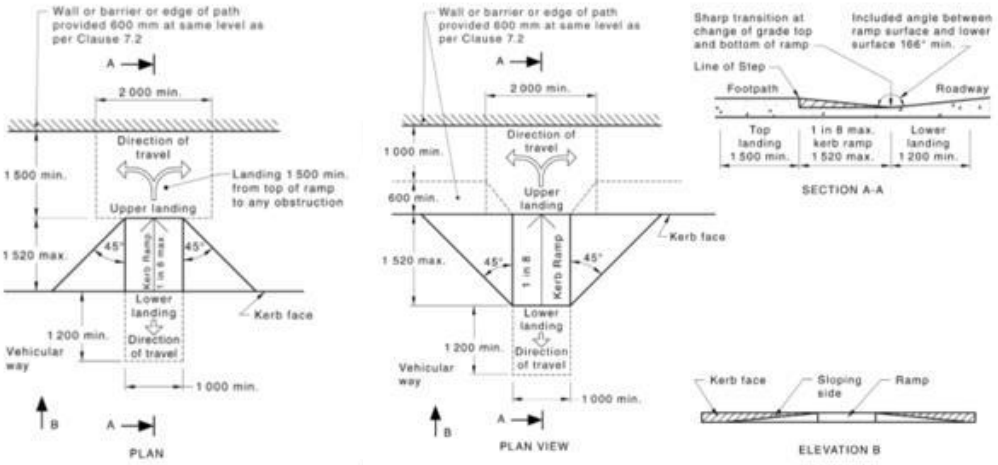
An inclined surface on a continuous accessible path of travel with a maximum rise of 190mm, length not greater than 1520mm and a gradient not steeper than 1 in 8, located within or attached to a kerb.

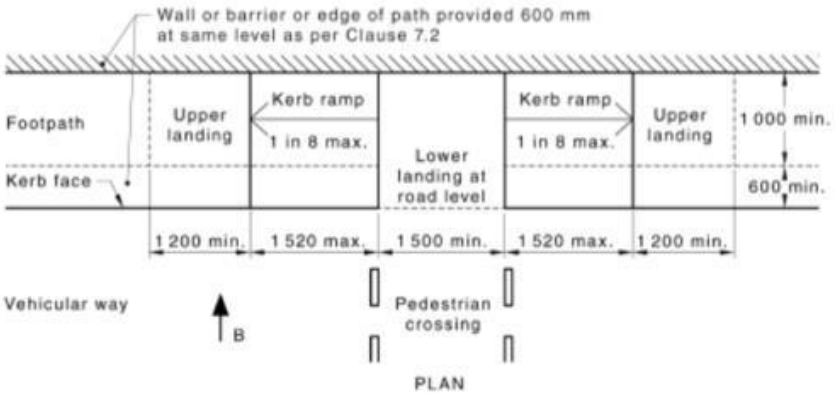
General

- Kerb ramps shall have (AS1428.1:2009 Clause 10.7.2):
    - a maximum rise of 190mm
    - a length not greater than 1520mm
    - a gradient not steeper than 1 in 8
    - The sloping side of a kerb ramp shall be tapered or splayed out 45-degree
- Kerb ramp shall have a slip-resistance surface (AS1428.1:2009 Clause 10.7.3).
- Sharp transition at change of grade top and bottom ramp

Landings

- Step ramps shall be provided with landings at the bottom and at the top of the step ramp and the size as per following (AS1428.1:2009 Figure 24(A)):
    - The length of landing shall be minimum 1200mm with minimum width of 1000mm for constant direction of travel as the kerb ramp
    - The length of landing shall be minimum 1500mm with minimum width of 1000mm and 500mm additional toward the direction of travel.





Crossfall

- The crossfall for a walkway or landing shall not be steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33 (AS1428.1:2009 Clause 10.1d)

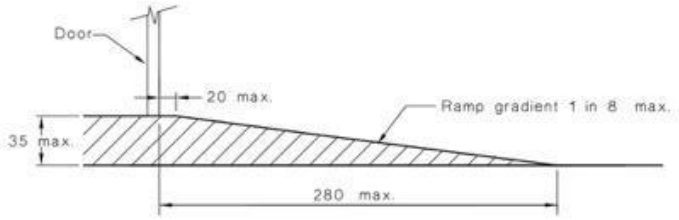
SECTION 4: DOOR THRESHOLD RAMPS

Definition (AS1428.1:2009 Clause 4.18)

An inclined surface on a continuous accessible path of travel with a maximum rise of 135mm, length not greater than 280mm and a gradient not steeper than 1 in 8.

General

- Threshold ramps shall have (AS1428.1:2009 Clause 10.5):
    - a maximum rise of 135mm
    - a length not greater than 280mm
    - a gradient not steeper than 1 in 8
    - be located within 20mm of the door leaf which it serves
    - The edge of the threshold ramp shall be tapered or splayed at a minimum of 45-degree where the ramp does not abut a wall. Splay is required when the ramp extends past the wall face.



DIMENSIONS IN MILLIMETRES

SECTION 5: WALKWAYS

Definition (AS1428.1:2009 Clause 4.24)

Any surface on a continuous accessible path of travel with a gradient not steeper than 1 in 20.

General

- Unless otherwise specified, the minimum unobstructed width of a continuous accessible path of travel shall be 1000mm except in the case of curved ramp or walkway. (AS1428.1:2009 Clause 6.3a)
- A continuous accessible path of travel and any circulation spaces shall have a slip-resistance surface. (AS1428.1:2009 Clause7.1)

Landings

- Landings shall be provided at all changes in direction (AS1428.1:2009 Clause 10.1b)
- Ramps shall be provided with landings at the bottom and at the top of the ramp and at intervals not exceeding the following (AS1428.1:2009 Clause 10.3c):
    - For walkway gradients of 1 in 20, at intervals not greater than 15m.
    - For walkway gradients of 1 in 33, at intervals not greater than 25m.
    - For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.
- For Walkway shallower than 1 in 33, no landings are required (AS1428.1:2009 Clause 10.2b)

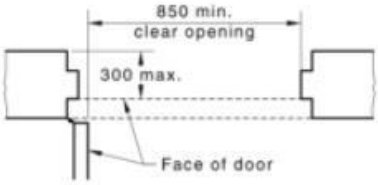
Crossfall

- The crossfall for a walkway or landing shall not be steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33 (AS1428.1:2009 Clause 10.1d)

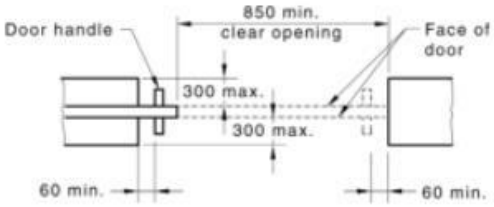
SECTION 6: DOORWAYS

General

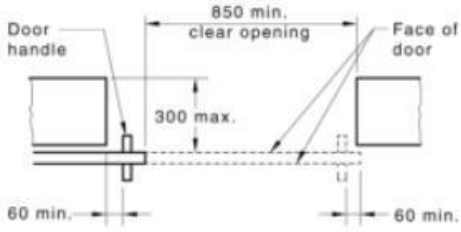
- The minimum clear opening of a doorway on a continuous accessible path of travel is 850mm when measured from the face of the opened door to the doorstop. Where a double door is used, the 850mm minimum clear opening shall apply to the active leaf. A maximum door reveals depth of 300mm to the door face applies in all situations. (AS1428.1:2009 Clause 13.2)



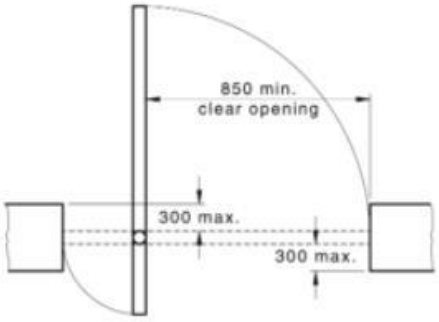
(a) Swing door



(b) Cavity sliding door



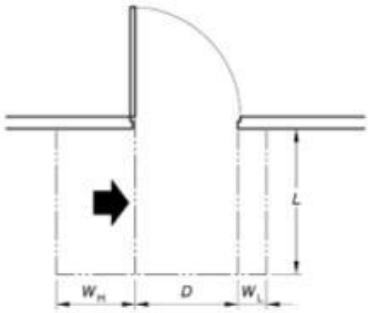
(c) Surface-mounted sliding door



(d) Pivot hinge door

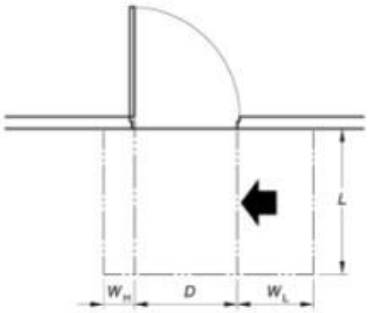
Circulation Space (AS1428.1:2009 Clause 13.3.1)

- Circulation spaces shall be provided at every doorway, gate, or similar entryway, on a continuous accessible path of travel.
- Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.
- Doorway circulation shall be used in combination to allow access through doorways in both directions.



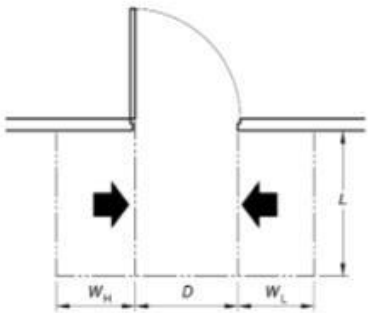
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 220	560	340
900	1 185	510	340
950	1 160	460	340
1 000	1 140	410	340

(a) Hinge-side approach, door opens away from user



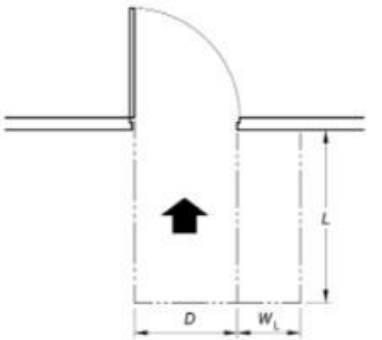
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 240	240	660
900	1 210	190	660
950	1 175	140	660
1 000	1 155	90	660

(b) Latch-side approach, door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 240	560	660
900	1 210	510	660
950	1 175	460	660
1 000	1 155	410	660

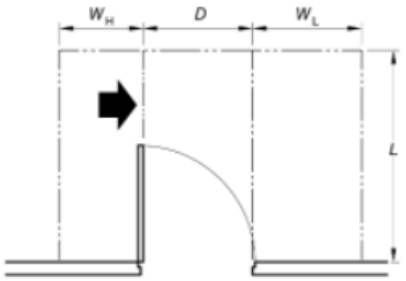
(c) Either side approach, door opens away from user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 450	0	510
900	1 450	0	510
950	1 450	0	510
1 000	1 450	0	510

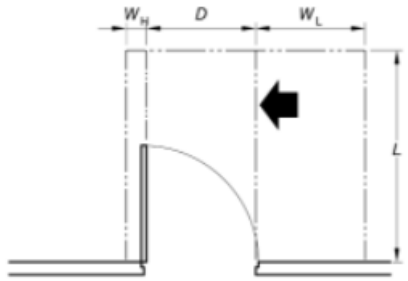
(d) Front approach, door opens away from user

Key
D = Clear opening of width of doorway
L = Length
W_H = Width — hinge side
W_L = Width — latch side
➡ = Direction of approach
----- = Circulation space



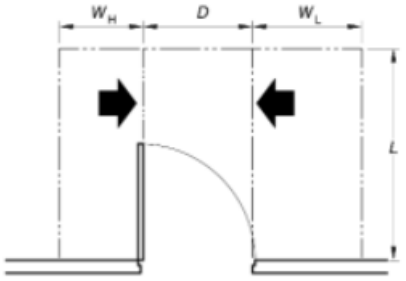
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 670	660	900
900	1 670	610	900
950	1 670	560	900
1 000	1 670	510	900

(e) Hinge-side approach, door opens towards user



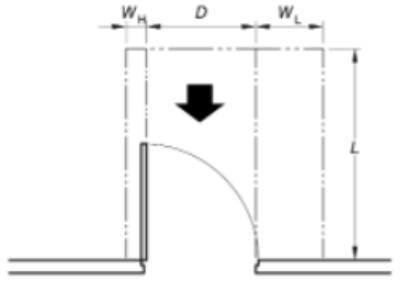
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 670	110	900
900	1 670	110	900
950	1 670	110	900
1 000	1 670	110	900

(f) Latch-side approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 670	660	900
900	1 670	610	900
950	1 670	560	900
1 000	1 670	510	900

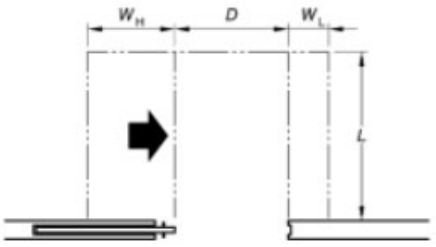
(g) Either side approach, door opens towards user



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 450	110	530
900	1 450	110	530
950	1 450	110	530
1 000	1 450	110	530

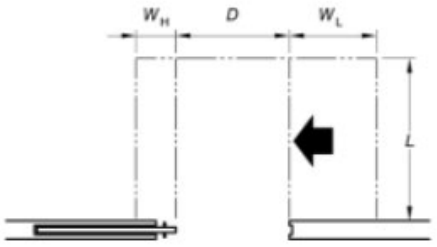
(h) Front approach, door opens towards user

Key
D = Clear opening of width of doorway
L = Length
W_H = Width — hinge side
W_L = Width — latch side
➡ = Direction of approach
---- = Circulation space



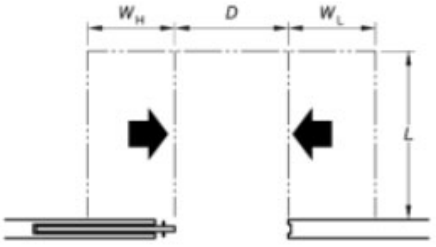
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 280	660	395
900	1 280	610	395
950	1 280	560	395
1 000	1 280	510	395

(a) Slide-side approach



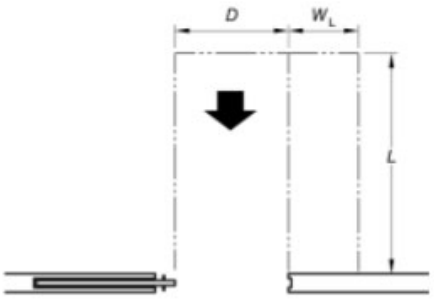
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 230	185	660
900	1 230	180	660
950	1 230	180	660
1 000	1 230	180	660

(b) Latch-side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 280	660	660
900	1 280	610	660
950	1 280	560	660
1 000	1 280	510	660

(c) Either side approach



Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1 450	0	530
900	1 450	0	530
950	1 450	0	530
1 000	1 450	0	530

(d) Front approach

Key
D = Clear opening of width of doorway
L = Length
W_H = Width — hinge side
W_L = Width — latch side
➡ = Direction of approach
---- = Circulation space

Power-operated doors (AS1428.1:2009 Clause 13.3.4)

- For side approach at power-operated doors, circulation space W_L or W_H is required at the direction of approach only. For front-on approach, nether circulation space W_L or W_H is required

SECTION 7: LANDINGS

Definition (AS1428.1:2009 Clause 4.10)

A resting place on a path of travel

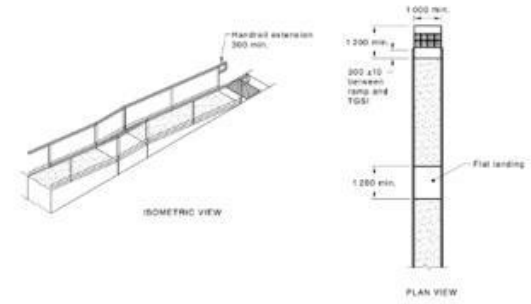
Crossfall

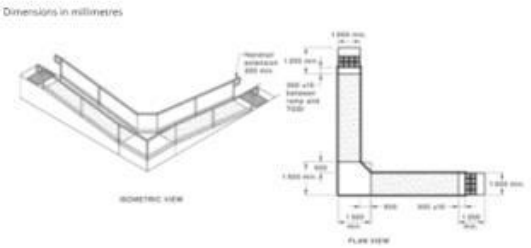
- The crossfall for a walkway or landing shall not be steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33

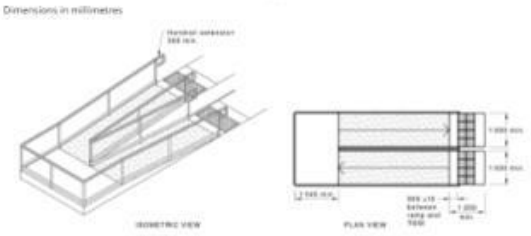
Walkways and Ramps (AS1428.1:2009 Clause 10.8.1)

The length of the landings at walkways and ramps shall be in accordance with one of the followings:

- Where there is no change in direction, the length shall be not less than 1200mm
- Where there is a change of direction not exceeding 90-degree, the landing shall be not less than 1500mm long and 1500mm wide. The internal corner may be truncated. Where is truncated and truncation shall not reduce the clear width of the accessways
- For 180-degree turn, the landing shall not be less than 1540mm long.







Step ramps (AS1428.1:2009 Clause 10.8.2)

- The length of the landings at step ramps shall be not less than 1200mm in the direction of travel.
- Where a change in direction is required. The length of the step ramp landings shall be a minimum of 1500mm.
- Where doorways are at landings the dimension of the landings shall be in accordance with the requirement of circulation spaces at doorways.

Kerb ramps (AS1428.1:2009 Clause 10.8.3)

- The length of landings at kerb ramps shall be not less than 1200mm in the direction of travel.
- Where a "T" junction occurs, the kerb ramp landing shall be a minimum of 1500mm x 2000mm
- Where a single change in direction is required, the ramp landings shall be a minimum of 1500mm x 1500mm

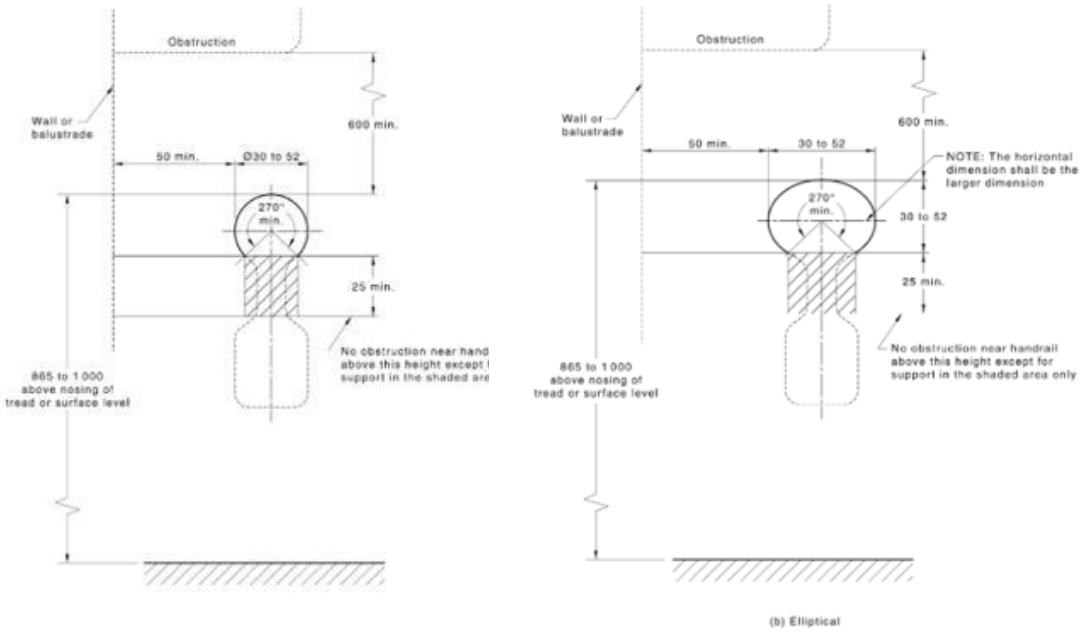
SECTION 8: HANDRAILS

Definition (AS1428.1:2009 Clause 4.14.2)

Rail used in circulation areas such as corridors, passageways, ramps and stairways to assist in continuous movement.

General

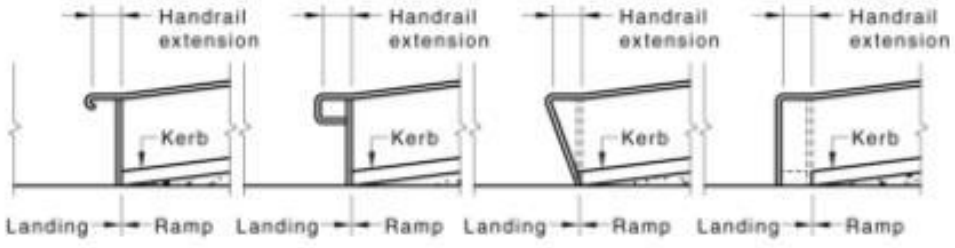
- Handrail and balustrades shall not encroach into required circulation spaces (AS1428.1:2009 Clause 12a)
- The top of the handrails shall be not less than 865mm or more than 1000mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing. (AS1428.1:2009 Clause 12d)
- The height of the top of the handrail shall be consistent through the ramp and any landings. (AS1428.1:2009 Clause 12e)
- The clearance between a handrail and an adjacent wall surface or other obstruction shall be noted less than 50mm. This clearance shall extend above the top of the handrail by not less than 600mm. (AS1428.1:2009 Clause 12h)
- The inside handrail at landings shall always be continuous. (AS1428.1:2009 Clause 12j)



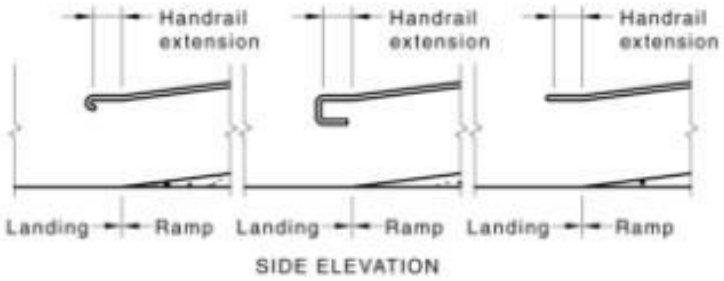
(b) Elliptical

Extension & Returns

Handrails shall be securely fixed and rigid, another end shall be turned through a total of 180-degree, or to the ground, or returned fully to end post or wall face. (AS1428.1:2009 Clause 12(g))



(a) Post mounted handrails



(b) Wall mounted handrails

Secondary Handrail

The second handrail fixed at a height between 665mm and 750mm in Class 9b building used as a Primary School. (NCC2019 Volume One – D2.17 (a)(iii))

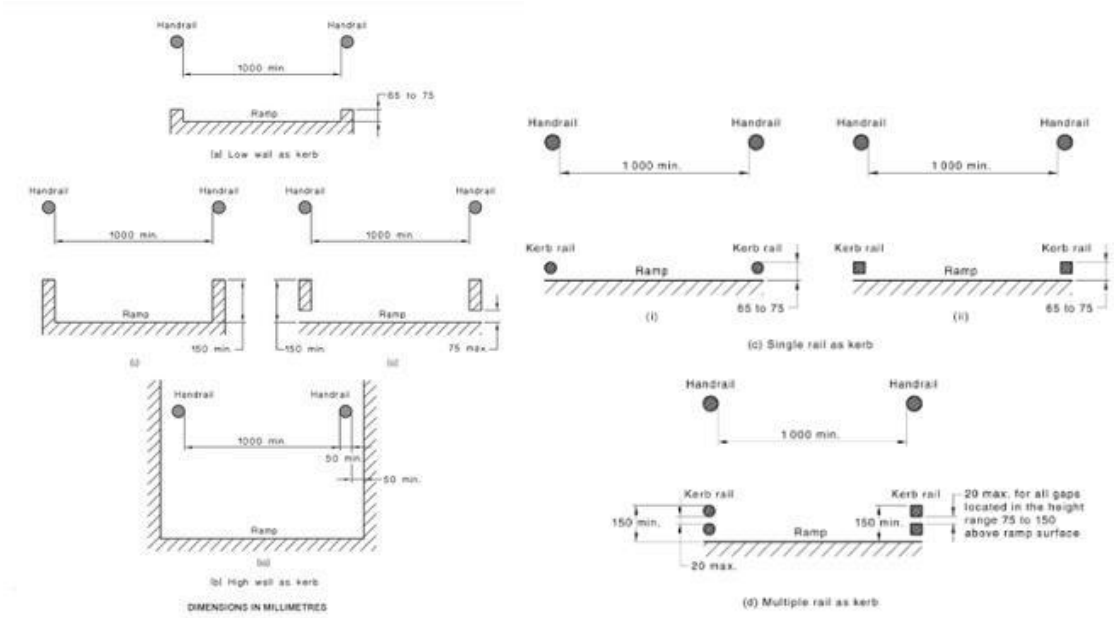
SECTION 9: KERBS

Definition (AS1428.1:2009 Clause 4.9)

Side barrier to a trafficable or accessible pedestrian surface.

Kerbs or kerb rails shall be:

- Located so that the ramp side face is either flush with the ramp side face of the handrail or no greater than 100mm away from the ramp side face of the handrail. (AS1428.1:2009 Clause 10.3j)
- The minimum height above the finished floor shall be 65mm. (AS1428.1:2009 Clause 10.3i (i))
- The height of the top of the kerb or kerb rail shall not be within the range 75mm to 150mm above the finished floor. (AS1428.1:2009 Clause 10.3i (ii))



SECTION 10: TGSIs

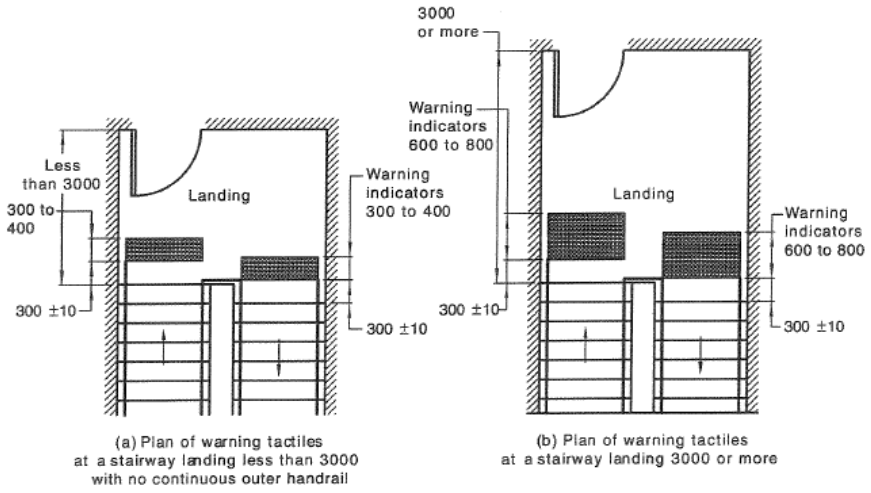
Definition (AS1428.1:2009 Clause 4.22)

Tactile Ground Surface Indicator (TGSI) Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision impaired with warning or directional orientation information

General

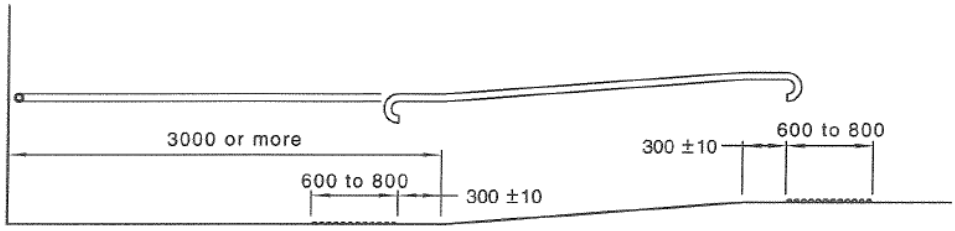
Where required on a path of travel, warning indicators shall be located at both the opt and bottom of stairways, and ramps. Escalators and moving walls:

- Stop walking with sufficient warning of any hazard within 300mm to 900mm constituted by a 600mm to 800mm deep application of warning indicators and a 300±10 mm set-back from any hazard. (AS1428.4.1:2009 Appendix A1 (g))
- Where the distance of the landing is 3000mm or more to the nearest nosing edge, the warning indicator shall be over a distance of 600-800mm (AS1428.4.1:2009 Clause 2.4)
- Where the distance of the landing is less than 3000mm to the nearest nosing edge, the warning indicator shall be over a distance of 300-400mm (AS1428.4.1:2009 Clause 2.4)



(a) Plan of warning tactiles at a stairway landing less than 3000 with no continuous outer handrail

(b) Plan of warning tactiles at a stairway landing 3000 or more



(b) Side elevation where top of ramp leads to an open area and the bottom landing is enclosed, 3000 or more wide and/or handrail is discontinuous

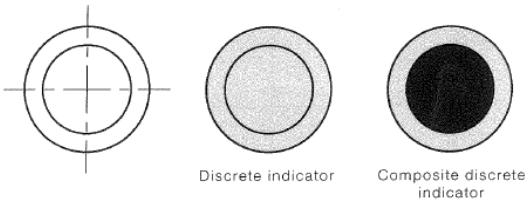
Luminance Requirement (AS1428.4.1:2009 Appendix E2)

Luminance contrast of TGSIs is the difference in the amount of light reflected from the TGSIs compared to the amount of light reflected from the background or adjacent path of travel.

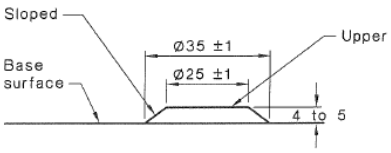
Where the TGSI is an integrated unit, it shall have a minimum luminance contrast of 30% compared to the amount of light reflected format the backgrounds or adjacent paths of travel.

Where the TGSIs are discrete units having the same luminance for the sloping sides and upper surface of the truncated cones, the units shall have a minimum luminance contrast of 45% compared to the amount of light reflected format be surface of the adjacent path travel.

Where the TGSIs are composite discrete units having differing luminance for the sloping sides and upper surface of the truncated cones, the units shall have a minimum luminance contrast of 60% compared to the amount of light reflected format be surface of the adjacent path travel.



(a) Plans of individual truncated cones



(b) Elevation of individual truncated cone

DIMENSIONS IN MILLIMETRES

SECTION 11: PAVING SURFACES

Definition (AS1428.1:2009 Clause 7.1)

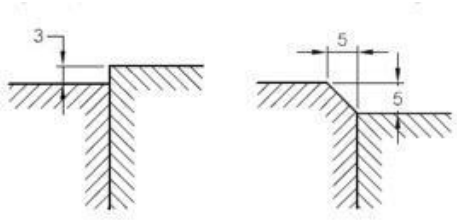
A continuous accessible path of travel and any circulation spaces shall have a slip-resistance surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.

Floor coverings (AS1428.1:2009 Clause 7.5)

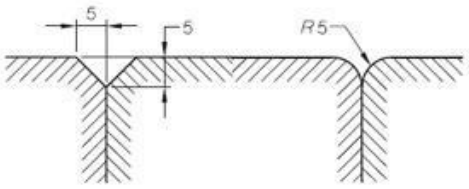
- Grates
  - Circular openings shall be not greater than 13mm in diameter.
  - Slotted openings shall be not greater than 13mm wide and not greater than 150mm long and be oriented so that the long dimension is transverse to the dominant direction of travel.

Construction tolerances for abutment of surfaces

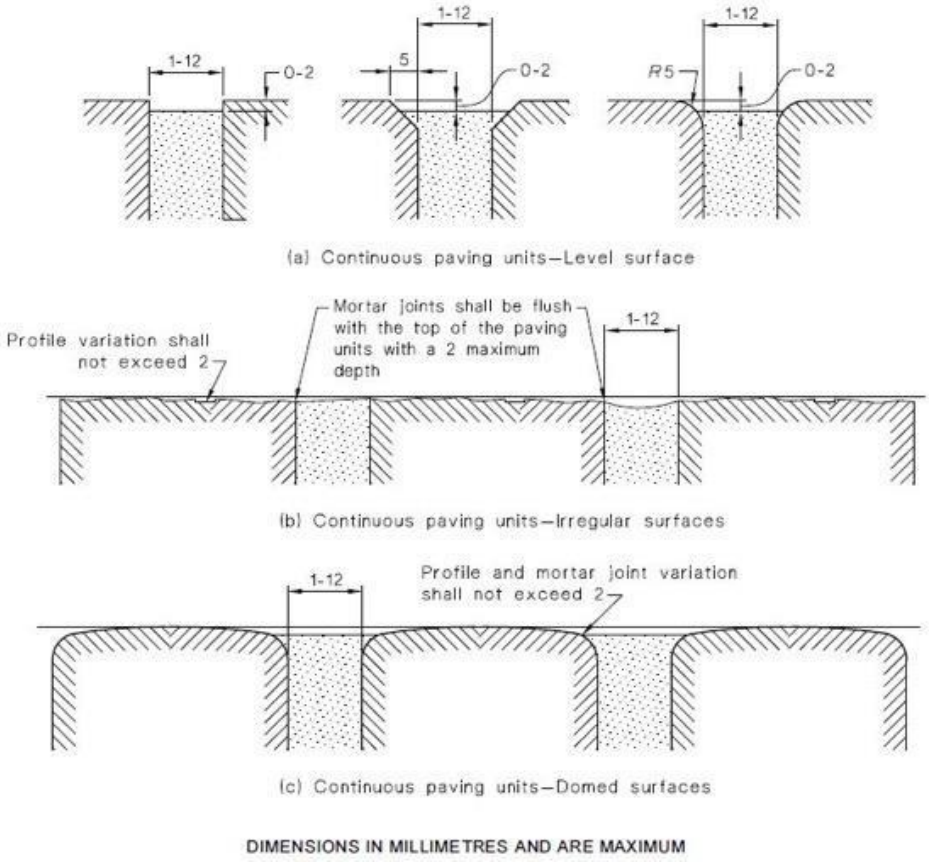
- Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. construction tolerances shall be as follows:
- 0 ±3 mm vertical
- 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping



(a) Change in level



(b) Continuous paving units—flush-jointed with level surfaces


1-12
0-2
5
1-12
0-2
R5
1-12
0-2
(a) Continuous paving units—Level surface
Profile variation shall not exceed 2
Mortar joints shall be flush with the top of the paving units with a 2 maximum depth
1-12
(b) Continuous paving units—Irregular surfaces
1-12
Profile and mortar joint variation shall not exceed 2
(c) Continuous paving units—Domed surfaces
DIMENSIONS IN MILLIMETRES AND ARE MAXIMUM

VRA|234

AGREEMENT FOR TRANSFER OF PROPERTY

HORNBROOK KINDERGARTEN INCORPORATED

and

BETTY CLIFFORD, DAVID CRAN & GARRY BENNETT

and

THE MAYOR, COUNCILLORS AND CITIZENS OF THE CITY OF PRAHRAN

MILLS OAKLEY McKAY
131 Queen Street
Melbourne Vic 3000
DX 558 Melbourne

Phone: (03) 670 9111
Fax : (03) 670 2508
Ref : Michael Smith 93 01 8494

THIS AGREEMENT is made on 1993

BETWEEN

HORNBROOK KINDERGARTEN INCORPORATED
of 47 Earl Street, Windsor

("Hornbrook")

AND

BETTY CLIFFORD of 61 Lewisham Road, Prahran, DAVID CRAN of 37 Oban Street, South Yarra and GARRY BENNETT of 302 High Street, Windsor

("Trustees")

AND

THE MAYOR, COUNCILLORS AND CITIZENS OF THE CITY OF PRAHRAN
of Town Hall, Chapel Street, Prahran

("Council")

RECITALS

A. Hornbrook operates and maintains the Hornbrook Kindergarten at 47 Earl Street, Windsor in accordance with the standards approved by Government and other authorities for the welfare and benefit of children enrolled in that Kindergarten.

B. The Trustees are together with Edith Kilvington (now deceased) registered as the owners of the Land upon which the Kindergarten is conducted.

C. Hornbrook and the Trustees have requested the Council to provide an integrated care and education facility for 3 to 5 year old children and to be responsible for the costs of provision of those services including the costs of employees and/or facilities upon the terms and conditions of this Agreement.

D. Council has agreed to provide such facilities in consideration of the transfer to Council of title to the Land upon the terms and conditions of this Agreement.

IT IS AGREED

1. **DEFINITIONS**

In this Agreement unless the contrary intention appears:

"Authorised Officer" means a director, secretary or an officer whose title includes the word "manager", or a person performing the functions of any of them.

"Business Day" means any day on which trading banks are open for ordinary business in Melbourne.

"Employees" means Pam Armstrong and Anilla Eise.

"Land" means the land known as and situated at 47 Earl Street, Prahran being the land registered in the names of the Trustees and being comprised in Certificate of Title Volume 5079 Folio 703, Memorial No. Book No. and Memorial No. Book No.

2. INTERPRETATION

In this Agreement unless the contrary intention appears:

2.1 Words importing the singular include the plural and vice versa.

2.2 Words importing the gender will include all other genders.

2.3 Words importing persons include all bodies and associations, corporate or unincorporated, and vice versa.

2.4 Headings are included for convenience only and are not to be taken into account in the interpretation of any clause to which they refer.

2.5 All references to clauses, schedules and recitals are to clauses of and schedules and recitals to this Agreement.

3. PROVISION OF SERVICES

3.1 By its execution of this Agreement, the Council agrees to provide an integrated care and education facility for children aged between 3 and 5 years (**"Facility"**) from the 1st day of July 1993 or such other date as may be agreed (**"Implementation Date"**) at the present site of the kindergarten.

3.2 Council will pay all costs associated with the provision of the Facility including but not limited to salaries of the Employees to whom Council will offer employment under the appropriate award, the provision of supplies and educational needs and such other costs and expenses as are currently incurred in the provision of the Facility to children enrolled in the kindergarten.

3.3 By its execution of this Agreement, the Council agrees to honour the commitment made by Hornbrook to children enrolled for 1993 at the kindergarten.

3.4 That Pam Armstrong continue to provide a program for the four year old children currently enrolled at Hornbrook within the constraints of the total enrolment.

3.5 The facility is to be named the Hornbrook Children's Services Centre.

4. CONTINUATION OF SERVICE

4.1 The Council is only obliged to continue to provide the integrated care and education facilities contemplated by this Agreement on the basis that the following exists:

4.1.1 a demonstrable and continuing community need for such a facility;

4.1.2 continuing Fee Relief Funding from the Commonwealth Government for the provision of these facilities;

4.1.3 continuing Kindergarten subsidy from the State Government.

4.2 In the event that any of the conditions specified in Clause 4.1 of the Agreement are not fulfilled, the Council may at its option terminate the Facility upon giving not less than three months written notice to parents of children enrolled at the facility and to employees at the Kindergarten.

4.3 In the event that the provision of the Facility is discontinued by the Council, Council agrees to conduct community consultation on any proposed change of usage for the Land and the improvements on the basis that it is the intention of Council and the parties to this Agreement that the Land hereby transferred will continue to be available for use of the community at large.

5. TRANSFER OF LAND

5.1 In consideration of the agreement of Council to continue to provide the Facility in accordance with the terms and conditions of this Agreement, Hornbrook and the Trustees agree to transfer to Council the Land as soon as practicable following the execution of this Agreement.

5.2 Each party to this Agreement will sign such documentation and do all such things as may be necessary to effect a transfer to the Council of the Land.

6. CONDITION PRECEDENT

6.1 It is a condition precedent of this Agreement that the Council is satisfied that Hornbrook and the Trustees have the power and capacity to transfer the Land to Council upon the terms and conditions of this Agreement.

6.2 In the event that the Council in its own discretion is not satisfied within 90 days of the execution of this Agreement that the other parties to this Agreement have the power and the capacity to transfer the Land to Council, then this Agreement will be at an end and the obligations of the parties to this Agreement will cease.

6.3 In the event that the Council is not satisfied that legal title in the land may be transferred to the Council, then the Council will procure that the Trustees will enter into a lease of the land for a period of ten years for the provision of the facility provided that the terms of Clause 4.1 are fulfilled.

7. NOTICES

7.1 Any notice, demand, consent, statement or other communication ("**Notice**") to be given or made under this Agreement:

(a) must be in writing;

(b) may be signed by an Authorised Officer of the party giving or making it or its solicitor or attorney;

(c) may be given by being left at or sent by prepaid ordinary post (or, if the address is outside Australia, by prepaid airmail) to the address of the intended recipient as specified in this Agreement (or, where a new address has been notified in writing, to that address), or by telex or facsimile to the intended recipient's current number for service.

7.2 A Notice if:

(a) posted will be deemed served 2 Business Days after posting;

(b) sent by telex will be deemed served on receipt by the sender of the recipient's correct answer back code after transmission;

(c) sent by facsimile will be deemed served on conclusion of transmission.

7.3 Service by any of the above means is valid and effective even though the intended recipient does not receive the Notice or, where it has been posted, it is returned to the sender through the post unclaimed.

8. SEVERABILITY

If any term or provision of this Agreement or the application of any term or provision to any person or in any circumstance is or becomes wholly or partly illegal, invalid or unenforceable in any jurisdiction, that term or provision, or the relevant part of that term or provision (as applicable), will be severed and neither the remaining terms and provisions nor the validity or enforceability of the severed term or provision in any other jurisdiction will be affected.

9. DATE FOR PERFORMANCE

When a thing is required to be done or money is required to be paid under this Agreement on a day which is not a Business Day, that thing must be done and that money must be paid on the immediately preceding Business Day.

10. PUBLIC ANNOUNCEMENT

No public announcement or communication relating to the negotiations of the parties or the subject matter or terms of this Agreement shall be made or authorised by or on behalf of any party without the prior written approval of each of the other parties.

11. FURTHER ASSURANCES

Each party shall do or refrain from doing (as the case may be) anything necessary or desirable to give full effect to this Agreement.

12. **COSTS**

12.1 Each party shall bear its own costs in relation to the preparation, negotiation and execution of this Agreement.

12.2 Except to the extent it is otherwise expressly provided in this Agreement, the Council shall pay all stamp duty (if any) on this Agreement and on any instrument or other document executed to give effect to any provision of this Agreement.

13. **DURATION OF PROVISIONS**

The covenants, conditions, provisions and warranties contained in this Agreement shall not merge or terminate upon completion of the transactions contemplated but to the extent that they have not been fulfilled and satisfied or are capable of having effect shall remain in full force and effect.

14. **ASSIGNMENT**

No party may assign, substitute or purport to assign or substitute any of its obligations under this Agreement without the prior written consent of each of the other parties, which consent shall not be unreasonably withheld.

15. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding of the parties as to its subject matter and there is no other understanding, agreement, warranty or representation whether expressed or implied in any way defining or extending or otherwise relating to these provisions or binding on the parties with respect to any of the matters to which this Agreement relates.

EXECUTED by the parties.

THE COMMON SEAL of)
HORNBROOK KINDERGARTEN)
INCORPORATED is hereby affixed)
in accordance with its Rules)
in the presence of:)

Rosemary Mc Cree
Committee Member

Rosemary Mc CRAE
Name of Committee Member(print)

Committee Member

Dr Philip J. EVES
Name of Committee Member(print)

SIGNED by the said)
DAVID CRAN)
in the State of Victoria)
in the presence of:)

(Signature of Witness)

G. DERBYSHIRE
(Name of Witness - please print)

SIGNED by the said)
GARRY BENNETT)
in the State of Victoria)
in the presence of:)

(Signature of Witness)

G. DERBYSHIRE
(Name of Witness - please print)

SIGNED by the said)
BETTY CLIFFORD)
in the State of Victoria)
in the presence of:)

(Signature of Witness)

G. DERBYSHIRE
(Name of Witness - please print)

THE COMMON SEAL of)
THE COUNCIL OF THE CITY OF PRAHRAN)
was affixed in the presence of:)

Mayor

Councillor

Acting Town Clerk

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