

RYNNE, Amanda (arynn6)

From: RYNNE, Amanda (arynn6)
Sent: Sunday, 9 May 2021 11:07 PM
To: michael.neaton@qed.qld.gov.au
Subject: EMR for CapSDE
Attachments: EMR.docx

Dear Mick,

Thanks for your time last week. Please find attached EMR for CapSDE.
Please let me know if you require any additional information.

Kind regards,
Amanda Rynne
Principal
Capricornia School of Distance Education

241-259 Farm Street, Kawana QLD 4701
T: (07)4931 4843 @ Rockhampton Campus
T: (07) 4987 9112 @ Emerald Campus
Mobile s.47(3)(b) - Contr

Capricornia School of Distance Education

241-259 Farm Street, Kawana QLD 4701 T: (07)4931 4843 | F: 07 4931 4899 E: arynn6@eq.edu.au
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2021 EMERGENT MINIMUM REQUIREMENT APPLICATION

Principal to complete					
Region	Central Queensland Region				
School Name	Capricornia School of Distance Education				
Enrolment History and Forecast Data					
Please provide enrolment history for 2019, February enrolment for 2020, current enrolments, and February enrolment forecasts for 2021 and 2022.					
YEAR LEVEL	2019	2020	CURRENT	2021 Day 8	2022
Prep					
Year 1					
Year 2					
Year 3					
Year 4					
Year 5					
Year 6					
Total Primary	675.9	720.8	928.2	928.4	1000
Year 7					
Year 8					
Year 9					
Year 10					
Year 11					
Year 12					
Total Secondary	537.4	768	795	788	810
TOTAL SCHOOL	1213.3	1488.8	1723.2	1716.4	1810
Head Count Forecast	3267	3553	4735	4717	4850
Prep classrooms currently available	N/A		Non-Prep classrooms currently available	N/A	
Additional accommodation requested			YES		
For special education applications, provide a list of enrolled students, including Quartile Data					
EMP in place? NO Since?			Out of catchment enrolments (nos. in current year):		

Principal's Signature:

Amanda Rynne

Date 09/05/2021

Infrastructure Advisor (IA) to complete

Prep Classrooms available (as per MyFacilities)	N/A
Non-Prep Classrooms available (as per MyFacilities)	N/A
Enrolment Capacity (as per MyFacilities)	N/A
Shortfall has been identified	YES
Infrastructure Advisor has visited the site	YES

Proposed Solution

Supply furniture kit only (non - building solution)	NO
Refurbish existing facility	NO
Additional accommodation required	YES
Is this a Prep application (Identify extension to existing Prep if applicable)	NO

Provide justification to support application and details of proposed solution (If region can relocate a building, indicate source location and whether agreed with school principal)

Proposal is to site two new modified demountable buildings (4 spaces) at Glenmore SHS, this would provide a temporary solution to the facility shortfall problem. With the continued growth over the last few years has placed the school on the back foot to cater for growing enrolments and staff numbers.

Capricornia School of Distance Education has allocated \$2,500,000 towards future capital works in the 2021/2022 budget to assist with the facility shortfalls. This will require the installation of additional staff preparation / work spaces, interactive eTeaching spaces for individuals, small groups and clustering for class and year groups are requested. In addition, meeting room/staff room and administrative facilities will address facility shortages. Additional staff toilets are required to meet BCA requirements. A master plan of this facility is requested to assist with future SDE site planning and building typology.

Current staff numbers at the Rockhampton Campus are as follows: 126 + 10 vacancies (136 total)

Current Teacher/TA/Admin prep areas: 115 desks

Current Teacher/TA Admin prep shortfall: 21 desks

Current Teacher studio spaces: 16 studios (12 studios available to share across all Rockhampton teachers/teacher aides) the remainder of lessons are at teacher desks causing noise issues and disruptions to learning for students.

Current studios being used as teacher / admin desks: 4

Staff vacancies: approximately 10 (7 teachers/1 teacher aide/2 admins).

Predicted teacher numbers: to increase by approx. 10 in 2022

Site Specific Information (Provide detailed information as applicable, including **Site Facilities Map**)

Does the site have space to accommodate an additional building	No (Glenmore SS)
Has a potential location been identified and agreed with the principal	Yes - All three Principals at the Glenmore Precinct have agreed in principle on a preferred site for Capricornia School of Distance Education to expand. This identified site will assist to address some of the facility shortfalls. Location of the two new Modular Buildings is behind the Glenmore High School pool on the old basketball courts.
Are there any known site access issues	The siting proposal for these buildings is in close vicinity to the CSDE existing pit for internet and telecommunications. It is important that any future builds factor into the plan evolving pedagogies and future teaching technologies, data and communication needs so the School of Distance Education can continue to deliver lessons using the latest technologies.
Are there any location specific issues	Staff car parking, off street car parking and traffic congestion are site specific issues that are being discussed with the Dept Transport & Main Roads, QBuild, DOE, Rockhampton Regional Council and local politicians. It is clear that the continuous growth of the school has put additional pressure on current infrastructure.


Comments / History -

In 2018 a review by Williams Architects in relation to future school buildings and teaching spaces for Schools of Distance Education was commissioned by the Department of Education. This report was provided to assist planning for future SDE development. Three years on and Schools of Distance Education continue to be assessed for facility needs on the same design brief being utilised by mainstream day schools. The functional requirements of a School of Distance Education that services a range of enrolment categories is very different and despite our enrolment growth SODE are still assessed on the same scale as a mainstream school.

The Rockhampton Campus services P-12 students including all of our enrolled Secondary School based and language students. The relocation of any staff to Emerald Campus would add another complexity to the supervision by the Administration Team.

Relocation of one sector of the school to another location in Rockhampton has also been explored. To undertake this task would require a fourth location code adding to the already complex nature of finance, facilities and staff supervision. Additional locations explored have included Park Avenue SS, TAFE building Yeppoon, CQU Canning Street and Main Campus, North Street Annexe including the vacant block of land next to the Annexe and the PCYC Yeppoon Recreational Centre. None of these facilities were suitable for the delivery of Distance Education.

Currently students attending Mini-school in Years 5 and 6 are schooled offsite at the Dreamtime Centre due to insufficient classroom space at CSDE. Additionally, students who attend Mini-school in both Primary and Secondary are spread across Glenmore Primary and High classrooms which causes disruption for not only for the host schools but also many of our students experience anxiety having to walk onto an unknown school site. Many of these students are dealing with phobias and anxiety from a range of issues. This is one of the reasons why many left mainstream schools. Teachers working with students at other temporary locations are disadvantaged as they do not have access to their resources nor access to the necessary technology required to interact with students who are not only working with them but some of whom are also still working from the home environment.

Services Infrastructure (Provide details of known capacity of services to accept additional infrastructure, photo of the Centre of Network cabinet and switches if an additional building is the proposed solution)	
Electrical and Security	TBC
Telephone	TBC
Data / Wireless	TBC
Fire	TBC
Water	TBC
IA's Signature: 	Date 10/05/2021
IM's Signature:	Date

Released under RTI Act by DOE

2018/19 EMERGENT MINIMUM REQUIREMENT APPLICATION

Principal to complete		
Region	Central Queensland Region	
School Name	Capricornia School of Distance Education – Rockhampton Campus	
Please provide enrolment history and forecast data on page two of this application		
Prep Classrooms available for 2017	N/A	Principal's Signature
Non Prep Classrooms available for 2018	1	
Additional Accommodation Requested	Yes	
Infrastructure Advisor to complete		
Prep Classrooms available (as per CWPS)		Additional teacher spaces required.
Non Prep Classrooms available (as per CWPS)		
Enrolment Capacity (as per CWPS)		
Shortfall	Yes	
Additional Accommodation Required	Yes	
Is this a Prep Application	No	
Are there any site access issues? (incl. Qualitative information)	a) Space for additional buildings is a concern. I believe that the best solution would be to remove the two old demountable building at the Glenmore Primary School and replace them with two new demountable buildings in a configuration that would meet out immediate needs. b) Alternatively two new replacement demountable buildings could be offered in exchange for Glenmore Primary School's "C" block. This would be our preferred solution.	
Are there any location specific issues: (e.g. a/c, costing, BPI)	<ul style="list-style-type: none"> Administration and Teaching spaces (10) required. Need additional toilets and staffroom space. We require office space for an additional 20 teaching staff, a school nurse and Chaplaincy services and other support services. <ul style="list-style-type: none"> The following staff we have not yet appointed due to space : <ul style="list-style-type: none"> <input type="checkbox"/> 1 x Youth Support Worker <input type="checkbox"/> 2 x A02 <input type="checkbox"/> 2 X TA004 <input type="checkbox"/> 11 teachers <input type="checkbox"/> 3 HoDs <input type="checkbox"/> 10 additional teachers in 2019 in response to enrolment growth <input type="checkbox"/> 1 x Chaplain 	

Are there any other issues; (e.g. Electricity, security, telephone)	
Recommended solution: (If the region can relocate a building indicate source location and whether agreed with school principal)	<p>c) Space for additional buildings is a concern. I believe that the best solution would be to remove the two old demountable building at the Glenmore Primary School and replace them with two new demountable buildings in a configuration that would meet out immediate needs.</p> <ul style="list-style-type: none"> Alternatively two new replacement demountable buildings could be offered in exchange for Glenmore Primary School's "C" block. This would be our preferred solution.
<p>Comments: Please provide any relevant comments.</p> <p>Application is for the provision to allow for the additional 23 staff as part of the staffing model, with further growth in early 2019.</p> <p>Application will be required to be supported with furniture allocations for staff and also the provision of internal partitioning screens, tele[hone and data services as well as specific teaching spaces for teachers to provide virtual lessons using the most recent technologies.</p>	

Enrolment History and Forecast Data						
Principal to complete Please provide February enrolment history for 2015 to 2018, current enrolments, and February enrolment forecasts for 2017 and 2018						
Year Level	2015	2016	2017	2018 (Day 8)	2018 (Current)	2019* (forecast)
Total Primary	240	292	363	376.4	403.6	550
Total Secondary	171	270	363	435.4	488.1	550
Total School	411	562	726	811.8	891.7	1100
Head Count				1539.8	1652	2300

	Headcount numbers					
Staffing MyHR FTE/Headcount					Total teachers (94) all staff 115	Total teachers (114) all staff 130

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RYNNE, Amanda (arynn6)

From: BIELENBERG, Ian (ibiel1)
Sent: Wednesday, 6 February 2019 1:44 PM
To: 'MCMILLAN, Bill'
Cc: Craiglea Schoolroom; Dan Coven (ffncq@qtu.asn.au)
Subject: Application for Site Approval for Fleetwood Demountable Classroom
Attachments: 06022019141242.pdf; Application for Site Approval for Fleetwood Demountable.pdf

Good Afternoon Bill,

I would like to resubmit our application for site approval to place a Fleetwood Demountable Classroom down behind Glenmore State Schools "S" Block. In addition I would like to include in this application site approval for the provision of a path connecting the bottom Glenmore Car Park with the stairs at the rear of "K" Block.

These proposals have the support of both the Principals' of Glenmore High School and Glenmore Primary School. We are all working together to solve our campus issues and have agreed on a scope of works.

We believe that we have sufficient funds to complete this scope of works and look forward to your positive response so that we can commence the project as a matter of urgency.

As the P&C have had a strong interest in acquiring additional classroom spaces for students, and the QTU have a strong interest in achieving the provision of additional buildings I have included them into the application.

Once again we have continued to grow in enrolments this year. I have attached a copy of our Day 8 enrolments which indicate that we have grown of around 300FTE. We now have a FTE teacher allocation of 117 with a total staff of more than 140.

We have plans to develop additional teaching spaces in the mailroom in the next couple of weeks to accommodate the additional staff.

Kindest Regards
Ian

Ian Bielenberg
Principal
Capricornia School of Distance Education
Rockhampton Campus
07 4931 4823
Emerald Campus
07 49879112
Mobile
s.47(3)(b) - Con

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Staffing Enrolment Collection

Schools of Distance Education

COLLECTION CLOSES 12 NOON ON COLLECTION DAY

Day 8 OnePortal provides information outlining the collection requirements. Principals need to be familiar with the Day 8 Guidelines for Counting Students.

School Name	Centre Code	3612
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Capricornia School of Distance Education

Staffing Enrolment Collection (please identify collection day)

<input checked="" type="checkbox"/> Day 8 Staffing Enrolment Collection Interim collection for predicted Day 20 enrolments	<input type="checkbox"/> Day 20 Staffing Enrolment Collection Final collection for Day 20 verified enrolments
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Student Enrolment Counts

PRIMARY

Please provide the school's primary student enrolment numbers as full-time equivalent counts (FTE) by year level groups in each category A, B and C. Use "0" to indicate no enrolments or where the school is not approved to offer a year level or service. Please provide subject count for compulsory LOTE program.

Category	Full-time Equivalent Count (FTE)											Subject Count		
	A				B				C			Compulsory Primary LOTE		
	PREP	Years 01-03	Years 04-06	TOTAL Cat A	Years 01-03	Years 04-06	TOTAL Cat B	PREP	Years 01-03	Years 04-06	TOTAL Cat C	Year 05	Year 06	TOTAL LOTE
Year Level	52.40	199.90	358.60	610.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.00	54.00	101.00

SECONDARY

Please provide the school's secondary student enrolment numbers as student counts (SC) by year level groups within each category A, B and C, indicating the full-time equivalent counts (FTE) and subject count per student. Include the total number of subject enrolments for Year 9 compulsory LOTE in year level group 07-10 by category. The totals for subject count, student count (SC) and full-time equivalent count (FTE) will be automatically calculated by year level groups and total category. Use "0" to indicate no enrolments or where the school is not approved to offer a year level or service.

Category		Student Count (SC)								
		A			B			C		
FTE Count (FTE)	Subject Count Per Student	Years 07-10	Years 11-12	TOTAL Cat A	Years 07-10	Years 11-12	TOTAL Cat B	Years 07-10	Years 11-12	TOTAL Cat C
0.2	1	296.00	85.00	381.00	0.00	0.00	0.00	0.00	0.00	0.00
0.4	2	8.00	2.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00
0.6	3	0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00
0.8	4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	5	288.00	180.00	468.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0	10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL - SUBJECT COUNT		1752.00	1004.00	2756.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL - STUDENT COUNT (SC)		592.00	272.00	864.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL - FTE COUNT (FTE)		350.40	200.80	551.20	0.00	0.00	0.00	0.00	0.00	0.00

TAFE Enrolment Counts (Distance Education Only)

Please provide the school's TAFE enrolment numbers as full-time equivalent counts (FTE) as known at the time of the Day 20 Staffing Enrolment Collection. It is important to note that these TAFE enrolment numbers are not used for the purpose of the Department's school resource allocations. They are collected for a separate purpose on behalf of State Schools Operations in consultation with Performance Monitoring and Reporting Branch. After the collection, any adjustments to these enrolment counts need to be discussed directly with State School Operations.

Year Level	11	12	TOTAL TAFE
FTE Count (FTE)	0.00	0.00	0.00

PRINCIPAL'S CERTIFICATION

I confirm that the information supplied on this form is complete and accurate. The school's student enrolment counts have been verified and reconciled with enrolments and attendance records, and supporting documentation has been maintained.

Principal's Name	Ian Bielenberg	Date	7th of February 2019
------------------	----------------	------	----------------------

Day 8 Help Desk (Workforce Resourcing HR)
Telephone: (07) 3513 5900
Email: Day8HelpDesk@eed.qld.gov.au

SUBMIT

Capricornia (Emerald Campus) School of Distance Education Enrolment Summary Report

(A signed copy of this report is to be kept on file at the school to meet Audit requirements)

Low Year Level: PY

High Year Level: 12

All Students

	Pre	Prep	Pri	Sec	Spe	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	PS	PU	SU	CJ	CS
Full Time	0	20	207	468	0	695	23	22	29	32	47	54	50	76	68	94	118	62	0	0	0	0	0
Part Time	0	162	1747	396	0	2305	161	122	340	307	396	421	140	91	53	20	88	4	0	0	0	0	0
Persons	0	182	1954	864	0	3000	184	144	369	339	443	475	190	167	121	114	206	66	0	0	0	0	0
FTE	0.0	52.4	558.5	551.2	0.0	1162.1	55.2	47.0	97.7	93.6	126.5	138.5	78.0	95.2	78.6	98.6	137.2	63.6	0.0	0.0	0.0	0.0	0.0

Aboriginal and Torres Strait Islander Students

	Pre	Prep	Pri	Sec	Spe	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	PS	PU	SU	CJ	CS
Full Time	0	1	10	74	0	85	1	1	1	3	3	1	3	10	10	13	20	18	0	0	0	0	0
Part Time	0	29	228	38	0	295	30	13	57	39	50	39	11	6	7	4	10	0	0	0	0	0	0
Persons	0	30	238	112	0	380	31	14	58	42	53	40	14	16	17	17	30	18	0	0	0	0	0
FTE	0.0	6.8	55.6	82.6	0.0	145.0	7.0	3.6	12.4	10.8	13.0	8.8	5.2	11.6	11.4	13.8	22.6	18.0	0.0	0.0	0.0	0.0	0.0

I certify that the information above is an accurate account of enrolments at the school.
I understand that this information will be used to calculate the grant payment for the school.

Principal's signature: _____

Date: _____

Wednesday, February 06, 2019 7:12:39 AM

OneSchool Ref - EnrolmentSummary 1.1-3612

Page 1 of 1

User: ibiel1

BIELENBERG, Ian (ibiel1)

From: NEWELL, Matthew (mnewe15) <mnewe15@eq.edu.au>
Sent: Tuesday, 5 February 2019 2:05 PM
To: BIELENBERG, Ian (ibiel1)
Subject: RE: Additional Building behind S Block

Yes

Matt Newell

Principal

Glenmore State High School
Department of Education

P: 07 49 230 333

E: mnewe15@eq.edu.au

CNR Bruce Hwy and Farm St | Rockhampton North QLD 4701
PO Box 5822 | Redhill, Norman Gardens QLD 4701

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From: BIELENBERG, Ian (ibiel1) <ibiel1@eq.edu.au>
Sent: Tuesday, 5 February 2019 1:07 PM
To: NEWELL, Matthew (mnewe15) <mnewe15@eq.edu.au>
Subject: RE: Additional Building behind S Block

Hi Matt,

Are you ok about endorsing the scope of works?

Kindest Regards

Ian

From: NEWELL, Matthew (mnewe15) <mnewe15@eq.edu.au>
Sent: Tuesday, 5 February 2019 12:46 PM
To: BIELENBERG, Ian (ibiel1) <ibiel1@eq.edu.au>
Subject: RE: Additional Building behind S Block

Thanks Ian.

Thanks for including us in the consultation.

Cheers

Matt Newell
Principal

Glenmore State High School
Department of Education

P: 07 49 230 333

E: mnewe15@eq.edu.au

CNR Bruce Hwy and Farm St | Rockhampton North QLD 4701
PO Box 5822 | Redhill, Norman Gardens QLD 4701

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From: BIELENBERG, Ian (ibiel1) <ibiel1@eq.edu.au>
Sent: Tuesday, 5 February 2019 12:33 PM
To: NEWELL, Matthew (mnewe15) <mnewe15@eq.edu.au>
Subject: FW: Additional Building behind S Block

Hi Matt,

Thanks for dropping in today for a chat. Please find attached an outline of our proposed scope of works to provide additional teaching spaces and additional car park spaces for all staff to access.

If you are able to endorse this proposal that would be great as I believe that there are benefits for all three schools.

Kindest Regards
Ian

From: DUNLOP, Mark (mdunl5) <mdunl5@eq.edu.au>
Sent: Tuesday, 5 February 2019 10:54 AM
To: BIELENBERG, Ian (ibiel1) <ibiel1@eq.edu.au>
Subject: RE: Additional Building behind S Block

Thanks Ian

I had intentions of catching up yesterday. I am supportive of the proposal. Also, just noting that the building will be in the vicinity of our play areas, so there will be the noise of kids playing at break times.

Regards

Mark Dunlop | PRINCIPAL
Glenmore SS | "Quality Learning in a Caring Environment"
241-259 Farm St Rockhampton North 4701
p: 49230666 | f: 49230600
Visit our website at: <https://glenmoress.eq.edu.au>



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From: BIELENBERG, Ian (ibiel1) <ibiel1@eq.edu.au>
Sent: Tuesday, 5 February 2019 9:21 AM
To: DUNLOP, Mark (mdunl5) <mdunl5@eq.edu.au>
Subject: Additional Building behind S Block

Good Morning Mark,

As discussed last week I would just like to outline our plans, for your endorsement, to place a Fleetwood Demountable building down behind your "S" Block.

- Over the past few years we have experienced significant enrolment growth with our numbers currently sitting in excess of 1150 FTE and 3050 Head Count. We have grown by more than 300FTE since our last allocation of physical building and resources which came from Glenmore Primary School.
- This solution provides us with additional resources without impacting on Glenmore Primary School facilities.
- As part of this additional development we plan to construct a covered walk way connecting the Oval Carpark with the stairs next to K Block.
- This will be completed in two stages with the concrete path being constructed first and the overhead shelter being added as soon as funds become available.
- Quotes will be obtained for the whole project up front and if affordable we will complete the project in one action.
- In addition to the covered walk way, we will provide road base to the carpark to allow for all weather access. The surface will be a product similar to crusher dust.
- The development of this car park will significantly reduce the pressure on the Mike Mahar car park and reduce the traffic on Farm Street at critical times.
- We will also provide landscaping in the area between buildings 51,41 and 44.
- In addition to this project we will ask our consultants to draw up plans for the redevelopment of the toilet block, building 20, in a fashion similar to what has been done at Berserker Street State School.
- It is our intention to apply for funding under the "SSS" program to complete this project.
- I sincerely hope that this project meets with your endorsement as it will improve the services to all three school sites and significantly improve our facilities.
- Should you be supportive of our development application could you please respond with your endorsement?

Kindest Regards
Ian

Ian Bielenberg

Principal

Capricornia School of Distance Education

Rockhampton Campus

07 4931 4823

Emerald Campus

07 49879112

Mobile

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Infrastructure Services

clever • skilled • creative

Siting Approval Application – Minor Building Works

(submit to your Regional Infrastructure Advisor)

School Name: Capricornia School of Distance Education

Project description:
Fleetwood Modular Classroom as per SOA

1. Estimate of cost of project \$ 500,000 ☐ S Quotation attached (please ✓)

2. Documentation as listed below is enclosed:

- ☒ Request from school, signed by the principal
- ☒ This form – Siting Approval Application
- ☒ School Site Plan (A4 size) showing School Name and Street Frontages
- ☒ An enlarged Site Plan (A4 size) with measurements from adjoining structures (fences, buildings etc)
- ☒ Written evidence of consultation with neighbouring properties (if applicable)

*Consulted with both Matt + Mark - email attached.
both have no concerns*

Certification

I certify that the information given in this application is correct and all conditions will be complied with.
I certify that the school have undertaken a consultation process with neighbouring properties in relation to this project (if applicable).

Principal/Officer
in-Charge

Name

Jan Bielenberg

Signature

Jan Bielenberg

Date

13-12-18

6-2-19

Approval – to be completed by the Infrastructure Advisor

The above application has been assessed in accordance with departmental requirements:

- ☐ Siting approval is given. Proceed with your project.
- ☐ Siting approval is given. Please prepare Building Act Compliance Application for lodgement with private certifier or building surveyor.

Minimum Documentation required:

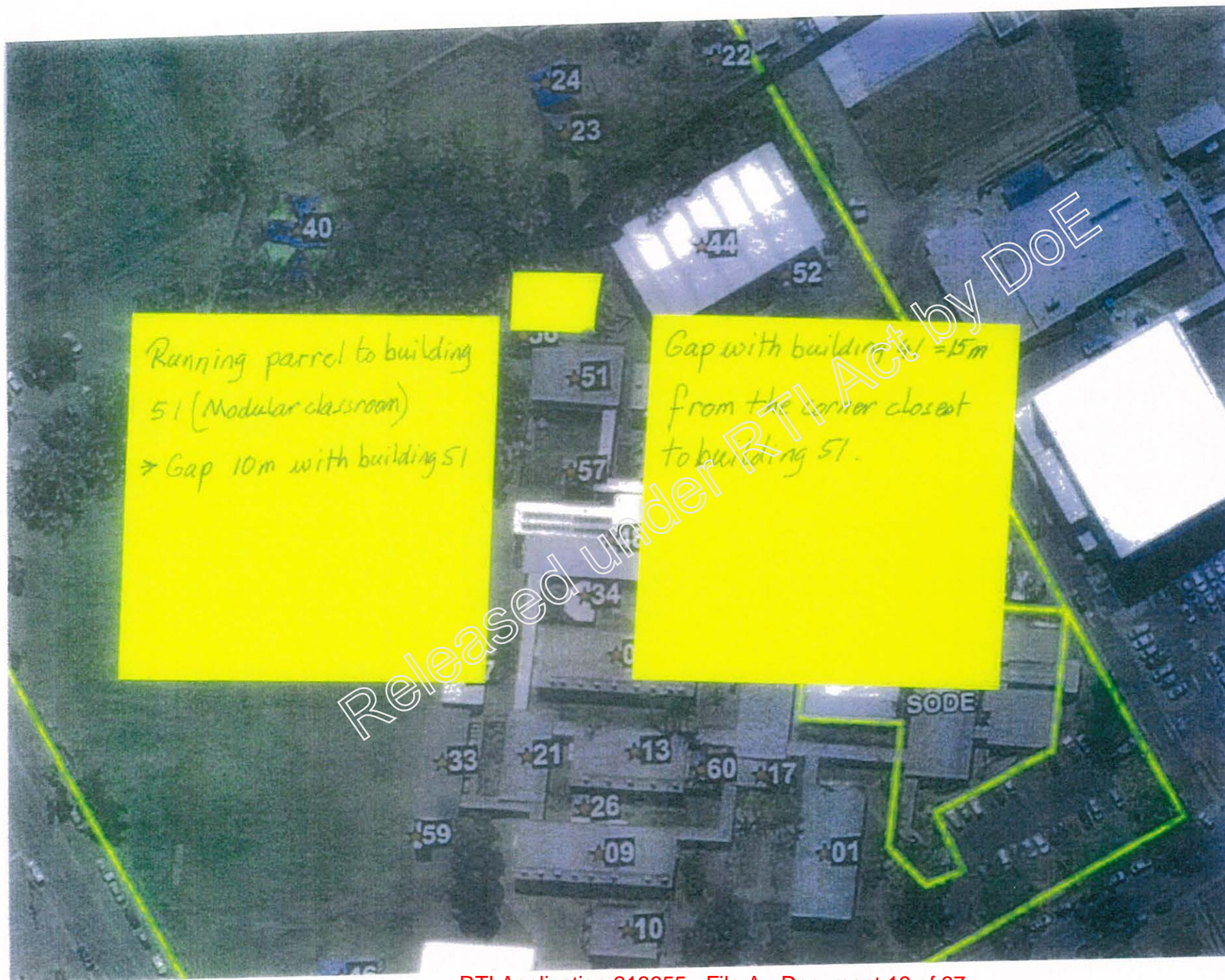
- ☐ IDAS Form 1 & 2, Form 15
- ☐ As-to-be-constructed Drawings
- ☐ Structural Design Certificate - original
- ☐ This Siting approval application

- ☐ Further assessment required. Please provide the following documentation:

Assessment Officer: _____

Date: _____

Regional Infrastructure Advisor



24	0574-CA1-
26	0574-CA1-
27	0574-CA1-
28	0574-CA1-
30	0574-CA1-
31	0574-CA1-
32	0574-CA1-
33	0574-CA1-
34	0574-CA1-
35	0574-CA1-
36	0574-CA1-
37	0574-CA1-
38	0574-CA1-
39	0574-CA1-
40	0574-CA1-
41	0574-CA1-
44	0574-CA1-
45	0574-CA1-
46	0574-CA1-
47	0574-CA1-
48	0574-CA1-
51	0574-CA1-
52	0574-CA1-
53	0574-CA1-
54	0574-CA1-
55	0574-CA1-
56	0574-CA1-
57	0574-CA1-
58	0574-CA1-
59	0574-CA1-
60	0574-CA1-



24	0574-CA1-G-CAPG	PERGOLA H BLOCK
26	0574-CA1-G-CAPG	PERGOLA H BLOCK
27	0574-CA1-G-0MPC	MULTI PURPOSE COURTS
28	0574-CA1-G-OVA1	OVAL
30	0574-CA1-S-CASN	COVERED AREA SENIOR
31	0574-CA1-G-CAP1	PERGOLA L BLOCK
32	0574-CA1-G-CAP2	PERGOLA G BLOCK
33	0574-CA1-S-CAJN	COVERED AREA JUNIOR
34	0574-CA1-G-CAP5	PERGOLA F BLOCK
35	0574-CA1-G-CAP1	BUS SHELTER
36	0574-CA1-S-SHP1	PREP SHED (WESTERN SIDE)
37	0574-CA1-S-000C	PREP UNIT 2
38	0574-CA1-S-000N	PREP UNIT 1
39	0574-CA1-G-0SS6	SHADE STRUCTURE - PREP 1 (39)
40	0574-CA1-G-0SS3	SHADE STRUCTURE (40)
41	0574-CA1-S-000K	K BLOCK
45	0574-CA1-S-CABA	COVERED AREA BASKETBALL COURT
45	0574-CA1-S-000R	R BLOCK
46	0574-CA1-G-0SS7	PLAYGROUND PREP AREA
47	0574-CA1-S-0SHS	SPORTS SHED
48	0574-CA1-S-000F	F BLOCK
51	0574-CA1-S-000S	S BLOCK
52	0574-CA1-S-CAPR	BASKETBALL COURT SMALL COVERED
53	0574-CA1-G-0SS4	SHADE SAIL PREP 1 & 2 (53)
54	0574-CA1-S-0N06	COVERED AREA PREP 1 FRONT
55	0574-CA1-S-0O06	COVERED AREA PREP 2 FRONT
56	0574-CA1-S-SHSP	SEP SHED
57	0574-CA1-G-0SS5	SHADE STRUCTURE - S BLOCK (57)
58	0574-CA1-G-OVA2	OVAL 2
59	0574-CA1-S-SHP1	PREP SHED H BLOCK
60	0574-CA1-G-CAP4	COVERED AREA PERGOLA M BLOCK

DET - ISB School Mapping Team: 9 Nov 2017 // Images supplied by DNRM under SISP Licence

Glenmore State School (0574)



Ref	New_FLG	Local_Name
01	0574-CA1-S-001	A BLOCK
02	0574-CA1-S-002	B BLOCK
03	0574-CA1-S-003	C BLOCK
04	0574-CA1-S-004	D BLOCK
05	0574-CA1-S-005	E BLOCK
06	0574-CA1-S-006	F BLOCK
07	0574-CA1-S-007	G BLOCK
08	0574-CA1-S-008	H BLOCK
09	0574-CA1-S-009	I BLOCK
10	0574-CA1-S-010	J BLOCK
11	0574-CA1-S-011	K BLOCK
12	0574-CA1-S-012	L BLOCK
13	0574-CA1-S-013	M BLOCK
14	0574-CA1-S-014	N BLOCK
15	0574-CA1-S-015	O BLOCK
16	0574-CA1-S-016	P BLOCK
17	0574-CA1-S-017	Q BLOCK
18	0574-CA1-S-018	R BLOCK
19	0574-CA1-S-019	S BLOCK
20	0574-CA1-S-020	AMENITIES BUILDING OLD
21	0574-CA1-S-021	AMENITIES BUILDING NEW
22	0574-CA1-S-022	GROUND SHED
23	0574-CA1-S-023	SHED
24	0574-CA1-S-024	PERGOLA H BLOCK
25	0574-CA1-S-025	PERGOLA I BLOCK
26	0574-CA1-S-026	PERGOLA J BLOCK
27	0574-CA1-S-027	PERGOLA K BLOCK
28	0574-CA1-S-028	PERGOLA L BLOCK
29	0574-CA1-S-029	PERGOLA M BLOCK
30	0574-CA1-S-030	PERGOLA N BLOCK
31	0574-CA1-S-031	PERGOLA O BLOCK
32	0574-CA1-S-032	PERGOLA P BLOCK
33	0574-CA1-S-033	PERGOLA Q BLOCK
34	0574-CA1-S-034	PERGOLA R BLOCK
35	0574-CA1-S-035	PERGOLA S BLOCK
36	0574-CA1-S-036	PERGOLA T BLOCK
37	0574-CA1-S-037	PERGOLA U BLOCK
38	0574-CA1-S-038	PERGOLA V BLOCK
39	0574-CA1-S-039	PERGOLA W BLOCK
40	0574-CA1-S-040	PERGOLA X BLOCK
41	0574-CA1-S-041	PERGOLA Y BLOCK
42	0574-CA1-S-042	PERGOLA Z BLOCK
43	0574-CA1-S-043	PERGOLA AA BLOCK
44	0574-CA1-S-044	PERGOLA AB BLOCK
45	0574-CA1-S-045	PERGOLA AC BLOCK
46	0574-CA1-S-046	PERGOLA AD BLOCK
47	0574-CA1-S-047	PERGOLA AE BLOCK
48	0574-CA1-S-048	PERGOLA AF BLOCK
49	0574-CA1-S-049	PERGOLA AG BLOCK
50	0574-CA1-S-050	PERGOLA AH BLOCK

Data Updated by DET - ISB School Mapping Team: 9 Nov 2017 // Images supplied by DNR under SISP Licence



BASEBOARDS NOT
SHOWN FOR CLARITY ONLY

BASEBOARDS TO BE INSTALLED
& ACCESS GATE INCLUDED TO
SITE SITE INSTALLATION
CONDITIONS

PERMANENT SIGN TO BE FIXED
ADJACENT TO ACCESS GATE
STATING 'THIS AREA NOT TO BE
USED FOR STORAGE OR ANY
OTHER PURPOSE'

FOR CONSTRUCTION

GENERAL NOTES:

1. All work to be completed in accordance with the specifications and standards of the Queensland Government.
2. The contractor is responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The contractor is responsible for ensuring that all work is completed in a timely and efficient manner.
4. The contractor is responsible for ensuring that all work is completed in a safe and sound manner.
5. The contractor is responsible for ensuring that all work is completed in a professional and courteous manner.



Fleetwood

CLIENT
DETE QLD

DRAWING TITLE
COVER PAGE

PROJECT
2015 STANDARD OFFER ARRANGEMENT

DATE: 2015
SC
TC

ADDRESS

PROJECT NO.
GTEN122

DRAWING NO.
A000

ISSUE
3

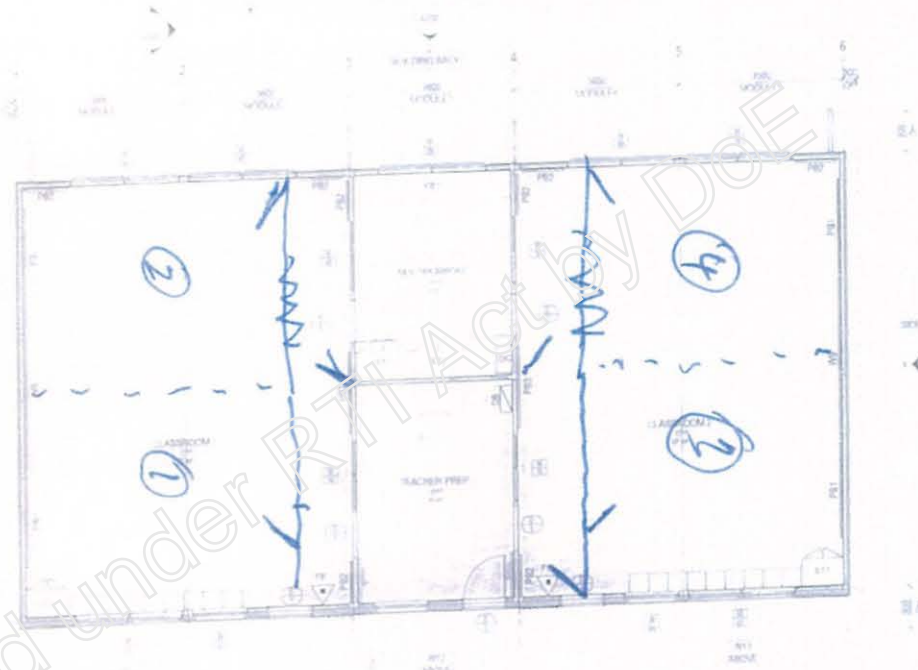
PUBLISHED 19/01/2015

FLOORING LEGEND

NOTE: COMPLIANCE NOTE: SECTION 1
 *HAS TO REVIEW SCHOOL INCIDENT AND REPORT
 TO SUPERVISOR AND MAY BE REQUIRED TO REPORT TO
 DISTRICT SUPERVISOR

NOT COMPLIANCE WITH SECTION 2
 1. COMPLIANCE WITH THE ACT IS REQUIRED FOR ALL PERSONS
 2. COMPLIANCE WITH THE ACT IS REQUIRED FOR ALL PERSONS
 3. COMPLIANCE WITH THE ACT IS REQUIRED FOR ALL PERSONS

FOR CONSTRUCTION


$$Y_{\text{eff}} = 1.25 \times 10^{-2} \text{ kg m}^{-2} \text{ s}^{-1} \text{ K}^{-1}$$


Fleetwood

CLIENT
DATE OLD

2015 STANDARD OFFER ARRANGEMENT
ECONOMY
CLASS (ECONOMY CLASS)
REVENUE

(PLACING TITLE
FLOOR PLAN)

DATE SET	CLASS	SECTION
As indicated	SC	TC
PROJECT NO.	DRAWING NO.	ISSUE
05R00122	A100	1

[illegible]

ELEVATION - SIDE 2



Fleetwood

CLIENT
DATE: Q1, 0

PROJECT
2015 STANDARD OFFER ARRANGEMENT
IS CONTAINED
TOWNSHIP OF KENT
ADDRESS

DRAWING TITLE
ELEVATIONS

As indicated

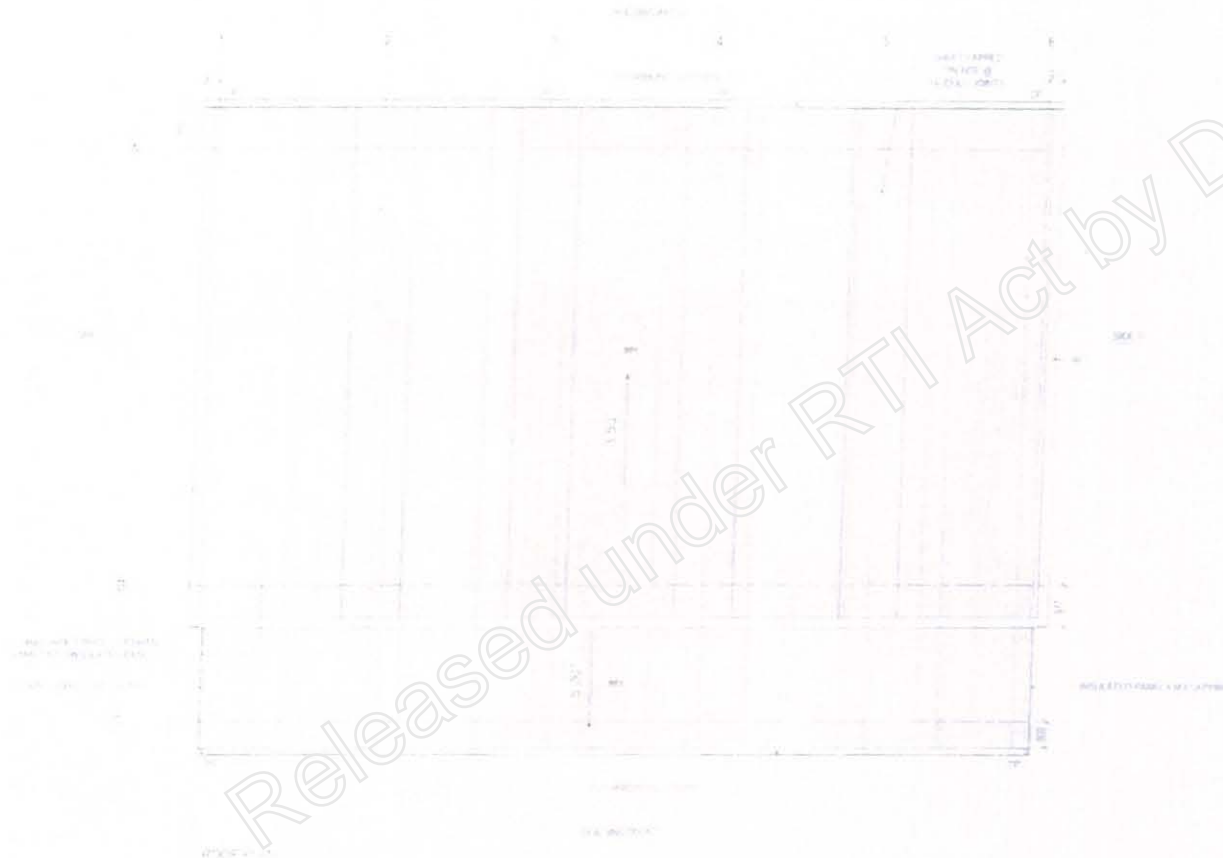
PROJECT NO.

Structure	Impurity
DC	TC

DRAWING NO.	ISSUE
0000	

10/26/2009 11:45:37AM

FOR INTERNAL REFERENCE			
DATE	DESCRIPTION	DESIGNER	AREA
10/10/2014	10/10/2014	10/10/2014	10/10/2014
10/10/2014	10/10/2014	10/10/2014	10/10/2014



FOR CONSTRUCTION

GENERAL NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the member unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.
4. All dimensions are to the centre of the member unless otherwise stated.
5. All dimensions are to the finished surface unless otherwise stated.

10/10/2014
10/10/2014
10/10/2014



Fleetwood

CLIENT
DETE QLD

DRAWING TITLE
ROOF PLAN

PROJECT
2015 STANDARD OFFER ARRANGEMENT

SCOPE OF WORK
FURNISH EQUIPMENT AND MATERIALS

ADDRESS

SCALE 1:100

DATE 10/10/2014

DESIGNED BY

PROJECT NO. STN0102

DRAWING NO. A400

ISSUE 2

10/10/2014

ACOUSTIC SYSTEM - CAC 35 - NRC 0.7

ACOUSTIC SUSPENDED CEILING
CAC 35 - NRC 0.7
COLLECTOR OWA FINE FTA SQUARE
FOUR 15mm THICK CEILING PANELS
MONDO DUO EXPOSED GRI
CEILING SYSTEM

FOR CONSTRUCTION

GENERAL NOTE

Journal of Management Education 36(8)
DOI: 10.1177/0095691512450000
<http://jme.sagepub.com>



Queensland
Department of
Education
Brisbane

Fleetwood

DETE OLD

2015 STANDARD OFFER ARRANGEMENT

DRAWING TITLE
REFLECTED CEILING PLAN

PROJECT NO	DRAWING NO	ISSUE
21000177	A401	2

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

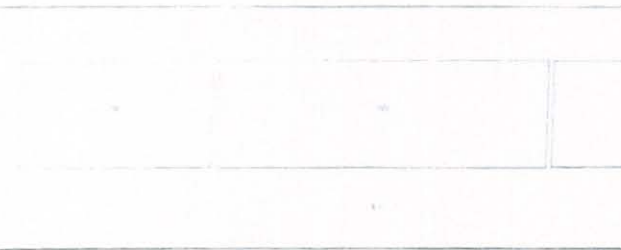
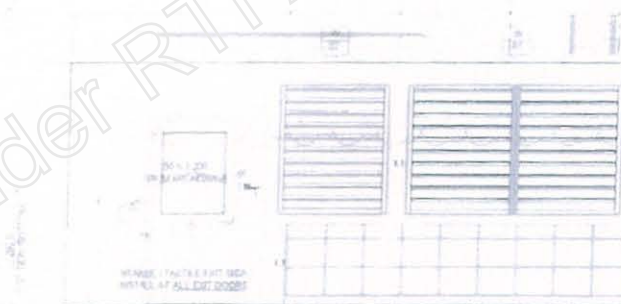
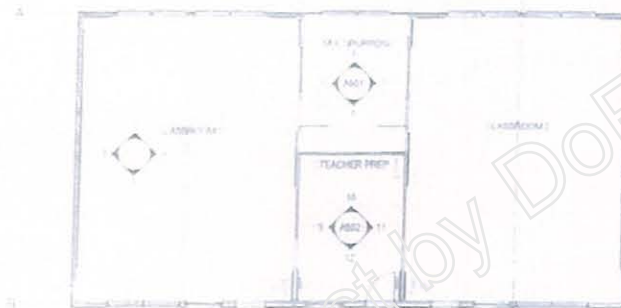
MARK	DESCRIPTION	QUANTITY	UNIT
101	CEILING	100.00	SQ M
102	WALL	100.00	SQ M
103	FLOOR	100.00	SQ M
104	DOOR	100.00	NO
105	WINDOW	100.00	NO
106	STAIR	100.00	SQ M
107	ROOF	100.00	SQ M
108	CLADDING	100.00	SQ M
109	PAINT	100.00	LITRE
110	GLASS	100.00	SQ M
111	IRONING	100.00	SQ M
112	CEILING	100.00	SQ M
113	WALL	100.00	SQ M
114	FLOOR	100.00	SQ M
115	DOOR	100.00	NO
116	WINDOW	100.00	NO
117	STAIR	100.00	SQ M
118	ROOF	100.00	SQ M
119	CLADDING	100.00	SQ M
120	PAINT	100.00	LITRE

INDICATED IN THE
DRAWING
TO BE
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TO BE

MARK	DESCRIPTION	QUANTITY	UNIT
101	CEILING	100.00	SQ M
102	WALL	100.00	SQ M
103	FLOOR	100.00	SQ M
104	DOOR	100.00	NO
105	WINDOW	100.00	NO

MARK	DESCRIPTION	QUANTITY	UNIT
101	CEILING	100.00	SQ M
102	WALL	100.00	SQ M
103	FLOOR	100.00	SQ M
104	DOOR	100.00	NO
105	WINDOW	100.00	NO

1 2 3 4 5



FOR CONSTRUCTION
GENERAL NOTE
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.
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10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.

ADDITIONAL NOTE
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.
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9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2013 STANDARD OFFER ARRANGEMENT.



Fleetwood

CLIENT
DETE QLT

PROJECT
2013 STANDARD OFFER ARRANGEMENT
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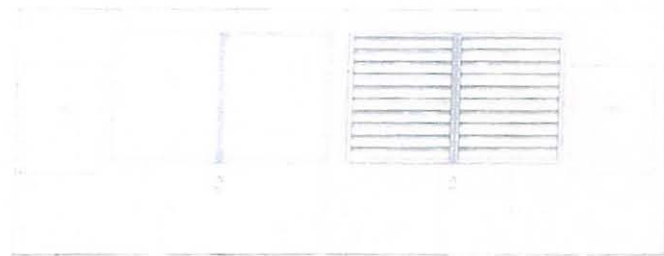


FIG. 1790 - 1



FIG. 1790 - 2



FIG. 1790 - 3



FIG. 1790 - 4

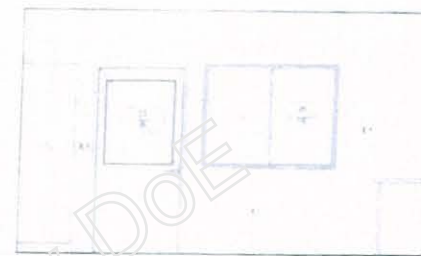


FIG. 1790 - 5

MULTIPURPOSE

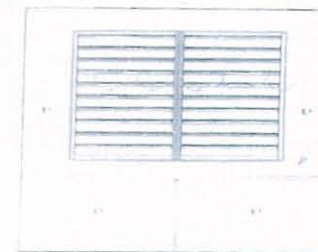


FIG. 1790 - 6

MULTIPURPOSE - 6

INSULATION SCHEDULE

ROOF: R10 2" ROCK BLANKET WITH REFLECTIVE FOL (E+0.05)
 EXTERNAL WALLS: R10 14" INSULATION
 FLOORS: THERMA SE VET INSULATION BETWEEN FLOOR JOISTS

WALL MATERIAL TAKEOFF

MARK	DESCRIPTION	COLOUR	AREA
W1	WALL (CONCRETE) (LUMBER) (E+0.05)	CONCRETE	1.00
W2	WALL (CONCRETE) (LUMBER) (E+0.05)	CONCRETE	1.00
W3	WALL (CONCRETE) (LUMBER) (E+0.05)	CONCRETE	1.00

FLOOR MATERIAL TAKEOFF

MARK	DESCRIPTION	COLOUR	AREA
F1	FLOOR (CONCRETE) (LUMBER) (E+0.05)	CONCRETE	1.00
F2	FLOOR (CONCRETE) (LUMBER) (E+0.05)	CONCRETE	1.00
F3	FLOOR (CONCRETE) (LUMBER) (E+0.05)	CONCRETE	1.00

FOR CONSTRUCTION

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 STANDARD OFFER ARRANGEMENT.
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 STANDARD OFFER ARRANGEMENT.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 STANDARD OFFER ARRANGEMENT.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 STANDARD OFFER ARRANGEMENT.
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 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 STANDARD OFFER ARRANGEMENT.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 STANDARD OFFER ARRANGEMENT.



Fleetwood

CLIENT: DETE OLD

DRAWING TITLE: INTERNAL ELEVATIONS 2

PROJECT:

2015 STANDARD OFFER ARRANGEMENT

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4001

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1. 50

4001

4

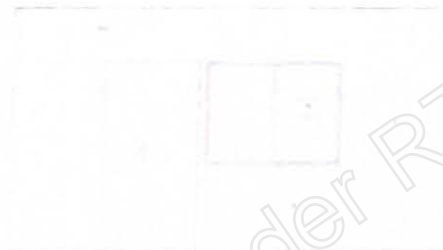
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NOTE: SEE DRAWING FOR DIMENSIONS AND MATERIALS.

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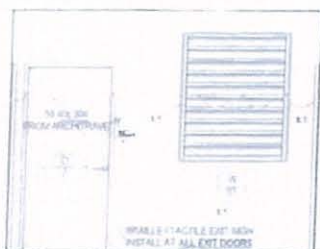
TEACHERS PREP - 1



TEACHERS PREP - 2



TEACHERS PREP - 3



TEACHERS PREP - 4

FOR CONSTRUCTION

GENERAL NOTES

1. All work to be done in accordance with the latest edition of the Australian Standard AS/NZS 1546:2005.

APPROVED BY: [Signature]



Fleetwood

DATE: 01/01/2011

PROJECT: 2015 STANDARD OFFER ARRANGEMENT

DRAWING TITLE: INTERNAL ELEVATIONS

PROJECT NO.	DRAWING NO.	ISSUE
00000000	00000000	00000000

FILE: 00000000.DWG

RYNNE, Amanda (arynn6)

From: DREDGE, Graham <Graham.DREDGE@qed.qld.gov.au>
Sent: Tuesday, 17 August 2021 9:05 AM
To: RYNNE, Amanda (arynn6); BELL, Greg
Subject: RE: Capricornia School of Distance Education - Rockhampton EMR

Hi Amanda

I will follow up as the application was discussed last week.

Will let yourself and Bill know.

Regards

Graham



Graham Dredge
Executive Director, Infrastructure Operations
Infrastructure Services
Department of Education

P: 07 303 44871 | M: [0473161000](tel:0473161000) | E: graham.dredge@qed.qld.gov.au |
Level 17 | 42 Albert Street | Brisbane QLD 4000
PO Box 15033 | City East QLD 4002

Inspiring minds. Creating opportunities. Shaping Queensland's future.
Please consider the environment before printing this email.

From: RYNNE, Amanda (arynn6) <arynn6@eq.edu.au>
Sent: Tuesday, 17 August 2021 8:34 AM
To: DREDGE, Graham <Graham.DREDGE@qed.qld.gov.au>; BELL, Greg <Greg.BELL@qed.qld.gov.au>
Subject: Capricornia School of Distance Education - Rockhampton EMR

Dear Graham and Greg,

I am contacting you in relation to the EMR for Capricornia School of Distance Education- Rockhampton Campus. I am acutely aware that the end of Term 3 is fast approaching. The EMR was submitted in May 2021 and it has now been over 3 months since the initial submission.

Bill McMillan advised that the response to this EMR is still being considered and that he will let me know when there is a definitive answer.

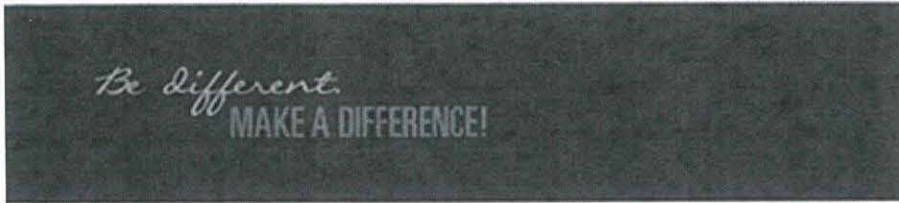
Would you be able to provide any further information as to the progress of this request as the staff and school community are starting to reapply pressure despite being repeatedly asked for patience in this matter.

Kind regards,
Amanda Rynne
Principal

Capricornia School of Distance Education

P.S. "I am not always at my desk and only check my email 3-4 times per day. If urgent please contact our main office numbers listed below."

241-259 Farm Street, Kawana QLD 4701
T: (07) 4931 4800 @ Rockhampton Campus
T: (07) 4987 9100 @ Emerald Campus
Capricornia School of Distance Education
241-259 Farm Street, Kawana QLD 4701
E: arynn6@eq.edu.au
W: <https://capricorniasde.eq.edu.au/>



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From: RYNNE, Amanda (arynn6)
Sent: Friday, 18 June 2021 8:09 AM
To: 'Graham.DREDGE@qed.qld.gov.au' <Graham.DREDGE@qed.qld.gov.au>; 'Greg.BELL@qed.qld.gov.au' <Greg.BELL@qed.qld.gov.au>
Subject: Capricornia School of Distance Education - Rockhampton EMR

Dear Graham and Greg,

Many thanks for taking time out of your busy schedules to visit CSDE Rockhampton Campus on the 3rd of June 2021. Post visit I was wondering if there was any further discussions or decisions on the EMR for the Campus that you are in a position to share?

Kind regards,
Amanda Rynne
Principal

Capricornia School of Distance Education

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241-259 Farm Street, Kawana QLD 4701
T: (07)4931 4843 @ Rockhampton Campus
T: (07) 4987 9112 @ Emerald Campus
Mobile [s.47\(3\)\(b\) - Contr](#)

Capricornia School of Distance Education

241-259 Farm Street, Kawana QLD 4701 T: (07)4931 4843 | F: 07 4931 4899 E: arynn6@eq.edu.au
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RYNNE, Amanda (arynn6)

From: MCMILLAN, Bill <Bill.MCMILLAN@qed.qld.gov.au>
Sent: Monday, 9 August 2021 3:33 PM
To: RYNNE, Amanda (arynn6)
Subject: RE: EMR - Rockhampton Campus information for P&C Meeting 10 August 2021

G'day Amanda,
The response to this EMR is still being considered. I will let you know when there is a definitive answer.
Kind Regards

Bill McMillan BGovtPubMgmt
Infrastructure Manager

Infrastructure Services / Central Queensland Region
Department of Education

P: 07 4932 4032
M: [07 4932 4032](tel:0749324032)
E: bill.mcmillan@qed.qld.gov.au
Level 4 | 209 Bolsover Street | Rockhampton QLD 4700
PO Box 138 | Rockhampton QLD 4700

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From: RYNNE, Amanda (arynn6) <arynn6@eq.edu.au>
Sent: Monday, 9 August 2021 9:01 AM
To: MCMILLAN, Bill <Bill.MCMILLAN@qed.qld.gov.au>
Subject: EMR - Rockhampton Campus information for P&C Meeting 10 August 2021

Dear Bill,

I'm hoping I can please have some information to provide to the P&C for the upcoming meeting on Tuesday 10th August in relation to the EMR submitted for Rockhampton Campus.
Look forward to hearing from you.

Kind regards,
Amanda Rynne
Principal

Capricornia School of Distance Education

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241-259 Farm Street, Kawana QLD 4701
T: (07) 4931 4800 @ Rockhampton Campus
T: (07) 4987 9100 @ Emerald Campus
Capricornia School of Distance Education
241-259 Farm Street, Kawana QLD 4701
E: arynn6@eq.edu.au

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RYNNE, Amanda (arynn6)

From: MCMILLAN, Bill <Bill.MCMILLAN@qed.qld.gov.au>
Sent: Monday, 11 February 2019 2:27 PM
To: RYNNE, Amanda (arynn6)
Cc: FREDERICKS, Kim; ibeil1@eq.edu.au; NEATON, Michael
Subject: Capricornia School of Distance Education - Additional Teacher Accommodation
Attachments: 18 402740 Capricornia School of Distance Education - 2019 Emergent Minimum Requirement.DOC

Good Afternoon Amanda,

As discussed at this morning's meeting the attached 2019 Emergent Minimum Requirement for the Capricornia School of Distance Education requesting additional teaching space at the Rockhampton Campus has been declined.

If you anticipate that this requirement will still exist following the realignment of teaching resources with an emphasis on providing services mainly from the main campus at Emerald please resubmit an updated application requesting additional teaching spaces at Emerald.

Kind Regards

Bill McMillan

Infrastructure Manager

Rockhampton Office/Infrastructure Services
Department of Education

P: 07 4932 4032

M: [s.47\(3\)\(b\) - C](#)

E: bill.mcmillan@qed.qld.gov.au

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Building Compliance Audit

Capricornia School of Distance Education

August 2021



Queensland
Government

Document History

Version	Date	Status	Key Changes Made	Author/s	Reviewer/s
1	04/08/2021	Draft		Matthew Jackson	
	09/08/2021	Final		Matthew Jackson	Paul Corser

Contacts

Site Representative Contact	
Name	Amanda Rynne
Contact Details	4658 4222
Date Contacted for inspection	15 th July 2021

Inspecting Officer/s

Building and Building Code Compliance	
Matthew Jackson/Mark Cassidy	
Technical Services, QBuild	
Mobile	s.47(3)(b) - Contrary to
Email:	mark.cassidy@epw.qld.gov.au
Date of Inspection	20 th July 2021

Role	Name	Position	Approved/Endorsed	Date
Project Manager	Matthew Jackson	Project Manager	Yes	09/08/2021
Principal	Mark Cassidy	Manager	Yes	09/08/2021

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Executive Summary

This Executive Summary is intended to highlight only those key items (contained in the detail of the report) or those which may warrant further investigation, testing, assessment or monitoring.

Purpose and Objective

The Building Act Compliance audit at the Capricornia School of Distance Education on The Outstation, The Tuckerbox and The Shed buildings was undertaken to establish the compliance status of the buildings and identify any works required to enable the change of classification and confirming the current use (Class 9b and Class 3) as lawful under the *Building Act 1975*.

This report will forensically exam the above forementioned buildings for building compliance, based on applicable codes applied at the time of construction and to any new subsequent work.

These findings will be compared with the current National Construction Code (NCC) and then overlaid with the *Building Act 1975*, Transitional Provisions to determine suitable cost-effective fire safety and building code solutions and upgrades.

It should be noted that depending on the age and compliance history of the buildings and the availability of transitional provisions under the *Building Act 1975*, acknowledgement of compliance under the Building Act does not necessarily constitute full compliance with the National Construction Code currently in force.

National Construction Code

The Outstation Building

Not currently classified for class 3 use in providing long-term or transient accommodation for a number of unrelated persons. The below list would be required to upgrade the existing building to meet compliance for class 3 use but is not limited to the following:

- The building has been used for overnight stays for students and parents and The NCC considers this to be a Class 3 use which are required under Specification C1.1 Table 5 for internal walls to a public corridor and between or bounding walls to have a fire resistance level (FRL) of 60/60/60.
- No fire resistance construction is installed to the internal walls of the building. Consideration will need to be given for fire resistant construction if the internal layouts of the building is to change to accommodate students.
- Provide a new swing door with compliant door hardware at the opposite end of the building.
- The threshold to the existing rear swing door exit is not to incorporate a step to allow safe egress from the building.
- Lever action hardware (free to egress) should be installed to all exit doors and or doors on a path of travel to an exit.
- If occupancy is more than 20 a smoke detection system (AS 1670.1) complying with NCC Spec E2.2 (a) will be required. Otherwise the building will require a smoke alarm system (AS3786).
- Exit lighting will require to be upgraded to current standards.
- It is recommended to install emergency lights to the path of travel to an exit.
- The individual assessment (dependant on classification use) of the number of sanitary facilities provided allows for:
 - Class 3 use - 30 occupants (note: staff and students must have separate facilities)
 - Class 9b student use – 20 occupants (50/50 split)
 - Class 9b staff use – 10 occupants

The Shed Building

Not currently classified for class 3 use in providing long-term or transient accommodation for a number of unrelated persons. The below list would be required to upgrade the existing building to meet compliance for class 3 use but is not limited to the following:

- Consideration will need to be given for fire resistant construction if the internal layout of this building is to change to accommodate students. NCC Specification C1.1 Table 5 requires internal walls to a public corridor and between or bounding walls to have a fire resistance level (FRL) of 60/60/60.
- Provide a new swing door with compliant door hardware at the opposite end of the building.
- The threshold to the existing rear swing door exit is not to incorporate a step to allow safe egress from the building.
- Lever action hardware (free to egress) should be installed to all exit doors and or doors on a path of travel to an exit.
- If occupancy is more than 20 a smoke detection system (AS 1670.1) complying with NCC Spec E2.2 (a) will be required. Otherwise the building will require a smoke alarm system (AS3786).
- Exit lighting will require to be upgraded to current standards.
- It is recommended to install emergency lights to the path of travel to an exit.

Access for People with a Disability

The Outstation

- All doors within the building must be provided with hardware that allows an easy grip for the hand to unlock and open a door. Lever style hardware is preferred.
- The path of travel from the principal point of entry of the school and designated parking spaces to the primary entry of the assessed building has not been provided.
- The door threshold to all entry doors must not incorporate a step.
- The provision for accessible car parking spaces has not been provided.
- Door circulation spaces are insufficient in the following locations:
 - PWD bathroom
 - Girls bathroom
 - Boys bathroom
- The main entry door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces.
- The internal door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces.
- The PWD sanitary facility would need to be fully upgraded to meet compliance with the current standard. If works occur in the other amenities then ambulant facilities would be required.
- The signage for the PWD sanitary facility would need to be upgraded to meet compliance with the current standard.

The Shed

- All doors within the building must be provided with hardware that allows an easy grip for the hand to unlock and open a door. Lever style hardware is preferred.
- The path of travel from the principal point of entry of the school and designated parking spaces to the primary entry of the building will need to be re-assessed for the class 3 use.
- The door threshold to all entry doors must not incorporate a step.
- The provision for accessible car parking spaces will need to be provided for the class 3 use. Currently not required for class 10a use.
- The main entry door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces.
- The internal door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces.

The Tuckerbox Building

Nil comments as the building has been issued with a Building Code Assessment Summary.

The individual assessment (dependant on classification use) of the number of sanitary facilities provided allows for:

- Class 3 use – 50 occupants (20 male, 30 female) (note: staff and students must have separate facilities)
- Class 9b student use – 100 occupants (50/50 split)

* It is assumed staff facilities are provided in a separate building on the campus site.

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Introduction

As requested by the A/ Director – Regional Support, Department of Education an inspection was carried out on the premises at the Capricornia School of Distance Education.

This limited due diligence report is provided with the principal objective of furnishing sufficient information as to the current condition of the services and highlighting non-compliances when compared against the National Construction Code (NCC) for its new intended use.

Reference should be made to the Report Exclusions and Qualifications section which provides further definition in relation to the inspection procedures and report content.

The report covers the following aspects:

- Building compliance based on applicable codes applied at the time of construction and to subsequent work.

General Advice

Material Change of Use

As the use of the tenancy is not consistent with the classification of the building a material change of use may be required. Further advice should be sought from a town planner.

Flood Levels

A review of the flood levels for the property has indicated that the building is not located in a flood zone.

Building Code of Australia

The features of the tenancy were inspected to determine the level of compliance with:

- NCC 2019 Volume 1

The following NCC parameters and other requirements apply to the building:

The Outstation	
Item	Comment
Date of Construction	Unknown – prior to 1998
Building Use	Activities (class 9b) and accommodation (class 3)
CofC/BCAS issued	Unknown
Building Classification	9b
Floor area	207m ²
Rise in Storeys	1
Type of Construction	Unknown (under current code would be Type C)
Effective Height	<25m
The Shed	
Item	Comment
Date of Construction	Approximately 2016
Building Use	Activities (class 9b) and accommodation (class 3)
CofC/BCAS issued	Unknown
Building Classification	10a
Floor area	180m ²
Rise in Storeys	1
Type of Construction	Type C
Effective Height	<25m
The Tuckerbox	
Item	Comment
Date of Construction	Approximately 2010
Building Use	Multipurpose hall (class 9b)
CofC/BCAS issued	2010
Building Classification	9b
Floor area	144m ²
Rise in Storeys	1
Type of Construction	Type C
Effective Height	<25m

BCA Compliance Generally

No documentation has been found that indicates any significant changes have been made to the buildings since the initial approval.

Section C – Fire Resistance*Fire Source Features*

The buildings are compliant for setbacks and to fire source features. The buildings have been setback a compliant distance from fire source features or appear to have sufficient fire ratings.

Fire Separation

The Outstation and The Shed buildings have been used for overnight stays for students and parents and The NCC considers this to be a Class 3 use which are required under Specification C1.1 Table 5 for internal walls to a public corridor and between or bounding walls to have a fire resistance level (FRL) of 60/60/60.

No fire resistance construction is installed to the internal walls of the Outstation Building. And there are no internal walls in The Shed building. Consideration will need to be given for fire resistant construction if the internal layouts of the these two buildings is to change to accommodate students.

The Outstation**Section D (Parts D1 and D2) – Provision for Escapes and Construction of Exits**

Item	Required	Compliant	Inspection Comment
Travel Distance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> • Class 9b use – Compliant • Class 3 use – Compliant, subject to the additional swing door provided and any internal layout changes.
Number of Exits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There are sufficient number of exits to serve the building.
Construction of Exits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> • Provide a new swing door with compliant door hardware at the opposite end of the building. • The threshold to the existing rear swing door exit is not to incorporate a step to allow safe egress from the building.
Exit Door Widths	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Operation of a Latch	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Lever action hardware (free to egress) should be installed to all exit doors and doors on a path of travel to an exit.
Egress Paths	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Section E – Services and Equipment

Item	Required	Compliant	Inspection Comment
Fire Indicator Panel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Hydrants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Hose Reels	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Extinguishers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Sprinklers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Smoke Detection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	If occupancy is more than 20 a smoke detection system (AS 1670.1) complying with NCC Spec E2.2 (a) will be required. Otherwise the building will require a smoke alarm system (AS3786).
Smoke Alarms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	As above
Occupant Warning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Subject to the above smoke detection requirements.
Smoke Control System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Exit Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Exit lighting will require to be upgraded to current standards.
Emergency Lights	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	It is recommended to install emergency lights to the path of travel to an exit
Maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Section F – Health and Amenity

Item	Required	Compliant	Inspection Comment
Sanitary facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Female – 1WC, 1Bn & 2Shw Male – 1WC, 1Bn & 2Shw Unisex/PWD – 1WC, 1Bn & 1Shw

			<p>The individual assessment (dependant on classification use) of the number of sanitary facilities provided allows for:</p> <ul style="list-style-type: none"> Class 3 use - 30 occupants (staff and students must have separate facilities) Class 9b student use – 20 occupants (50/50 split) Class 9b staff use – 10 occupants
Light and ventilation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Existing ventilation is provided by natural/mechanical means. The assessment of mechanical ventilation is beyond the scope of this report. The existing artificial lighting appears generally adequate. No make-up air provisions have been provided to rooms for the split air conditioning systems.
Damp and weatherproofing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	This report is prepared on the basis of a visual inspection conducted from the ground level and destructive investigations were not carried out. However, the structure and external weatherproofing generally appear to be in good condition.

The Shed

Section D (Parts D1 and D2) – Provision for Escape and Construction of Exits

Item	Required	Compliant	Inspection Comment
Travel Distance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> Class 10a use – N/A Class 9b use – Compliant Class 3 use – Compliant, subject to the additional swing door provided and any internal layout changes.
Number of Exits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There are sufficient number of exits to serve the building.
Construction of Exits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> Provide a new swing door with compliant door hardware at the opposite end of the building. The threshold to the existing rear swing door exit is not to incorporate a step to allow safe egress from the building.
Exit Door Widths	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Operation of a Latch	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Lever action hardware (free to egress) should be installed to all exit doors and doors on a path of travel to an exit.
Egress Paths	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Section E – Services and Equipment

Item	Required	Compliant	Inspection Comment
Fire Indicator Panel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Hydrants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Hose Reels	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Extinguishers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Sprinklers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Smoke Detection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	If occupancy is more than 20 a smoke detection system (AS 1670.1) complying with NCC Spec E2.2 (a) will be required. Otherwise the building will require a smoke alarm system (AS3786).
Smoke Alarms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	As above
Occupant Warning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Subject to the above smoke detection requirements.
Smoke Control System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Exit Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Exit lighting will require to be upgraded to current standards.
Emergency Lights	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	It is recommended to install emergency lights to the path of travel to an exit.
Maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Section F – Health and Amenity

Item	Required	Compliant	Inspection Comment
Sanitary facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Tuckerbox Health and Amenity comments for occupancy numbers.

Light and ventilation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Existing ventilation is provided by natural/mechanical means. The assessment of mechanical ventilation is beyond the scope of this report. The existing artificial lighting appears generally adequate. No make-up air provisions have been provided to rooms for the split air conditioning systems.
Damp and weatherproofing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	This report is prepared on the basis of a visual inspection conducted from the ground level and destructive investigations were not carried out. However, the structure and external weatherproofing generally appear to be in good condition.

The Tuckerbox

Section D (Parts D1 and D2) – Provision for Escape and Construction of Exits

Item	Required	Compliant	Inspection Comment
Travel Distance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Number of Exits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Construction of Exits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Exit Door Widths	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Operation of a Latch	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Egress Paths	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Section E – Services and Equipment

Item	Required	Compliant	Inspection Comment
Fire Indicator Panel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Hydrants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Hose Reels	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fire Extinguishers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Sprinklers	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	

	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Smoke Detection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Smoke Alarms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Occupant Warning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Smoke Control System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Exit Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Emergency Lights	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Section F – Health and Amenity

Item	Required	Compliant	Inspection Comment
Sanitary facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Female – 3WC, 3Bn & 3Shw Male – 3WC, 2Ur, 2Bn & 3Shw Unisex/PWD – 1WC, 1Bn & 1Shw The individual assessment (dependant on classification use) of the number of sanitary facilities provided allows for: <ul style="list-style-type: none"> Class 3 use – 50 occupants (20 male, 30 female) Class 9b student use – 100 occupants (50/50 split) * It is assumed staff facilities are provided in a separate building on the campus site. * Staff and students must have separate facilities
Light and ventilation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Existing ventilation is provided by natural/mechanical means. The assessment of mechanical ventilation is beyond the scope of this report. The existing artificial lighting appears generally adequate. No make-up air provisions have been provided to rooms for the split air conditioning systems.
Damp and weatherproofing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	This report is prepared on the basis of a visual inspection conducted from the ground level and destructive investigations were not carried out. However, the structure and external weatherproofing generally appear to be in good condition.

Section J – Energy Efficiency

Where possible it is recommended to upgrade the buildings to comply with Section J of the BCA.

Released under RTI Act by DOE

Access for People with a Disability

Application of the Premises Standards to Existing Buildings

The *Disability (Access to Premises – Buildings) Standards 2010* (the **Premises Standards**) came into effect in Queensland from 1st May 2011.

In relation to existing buildings:

- Where a building pre-dates the Premises Standards and no building work requiring a building application is proposed, compliance is assessed against the requirements applicable at the time of construction and the owner has no obligations to retrospectively update the accessibility of the building.
- Any proposal to upgrade or renovate a building that requires a building approval will trigger the application of the Premises Standards to the area of the new work and to the "affected part" (the path of travel from the principal pedestrian entrance to the new or modified part of the building).
- Where the Premises Standards are not triggered or do not apply, a complaint can still be made directly under the provisions of the *Disability Discrimination Act 1992*.

Application of Legislation to the Building

NCC 2019 Volume 1 has been used as the basis for this report which, for a class 3 and or 9b, requires access to and within all areas normally used by the occupants in accordance with AS1428.1 – 2009. Therefore, this standard has been used as the benchmark for assessing access for people with a disability in this report.

The Outstation			
Item	Required	Compliant	Inspection Comment
Door Hardware	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	All doors within the building must be provided with hardware that allows an easy grip for the hand to unlock and open a door. Lever style hardware is preferred.
Ramps/Walkways	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The path of travel from the principal point of entry of the school and designated parking spaces to the primary entry of the assessed building has not been provided.
Thresholds	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The door threshold to all entry doors must not incorporate a step.
Stairways	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Accessible Parking Space(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The provision for accessible car parking spaces has not been provided.
Lift	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Door Circulation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Door circulation spaces are insufficient in the following locations: <ul style="list-style-type: none"> • PWD bathroom • Girls bathroom • Boys bathroom

Hearing Augmentation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Switches and GPO's	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Luminance Contrast	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> The main entry door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces The internal door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces
Accessible Sanitary Facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The PWD sanitary facility would need to be fully upgraded to meet compliance with the current standard. If works occur in the other amenities then ambulant facilities would be required.
Signage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The signage for the PWD sanitary facility would need to be upgraded to meet compliance with the current standard.

The Shed			
Item	Required	Compliant	Inspection Comment
Door Hardware	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	All doors within the building must be provided with hardware that allows an easy grip for the hand to unlock and open a door. Lever style hardware is preferred.
Ramps/Walkways	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The path of travel from the principal point of entry of the school and designated parking spaces to the primary entry of the building will need to be re-assessed for the class 3 use.
Thresholds	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The door threshold to all entry doors must not incorporate a step.
Stairways	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Accessible Parking Space(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The provision for accessible car parking spaces will need to be provided for the class 3 use. Currently not required for class 10a use.
Lift	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Door Circulation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Hearing Augmentation	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	

	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Switches and GPO's	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Luminance Contrast	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> The main entry door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces. The internal door or doorframes of the building must achieve a minimum luminance contrast of 30% to the adjacent surfaces.
Accessible Sanitary Facilities	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Signage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Report Exclusions and Qualifications

The addressee can rely upon this report as only being accurate as of the date it is issued.

This report may be provided to the original addressee's advisors, intended lessee and the building owner. However, this report is not to be made available to or relied upon by any other third party without the express written agreement of the authors.

The report will be further limited to the defined scope of work, any site-specific limitations and the following:

- All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee the accuracy of that information and all interested persons should rely on their own enquiries.
- We cannot guarantee that the state of the property has not changed after the date of the inspection.

Parts of the building built-in, covered up or otherwise made inaccessible during construction, alteration or fitting out, have not been inspected. Therefore, we are unable to comment as to whether such elements are free from defects.

The property has not been inspected specifically to ascertain the following in respect of flooring finishes or structural substrates:

- Design structural capacity for defined or assumed loads.
- Suitability for intended purposes or applications (if a change of use is proposed)

Building services have been visually inspected on a random basis where exposed to view only. No internal inspections have been undertaken to plant, equipment and machinery or where services are covered up or hidden by the buildings structural elements or finishes. Building services have not been tested and no design calculations have been undertaken.

Measurement of lighting levels does not form part of this report and comment on the same would only be made if there was significant and obvious cause for concern as to suitability for purpose.

In relation to building structure and fabric, our work involves the inspection of the building tenancy floor and does not include structural assessment of the building. No sampling or testing of material was undertaken.

Disclaimer

This report is the opinion of the author and is to be read together with and is subject to the terms and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that have been made available to us by or on behalf of the addressee (Information).

The author does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity because of or about error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

Appendix – Site Photos



Main entry into the building



Door threshold at main entry should not incorporate a step



Open floor plan within building



Open floor plan within building



Internal public corridor to rear exit door is required to be fire rated



Access to male amenities



Access to PWD sanitary facility is non-compliant



Fittings and fixtures within the sanitary facility will need to be upgraded to current standards



Fittings and fixtures within the sanitary facility will need to be upgraded to current standards



Fittings and fixtures within the sanitary facility will need to be upgraded to current standards



Door hardware needs to be upgraded to meet compliance with current standards



Rear exit from building



Main entry door



Non-compliant door hardware for PWD access

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QBuild Building Surveying

Capricornia School of Distance Education (Emerald Campus)

Building Code Compliance Report

The Outstation Building



Audit Report

Scope and Purpose

The Building Act compliance audit of the Capricornia School of Distance Education, The Outstation Building is being undertaken to establish the compliance status of the building and identify any works required to enable the issue of compliance documentation confirming the current use as lawful under the *Building Act 1975*.

This audit report investigates available documentation (no documentation was available at the time of inspection) regarding the compliance status of the building, identifies the compliance process required to confirm compliance with the *Building Act*, and identifies the general scope of works required to achieve compliance.

It should be noted that depending on the age and compliance history of the building and the availability of transitional provisions under the *Building Act 1975*, acknowledgement of compliance under the Building Act does not necessarily constitute full compliance with the National Construction Code currently in force.

Compliance History

The building a typical proprietary style shed building that has been lined internally

It should also be noted that various provisions have existed that allowed Building Surveyor's discretion or application of a by-law variation process. No evidence has been identified showing whether these processes have been applied at any time during the life of the building.

A certificate of classification and records of the original construction has not been obtained for this building. Therefore, a compliance base line against the statutory requirements applicable at any particular time cannot be established. The required compliance process is to treat the building as a change of class from an existing building. As the building appears to have been originally constructed prior to April 1998, this requires a change of classification considered against section 112 and 123 of the Building Act 1975. Generally, this requires full compliance with the current building assessment provisions, although the building surveyor does have limited discretion to apply transitional provisions recognising the existing construction.

Where considering against the current regulatory framework, BCA2019 has been used as the reference document to establish the compliance requirements for this report. This means that there will be items that may have been legitimately approved at the time of the construction but now are not considered compliant when measured against current standards. Where possible, comment will be made in relation to the likelihood of compliance against previous requirements. In many cases earlier requirements were either more onerous or equivalent to current requirements.

Required Compliance Process

In accordance with the Building Act the required compliance process is as follows:

- A change of classification for an existing building constructed prior to April 1998 is required. Areas that fully comply with AS1428.1-2001 may be retained. Areas that require material upgrade due to significant non-compliance will require upgrade to AS1428.1-2009 under the provisions of the DDA (Access to Premises Standards).

Proposed Use and Occupancy

The current use of the building is Enclosed Open Area style accommodation with Amenities provided and would be considered a Class 9b under the National Construction Code (NCC) classification system.

The occupancy levels as described by Principal CSODE are expected to be as follows:

Year	Term	Under school Age Children	School Age Children	Adults
2018	4	7	42	27
2019	1	14	48	31
	2	9	51	30
	3	9	31	27
	4	15	56	31
2020	1	18	61	38

The profile of the occupants does not include people with some form of disability.

Building Parameters

This section describes the current key features of the building under NCC2019.

Classification

Class 9b apply to the building – Class 1b (sleeping parts) cannot be as more than 6 unrelated persons can be accommodated

Floor area

Ground level has a floor area of 120m²

Total floor area of the building is 120m²

Rise in storeys

The rise in storeys is one (single storey).

Required Type of construction and structural fire resistance

As a single storey building Type C construction would be required under the current NCC.

The building is greater than 3m from fire source features (boundaries and other buildings on the site other than class 10 structures) hence does not require structural fire resistance.

The building has been used for overnight stays for students and parents and The BCA considers this to be Class 3 and required to be fire separated. BCA 2019 Specification C1.1 Table 5 requires internal walls to a public corridor and between or bounding wall to have a fire resistance level (FRL) of 60/60/60. No fire walls are installed in the building.

Table 5 Type C construction: FRL of building elements

Building element	Class of building—FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Less than 1.5 m	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	-/-/-	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Less than 1.5 m	90/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3 m	-/-/-	60/-/-	60/-/-	60/-/-
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
INTERNAL WALLS—				
Bounding <i>public corridors</i> , public lobbies and the like—	60/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i> —	60/ 60/ 60	-/-/-	-/-/-	-/-/-
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
ROOFS	-/-/-	-/-/-	-/-/-	-/-/-

The building is considered one fire compartment and is suitably separated from adjoining and adjacent building on the site and therefore is compliant.

Egress

Class 9b building with a potential occupancy of greater than 50, the building requires every occupant to have access to a minimum of two exits. The building currently has exits (signed) at the following locations:

- Above sliding glass door (main entry); and
- Above doors in between the amenities

The internal exit distances are non-compliant as the Class 3 portions are more than 6 m to a path of travel (BCA 2019 Clause D1.4 (a) (i)) however comply for Class 9b being 20m to a point of choice.

The exit widths at doorways are required to be a minimum 750mm clear. Currently the clear width of doors on the path of travel to an exit is sufficient

The door hardware require amendment in the following locations:

- Sliding glass door

Access for persons with disabilities

The building does not have compliant access to the building

The access from the front street boundary is non-compliant.

Provision for accessible car parking spaces has not been provided.

The path of travel from the designated parking spaces to the primary entry has not been provide.

Access to the front entry of the building is via a non-compliant door threshold.

The following features are at issue and require resolution in design:

Within the building, circulation spaces at doors are insufficient in the following locations

- PWD bathroom

- Girls bathroom
- Boys bathroom

The designated accessible sanitary facility is substantially non-compliant and requires reconstruction to meet AS1428.1-2009 compliance

No ambulant facilities are currently designated. As existing toilet facilities are co-located with the PWD unisex facility, a minimum of one ambulant facility for each gender would be required under the current code.

Fire Services

The building requires the following fire services under the current NCC/BCA:

- Fire extinguishers (to be installed to AS 2444)
- Smoke detection and building occupant warning system AS 3786
- Interconnected smoke alarms

Emergency and evacuation lighting

The building currently has emergency and exit lighting installed. In addition, it is recommended that the existing exit lights are to be maintained as per AS 1851 requirements and records kept to allow the occupier statement to be issued as part of the ongoing maintenance program.

Sanitary facilities

The existing sanitary facilities comprise the following:

- Female – 1WC, 1BN & 2SH
- Male – 1WC, 1BN & 1SH
- Assisted/PWD – 1WC, 1BN & 1SH

They are insufficient for the Staff and Parent occupancy of the building.

General structure and weatherproofing

This report is prepared on the basis of a visual inspection conducted from the ground level and destructive investigations were not carried out. However, the structure and external weatherproofing appeared to generally be in good condition and suitable for the proposed use within the context of an existing building.

Light and ventilation

Existing ventilation is provided by natural/mechanical means. The assessment of mechanical ventilation is beyond the scope of this report.

The existing artificial lighting appears generally adequate.

No make-up air provisions have been provided to rooms for the split air conditioning systems.

Required upgrades

The minimum necessary upgrades under the scope of this program in order to obtain a Building Code Assessment Summary (BCAS) for the current use as a Class are listed below.

1. Provide outward swing single door (min 800mm wide clear) beside the current Glass Sliding Door with compliant downward action door furniture.
2. Existing fire extinguishers are to be mounted in accordance with AS 2444.
3. Smoke alarms be interconnected and comply with AS 3786
4. Change door hardware to lever style furniture to The Shed.
5. Raise the landing threshold so as not to incorporate a step at the door threshold rear exit to The Shed
6. Additional facility is required for the Staff and Parents to the Outstation building.
7. Ramped thresholds are required to sliding glass doors
8. Egress markings on the floor to be a minimum 1000mm wide to direct occupants to the required exits to the Outstation Building
9. Management in use document be implemented to deal with short term overnight stays for visiting students and parents
10. Persons visiting/using the facility with a disability be accommodated in the Shed building and access to the compliant facilities in the Tucker Box building

Recommended Actions

The following external consultancies may be of benefit in achieving cost effective solutions to the items identified above:

1. Engage a Principal Consultant or DEPW to provide solutions for the above recommendations and documentation to allow building act compliance assessment.
2. The "Tucker Box" and "Shed" Building have been through the building approval process and been issued with BCAS and are considered lawful buildings except for items 4 and 5 above.

Audit of existing Building Code compliance provisions

	Existing situation	Comments
Site description	Capricornia SODE The Outstation Building	Emerald Campus
Approx. building age	2000's	Proprietary style shed
C of C/prior information?	No	Not provided or available
No of storeys	Single Storey	
Floor area	120m ²	
Type of construction	C	
Separation from boundaries	Satisfactory	
Separation from buildings	Satisfactory	
Internal fire separation?	No	Not Required
No of exits	2	
Exit distances	+20 m	More than 6 m to a PoT for Class 3
Exit widths - internal	900 mm	
Exit widths - doors	900 mm and 750 mm	As measured
Exit door swing	Sliding and out	
Doors in POT - free egress?	N/A	
Access from street	no	Not provided
PWD car parking	no	Not provided
Access from parking	no	Not provided
Access between buildings	no	Not provided
Balustrades:	N/A	

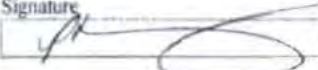
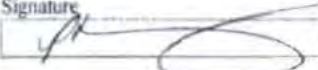
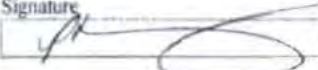
Height	N/A	
Gaps	N/A	
External stairs:	no	
Width	N/A	
2 handrails	N/A	
Riser/going dimensions	N/A	
Solid flush risers	N/A	
Non slip contrast	N/A	
Tactiles	N/A	
Internal stairs:	N/A	
Width	N/A	
2 handrails	N/A	
Riser/going dimensions	N/A	
Solid flush risers	N/A	
Non slip contrast	N/A	
Tactiles	N/A	
External ramps:	N/A	
Gradient	N/A	
Kerb rail	N/A	
Handrails	N/A	
Width	N/A	
Landings	N/A	
Tactiles	N/A	
Internal ramps:	N/A	
Gradient	N/A	
Kerb rail	N/A	
Handrails	N/A	

Width	N/A	
Landings		
Tactiles		
External doors:		
Thresholds	yes	
Luminance contrast	no	
Clear width	900 mm and 750 mm	
Circulation space	no	
Landing at door?	no	
Hardware	Levers	
Internal doors:		
Luminance contrast	No	
Clear width	750 mm	
Circulation space		
Hardware	Levers and Knobs	
Amenities:		
# female	One	
# male	One	
# PWD	One	
# ambulant	Nil	
PWD amenities:	None provided	Signed as PWD
Shower circ space	Non-compliant	
Basin circ space	Non-compliant	
WC circ space	Non-compliant	
Door circ space	Non-compliant	
Light switch	Non-compliant	
Shelf	Non-compliant	

Grab rails	Non-compliant	
Shower seat	Non-compliant	
Backrest	Non-compliant	
Hooks	Non-compliant	
Fixtures (soap, paper etc)	Non-compliant	
Floor	Non-compliant	
Toilet paper holder	Non-compliant	
Taps	Non-compliant	
Lifts : PWD features	N/A	
Fire extinguishers	Yes x 2	
Fire hydrants	N/A	
Fire hose reels	N/A	
Fire blankets	Yes x 1	
Smoke detection/alarms	Yes local only	
Occupant warning/speakers	N/A	
Emergency evacuation lights	Exit signage only	
Emergency lighting	Yes	
Exit and directional signs	Yes	
Sprinklers	N/A	
Mechanical smoke mgmt	N/A	
General structure (vis check)	Satisfactory	
External weatherproofing		

External fabric	Satisfactory	
Stormwater discharge	Discharge beside building	
Light		
Artificial light	Yes	
Natural light to bedrooms	Yes	
Ventilation		
Natural ventilation	Yes openable windows	
Mechanical ventilation	Split A/c Units throughout	

Building Code Assessment Summary

1. Owner details	Name Emerald School of Distance Education							
2. Property description	Street address 28 Gladstone Street EMERALD QLD 4720 Lot & plan details Lot 1 on CP902896							
3. Classification <small>The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted.</small>	Part of Building / Description Multi – Purpose Hall	Class of Building / Part Class 9b						
4. Max No. of people permitted <small>If applicable, state the maximum number of people permitted in the building and the portion it applies to as per D1.13 of the Building Code of Australia.</small>	Maximum population 2 Persons	Part of building Kitchen						
5. Restrictions on the use or occupation of the building <small>If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.</small>	Restrictions The following restrictions apply to the use or occupation of the building:							
6. Alternative Solutions <small>If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements. This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.</small>	Alternative solution requirements The following systems and procedures form part of the alternative solution:							
7. Building Certifier <small>If the certifier is a company, a contact person must be shown.</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Name of building certifier (in full) Philip F Dray </td> <td style="width: 50%;"> Licence number A468901 </td> </tr> <tr> <td> Signature  </td> <td> Building Assessment Reference 20100048 </td> </tr> <tr> <td> Date 13/08/2010 </td> <td></td> </tr> </table>		Name of building certifier (in full) Philip F Dray	Licence number A468901	Signature 	Building Assessment Reference 20100048	Date 13/08/2010	
Name of building certifier (in full) Philip F Dray	Licence number A468901							
Signature 	Building Assessment Reference 20100048							
Date 13/08/2010								

Site photographs















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Queensland Government

Queensland Fire and
Emergency Services

Peter Carroll
Ph: 07 4932 8113
Our Ref: 21-00557

5 February 2021

RECEIVED

09 FEB 2020

Capricorn School of Distance Education
Amanda Rynne
Capricornia School of Distance Education
241-259 Farm Street
KAWANA QLD 4701

Dear Sir/Madam

Re: Capricorn School of Distance (Emerald Campus), Gray Street, EMERALD QLD 4720

The Queensland Fire and Emergency Services (QFES) has inspected the premises above on 3 February 2021 and identified areas of **Non-Compliance** to the requirements of the *Fire and Emergency Services Act 1990*, *Building Fire Safety Regulation 2008*, and the relevant parts and sections of the Queensland Development Code and the *Building Act 1975* which fall within the jurisdiction of QFES.

The attached Building Inspection Report provides further details of these matters. The requirements must be met by 5 March 2021 and QFES must be notified in writing of same.

Failure to rectify the requirements identified in this report may constitute an offence against the *Fire and Emergency Services Act 1990* and the *Building Act 1975*.

In relation to this inspection, QFES has not conducted operational testing of any fire safety installations; operational testing is in the scope of the maintenance contractor. It is the responsibility of the maintenance contractor to ensure testing is carried out in accordance with legislative maintenance schedules. QFES can only confirm this operational testing has occurred through the inspection of maintenance records and visual inspection.

This report also provides recommendations which, although not mandatory to be implemented, would enhance fire safety in the premises.

QFES will re-inspect after the specified period to ensure all requirements have been met.

Photoelectric smoke alarms save lives

12

Central Region - Community Safety Operations

Suncorp Melway Building, Level 3, 34 East Street, Rockhampton Queensland 4700

PO Box 1531, Rockhampton Queensland 4700

Website www.qfes.qld.gov.au

Telephone +61 7 4932 8113

Facsimile +61 7 4938 4824

ABN 93 035 163 778

- 2 -

Should you require any further information regarding this letter, please contact QFES on the contact details provided.

Yours sincerely



Peter Carroll
Authorised Officer
Enc

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Photoelectric smoke alarms save lives

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ABN 93 035 163 778

Building Inspection Report



Capricorn School of Distance (Emerald Campus), Gray Street, EMERALD QLD 4720

Purpose

The purpose of QFES Building Inspection Report is to ensure all classes of buildings described in the Building Code of Australia and their occupants have been provided with an environment that has a level of fire safety commensurate with the building date of approval.

Scope

To assess the fire safety installations in a building to ensure compliance with the *Fire and Emergency Services Act 1990* and relevant regulations that are within QFES jurisdiction through advice.

Objectives

To ensure prescribed fire safety installations for buildings are maintained to a degree of safety and reliability which will allow persons to evacuate buildings safely and quickly if a fire or hazardous materials emergency occurs.

Requirements

QFES will not test the fire safety installations, as this functionality is conducted by the appropriately qualified and licensed person/s. It is the Occupier/Owners responsibility to ensure that all maintenance personnel are appropriately licensed through the Queensland Building and Construction Commission or equivalent.

Consequences of inaction

If the failure to maintain causes property loss, injury or death, the penalty can include substantial monetary fines or imprisonment.

Inspection Summary

Requirements

The following matters have areas of non-compliance, details of which have been included in the Requirements section of this report:

- Exit signs;
- Evacuation routes;
- Exit door hardware; and
- Occupier's statement.

Recommendations

The following matters have recommendations, details of which have been included in the Recommendations section of this report:

- Evacuation routes; and
- Fire detection and alarm systems.

Requirements

Exit signs

Non-compliance issue

Administration building

The exit signs located in reception area are not serviceable, specifically 2 lights not illuminated and 1 with old exit markings.

Requirement

Ensure the exit signs located in the reception area are made serviceable by having a suitably qualified person test and repair.

Building Fire Safety Regulation 2008, Section 8

8 Occupier not to allow evacuation route to be obstructed

(1) The occupier of a building must not allow a thing to be placed

or to remain—

(a) within 2m of a final exit outside the building; or

(b) in another place on an evacuation route of the building,

if the thing would be likely to unduly restrict, hinder or

delay a person, if the person were using the evacuation

route in the event of a fire or hazardous materials

emergency.

Maximum penalty—30 penalty units.

Evacuation routes

Non-compliance issue

Administration building

An obstruction to the evacuation route exists in the staff room in the form of a security screen opening inwards on western door, trip hazard outside eastern door.

Building Fire Safety Regulation 2008, Section 8

8 Occupier not to allow evacuation route to be obstructed

(1) The occupier of a building must not allow a thing to be placed

or to remain—

(a) within 2m of a final exit outside the building; or

(b) in another place on an evacuation route of the building,

if the thing would be likely to unduly restrict, hinder or

delay a person, if the person were using the evacuation

route in the event of a fire or hazardous materials

emergency.

Maximum penalty—30 penalty units.



Outpost

An obstruction to the evacuation route exists in all exits in the form of sliding security screens and curtains.

Building Fire Safety Regulation 2008, Section 8

8 Occupier not to allow evacuation route to be obstructed

(1) The occupier of a building must not allow a thing to be placed

or to remain—

(a) within 2m of a final exit outside the building; or

(b) in another place on an evacuation route of the building,

if the thing would be likely to unduly restrict, hinder or

delay a person, if the person were using the evacuation

route in the event of a fire or hazardous materials

emergency.

Maximum penalty—30 penalty units.





Tuckerbox

An obstruction to the evacuation route exists in the Northern door in the form of tables, chairs and

BBQs.

Building Fire Safety Regulation 2008, Section 8

8 Occupier not to allow evacuation route to be obstructed

(1) The occupier of a building must not allow a thing to be placed

or to remain –

(a) within 2m of a final exit outside the building; or

(b) in another place on an evacuation route of the building,

if the thing would be likely to unduly restrict, hinder or

delay a person, if the person were using the evacuation

route in the event of a fire or hazardous materials

emergency.

Maximum penalty—30 penalty units.



The Shed

Is reported to be a Class 10a structure (a non-inhabitable building) and as such falls outside QFES jurisdiction. QFES is also of the view that such buildings should never be used as accommodation/sleeping buildings. If they are to be utilised in that way a certifier should be engaged to ensure all of the fire safety requirements are addressed to ensure the health and safety of those utilising the structure.

Requirement

Administration building

Remove the screen door and trip hazard to ensure the evacuation route is clear of hazards or obstructions, or relocate exit sign to toilet exit hallway.

Outpost

Remove the screen doors and curtains from all exits and ensure the evacuation route is clear of hazards or obstructions.

Tuckerbox

Remove the items from the path of travel and ensure the evacuation route is clear of hazards or obstructions. It is recommended that the exit sign be removed from the northern exit and relocated to the eastern exit. If this option is not suitable there is to be an exit sign placed at the eastern end of the hallway to direct evacuees from the kitchen/toilet areas to an exit.

The Shed

Engage a Building Certifier to ensure compliance with any building fire safety regulations that may be relevant for the current and any planned future use of the structure.

Exit door hardware

Non-compliance issue

Administration building

The door located in the toilet exit on the evacuation route was not fitted with the correct door hardware.



Mailroom

Three doors located in the mailroom are not fitted with the correct door hardware.

Building Fire Safety Regulation 2008, Section 10

10 Meaning of locking a door

(1) A reference to

locking a door is a reference to locking the door in a closed position.

(2) Locking a door includes fastening the door or otherwise interfering with its ability to be opened.

(3) However, a door on an evacuation route of a building is not locked if it can be opened—

(a) from the internal side using 1 device that can be operated by 1 downward or pushing action using 1 hand;



Requirement

Administration building

Exit doors must be able to be opened by a single handed, downward or pushing action on a single device. Install the correct door hardware on the door located toilet exit hallway on the evacuation route.

Mailroom

Exit doors must be able to be opened by a single handed, downward or pushing action on a single device. Remove bolts from outside of three doors which may prevent the doors from opening in an emergency.

Occupier's statement

Non-compliance issue

A current Occupier's Statement has not been prepared for the maintenance of each prescribed fire safety installation.

Requirement

Ensure a current Occupier's Statement is prepared and it is then kept with the record of maintenance.

Recommendations

Evacuation routes

Recommendation

The Outpost

As this building is sometimes utilised as accommodation for children and adults (QFES has been advised that up to 50 people sleep here at any one time) that not only do the non-compliant issues need to be addressed, a building certifier should be engaged to ensure all building fire safety, and any other health and safety issues are addressed as a matter of urgency.

QFES advises that these buildings should not be used as accommodation buildings until such time as all of the non-compliant issues have been rectified.

Fire detection and alarm systems

Recommendation

Outpost

Domestic smoke alarms are fitted but appear to be not operating. It is recommended that an appropriately qualified person tests and repairs the alarms. QFES advocates the use of smoke/fire detection in any building where people sleep.



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Preliminary Town Planning Report

Capricornia SODE – Emerald Campus

Corner Gray and Gladstone Streets, Emerald

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Queensland
Government

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1 Introduction

QBuild has been appointed to undertake preliminary investigations, on behalf of the Department of Education (DoE) into planned works at the Capricornia School of Distance Education (SODE). Based on the briefing information as provided by DoE, the purpose of this report is to investigate the proposal for a new student accommodation centre and other associated works.

The Capricornia SODE Emerald Campus is located on the corner of Gray and Gladstone Streets, Emerald which is formally known as Lot 1 on CP902896.

The intention of this report is to assist in identifying whether the Project involves development, whether the Project constitutes a Material Change of Use (MCU), and what obligations arise under the *Planning Act 2016* in relation to development.

This report will detail risks and constraints relating to development and nominate additional studies or reports required for the proposal, either to inform design, prior to the commencement of works, or following as a consequence of development.

This report includes the following components:

- An overview of the site details and parameters;
- Description of the proposed works;
- Identification of potential environmental constraints affecting the site associated with relevant State Government legislation and confirmation of relevant requirements to address recognised issues; and
- Identification of relevant planning scheme provisions affecting the site, including the area classification/ zone, applicable overlays and confirmation of relevant requirements to address recognised issues;
- An assessment will be given on whether planning approval is required. The relevant provisions in the local government's planning scheme will be outlined.

In support of this report are the following Appendix documents:

- Appendix 1 – Property Information
- Appendix 2 – SPP Mapping
- Appendix 3 – Council Property Report
- Appendix 4 – Environmental Reporting and Mapping

2 Subject details

2.1 Site context

Site summary	
Street address	Corner Gray and Gladstone Streets, Emerald
Real property description	Lot 1 on CP902896
Site area	5.8ha
Registered owner	State of Queensland (represented by Department of Education)
Tenure	Freehold
Easements and Encumbrances	The title search and survey (refer Appendix 1) indicate that there is no easements or lease interests affecting the lots.
Adjoining land use/s	The site is adjoined by residential uses to the north, south east and west.
Surrounding land use/s	The area is surrounded the township of Emerald
Community Designation Infrastructure	The site is not currently designated for community infrastructure.
Infrastructure	<p>The Capricornia SODE is located on the south side of Emerald, with access to urban services including sewer, water, stormwater, electricity and telecommunications infrastructure. The location of service infrastructure can be checked by completing a Dial Before You Dig (DYBD) search.</p> <p>Where development involves ground disturbance, the internal alignment of plumbing / drainage and other service conduits should be ascertained from building records and considered as part of the development planning and design. Where the change of use involves an intensification of the load on services, services capacity should be investigated as part of planning and design to ensure that the additional services load can be accommodated or determine upgrade requirements</p>

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1CP022502

Other visible lot numbers include: 1RP616256, 7SP202483, 6SP202483, 1RP616352, 3SP224250, 9SP162875, 92SP127170, 93SP127170, 1SP253181, 3SP261407, 2SP261407, 1SP261407, 88RP883747, 92SP127170, 3SP1979, 2SP237955, 11E21634, 3RP006365, 1SP210519, 3RP601371, 8RP30002, 5RP867802, 2RP620702, 3RP620702, 27E21625, 28E21625, 29E21625, 5RP106115, 2RP616256, 4E21634, 10E21634, 20CP603386, 1RP601389, 2SP252468, 3SP252468, 11E21634, 3RP606365, 1SP210519, 3RP601371, 8RP30002, 5RP867802, 2RP620702, 3RP620702, 27E21625, 28E21625, 29E21625.

Source: DSDMIP SARA

3 Proposal Details

Capricornia SDE is currently unable to use The Outstation and The Shed facilities for overnight accommodation due to fire safety and building classification issues.

3.1 Student population and projected growth

Given the unique nature of operations at the Capricornia SDE, the proposal is not considered a growth project as the school does not have full time students in attendance on campus.

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4 Relevant planning provisions

The following town planning information provides an overview of relevant State and Local planning matters and applicable legislation.

4.1 Regional Plan

Regional Plan Information	
Regional Plan	N/A
Land Use Category	N/A

Refer to **Appendix 2** for relevant mapping.

4.2 State Planning Policies

SPP State interests	Applicability
Planning for liveable communities and housing	
Liveable communities	N
Housing supply and diversity	N
Planning for economic growth	
Agriculture	N
Development and construction	N
Mining and extractive resources	N
Tourism	N
Planning for the environment and heritage	
Biodiversity	N
Coastal environment	N
Cultural heritage	N
Water quality	Y
Planning for natural hazards, risk and resilience	
Emissions and hazardous activities	N
Natural hazards, risk and resilience	Y
Planning for infrastructure	
Energy and water supply	N
Infrastructure integration	N
Transport infrastructure	N
Strategic airports and aviation facilities	Y
Strategic ports	N

Refer to **Appendix 2** for relevant mapping.

4.3 Planning Regulation 2017

Assessment triggered by Planning Regulation		
Schedule 6	Part 3(8) Operational work by or for a public sector entity is accepted development where the entity is authorised under a state law to carry out the work.	
Schedule 7	Part 1(2) Building work by or for the State or a public sector entity is accepted development.	
Schedule 10	Development Assessment	Applicability
	Part 1 Airport land	N
	Part 2 Brothels	N
	Part 3 Clearing native vegetation	N
	Part 4 Contaminated land	N
	Part 5 Environmentally relevant activities	N
	Part 6 Fisheries	N
	Part 7 Hazardous chemical facilities	N
	Part 8 Heritage places	N
	Part 9 Infrastructure-related referrals	N
	Part 10 Koala habitat area	N
	Part 11 Noise sensitive place on noise attenuation land	N
	Part 12 Operational work for reconfiguring a lot	N
	Part 13 Ports	N
	Part 14 Reconfiguring a lot under Land Title Act	N
	Part 15 SEQ development area	N
	Part 16 SEQ regional landscape and rural production area and SEQ rural living area	N
	Part 17 Tidal works or work in a coastal management district	N
	Part 18 Urban design	N
	Part 19 Water-related development	N
	Part 20 Wetland protection area	N
	Part 21 Wind farms	N

4.4 Local Government Planning

Planning Scheme Information	
Planning scheme	Central Highlands Regional Council Planning Scheme
Zoning	Community Facilities Zone
Local area plan	N/A
Overlays	<p>Airport Environs</p> <ul style="list-style-type: none">• OM001 Light Restriction Zone• OM001 6km radius from the Emerald Airport <p>Bushfire Hazard</p> <ul style="list-style-type: none">• Class: Potential Impact Buffer <p>Flood Hazards</p> <ul style="list-style-type: none">• OM005 Queensland Floodplain Assessment Overlay Mapping (State)• OM005 Modelled Flood Hazard Levels (Urban)• OM005 Modelled Flood Hazard Levels (Regional)
Existing Land Use	<i>Educational establishment means the use of premises for— a) training and instruction to impart knowledge and develop skills; or b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a)</i>
Proposed Use	Educational Establishment
Infrastructure Designation:	The site is not currently designated for community infrastructure.

4.5 Environmental

Mapping undertaken for the site, and included in the Environmental Checklist Report in Appendix 3 notes the site:

- Koala habitat: The site is not located within the South East Queensland Koala Protection Area w
- Regulated vegetation: The site is not mapped as containing regulated (Category X only) or remnant vegetation of concern under the *Vegetation Management Act 1999*.
- Protected plants: The site is not located within a high-risk area for protected plants under the *Nature Conservation Act 1992*.
- Referable wetlands: The site is not within a Wetland Protection Area or affected by HES or GES Wetland).
- Coastal hazard: The site is not in an erosion prone area, storm tide inundation area or coastal management district.

An Environmental Checklist Report has been undertaken to identify environmental approval and management requirements for the project and should be reviewed in conjunction with this report. This report is included on **Appendix 4**.

4.6 Other Legislation

4.6.1 Aboriginal Cultural Heritage Act 2003 – Duty of Care

In accordance with the Aboriginal *Cultural Heritage Act 2003*, s28 duty of care requirements, the developer is required to identify reasonable and practicable measures for ensuring activities are managed to avoid Aboriginal cultural heritage. With reference to the Environmental Checklist Report and Management Plan in Appendix 3, section 5.2 states:

The proposed development is to be located within an area subject to previous clearing. Therefore, the nature of the activity is likely to be classified as 'area previously subject to significant disturbance' – Category 4, under the Aboriginal Cultural Heritage Act 2003, Section 28 Duty of Care Guidelines. Subject to measures set out in paragraph 5.6-5.12 under Category 4 of the Duty of Care Guidelines, the proposed activities can proceed without further cultural heritage assessment.

It should be noted that any Aboriginal cultural heritage, if found, is protected under the terms of the Aboriginal Cultural Heritage Act 2003 even if Department of Environment and Science (DES) has no record relating to it. Contract documents should include provisions for works to cease and the relevant Aboriginal Party to be contacted if evidence of Aboriginal cultural heritage is encountered during site works. This is included as a standard requirement in the environmental requirements specification prepared by the Environmental Unit

4.6.2 Environmental Protection and Natural Resource Management

The Client and all members of the project team have a "General Environmental Duty" under Section 319 of the *Environmental Protection Act 1994*. The General Environmental Duty makes it an offence under the Act to carry out any activity that causes, or is likely to cause, environmental harm unless all reasonable and practical measures have been taken to prevent or minimise the potential harm.

To minimise environmental harm, it is necessary to assess what environmental conditions exist on-site and to identify potential environmental impacts of the proposed development. It is recommended that full environmental due diligence is carried out to ensure project compliance.

Environmental due diligence should inform preparation of a project Environmental Management Plan.

5 Material Change of Use determinations

Under the *Planning Act 2016*, a material change of use of premises, means any of the following—

- the start of a new use of the premises;
- the re-establishment on the premises of a use that has been abandoned;
- a material increases in the intensity or scale of the use of the premises.

The below table assesses the proposed development against the above criteria to determine whether a material change of use is occurring over the site.

	Applicability
Commencement of a New Use	N
Re-establishing an Abandoned Use	N
Material Increase in Intensity and Scale of Existing Lawful Use	Y

5.1 Determination

The Project constitutes a **material change of use (MCU)**, being a material increase in scale and intensity. This is based on the following:

- New accommodation hub with a gross floor area of approximately 50-100m²

This determination was also confirmed by Central Highlands Regional Council.

6 Conclusions and recommendations

6.1 Material Change of Use Determination

As noted in section 5.1 of this Report, the proposed development is considered an increase in scale and intensity, constituting an MCU that is considered to require an Assessable Development – Code Assessment development application.

The School land where the Project is proposed is not currently designated for community infrastructure.

The Project constitutes assessable development under the planning scheme requiring a development permit from the Central Highlands Regional Council, unless an Infrastructure Designation is progressed over the subject site.

6.2 Recommended Actions

It is recommended any future development approval sought for the Capricornia SODE be prepared under an Infrastructure Designation process in accordance with Chapter 2, Part 5 on the *Planning Act 2016*.

As per Section 35(1) and Section 36(1) of the *Planning Act 2016*, land may only be designated for infrastructure if the Minister or local government is satisfied that—

- a) *the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or*
- b) *there is or will be a need for the efficient and timely supply of the infrastructure.*

It is likely that infrastructure proposed as part of the existing school site would satisfactorily meet the above criterion. Furthermore, in accordance with Schedule 5, Part 2 of the *Planning Regulation 2017*, the proposal could be designated under the following:

- 6 *educational facilities;*
- 7 *facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated;*
- 8 *facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated;*

In accordance with the *Planning Act 2016*, the designating Minister for all 'infrastructure designations' is the Treasurer and Minister for Infrastructure and Planning.

The effect of an Infrastructure Designation is that the use of the site for the designated infrastructure may proceed despite the local government's planning scheme, therefore requiring no further planning approval from the local government. Nevertheless, it is recommended appropriate consideration be given to the Planning Scheme, in particular the Overlays affecting the site in section 4.4 of this Report.

To ensure the proposal meets its obligations, a number of supporting technical reports will be required to confirm the adequacy of existing infrastructure, the suitability of the proposed works for the site and to support the Infrastructure Designation process.

These include, but are not limited to:

- Architectural/ Master Plans;

-
- Contour and Detail Survey Plan;
 - Landscape Plan
 - Traffic Impact Assessment
 - Site Based Stormwater Management Plan;
 - Flood Assessment
 - Geotechnical Investigation;
 - Bushfire Management Plan
 - Arborist advice where tree clearing required; and
 - Services Advice (sewer, water, electrical, telecommunications).

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9 Appendices

The following is a list of appendices to this Site Investigation Report:

- | | |
|-------------------|----------------------------------|
| Appendix 1 | Property Information |
| Appendix 2 | SPP Mapping |
| Appendix 3 | Council Property Report |
| Appendix 4 | Environmental Report and Mapping |

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Appendix 1 – Property Information

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LAND TITLE ACT 1994

SURVEY PLAN

FORM 21 VERSION 1

902896

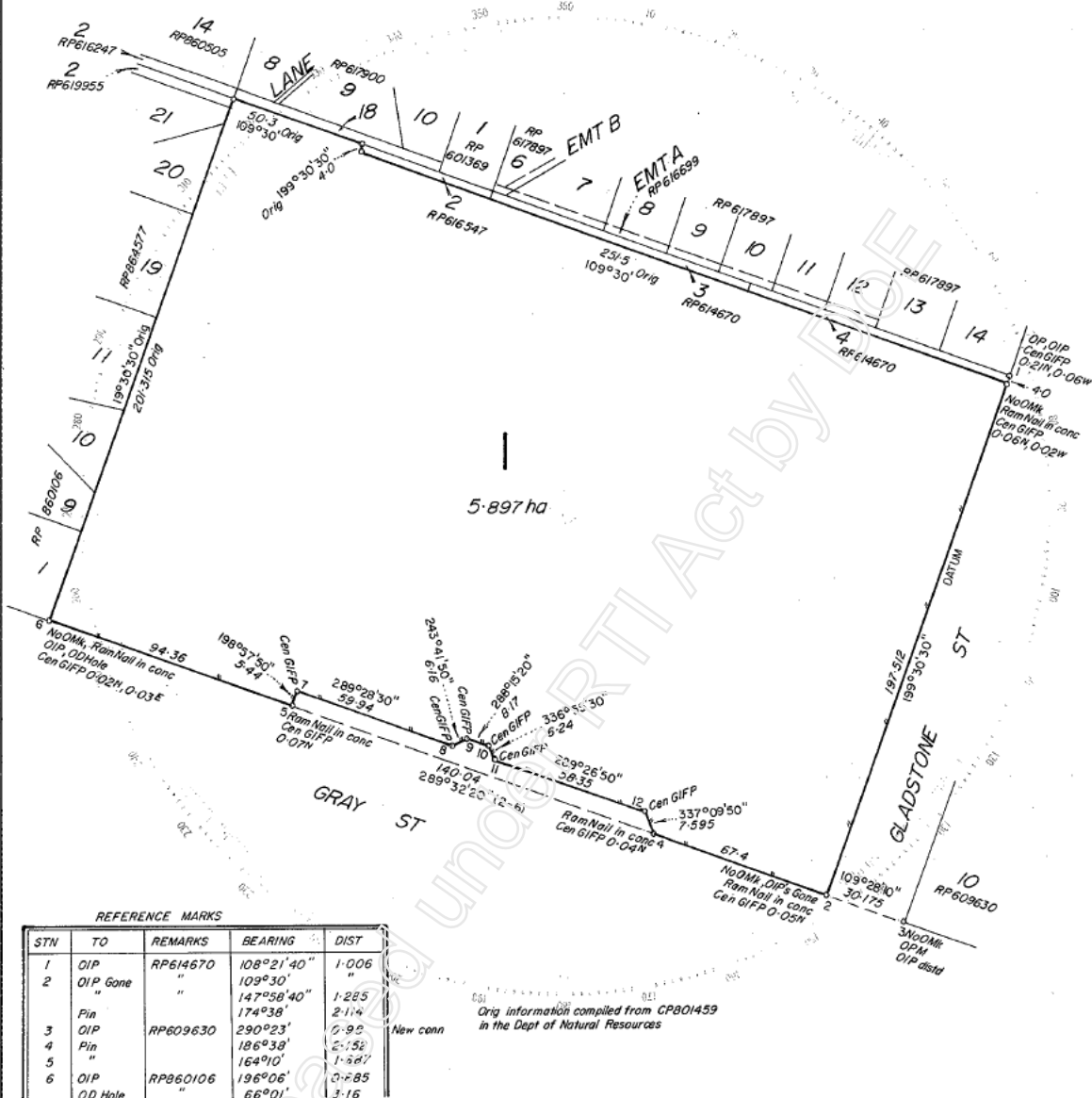
PLAN MUST BE DRAWN WITHIN BLACK LINES

902896

97076

902896

WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED 902896



I, Craig William EDMONSTON
hereby certify that I have surveyed the land comprised in this plan personally for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 20/6/97

Craig W. Edmonston Director & Licensed Surveyor
Date 25/6/97

ORIGINAL LOT 1 ON CP801459

MERIDIAN

CP801459

MAP REF

8550-41431

SCALE

1:1500

ENDORSED

ACCREDITED

LODGE

ARCHIVED

BRISBANE

0 10 20 30 40 50 60 70 80 90 100mm CROWN COPYRIGHT RESERVED





STANDARD MAP NUMBER
8550-41431

HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 5000

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan
Area/Volume
Tenure
Local Government
Locality
Segment/Parcel

1/CP902896
5.897ha
FREEHOLD
CENTRAL HIGHLANDS REGIONAL
EMERALD
47022/175

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 14/04/2021

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SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



Queensland Government

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(Department of
Natural Resources,
Mines and Energy) 2021.



Search Date: 14/04/2021 12:42

Title Reference: 50452326

Date Created: 18/08/2003

Previous Title: 40038624

REGISTERED OWNER

Dealing No: 713705801 09/02/2011

THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF EDUCATION)

ESTATE AND LAND

Estate in Fee Simple

LOT 1 CROWN PLAN 902896
Local Government: CENTRAL HIGHLANDS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40038624 (Lot 1 on CP 902896)
2. EASEMENT IN GROSS No 713760951 16/03/2011 at 11:42
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT A ON SP235855
Lodged at 11:42 on 16/03/2011 Recorded at 14:15 on 16/03/2011

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 2 – SPP Mapping

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Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)

 Cadastre (10k)


Wildlife hazard buffer zone

 3km

 8km


 13km


Lighting area buffer 6km


 Lighting area buffer 6km

Light restriction zone

 Zone A

 Zone B


 Zone C

 Zone D

Obstacle limitation surface contours

 Obstacle limitation surface contours

Obstacle limitation surface area

 Obstacle limitation surface area

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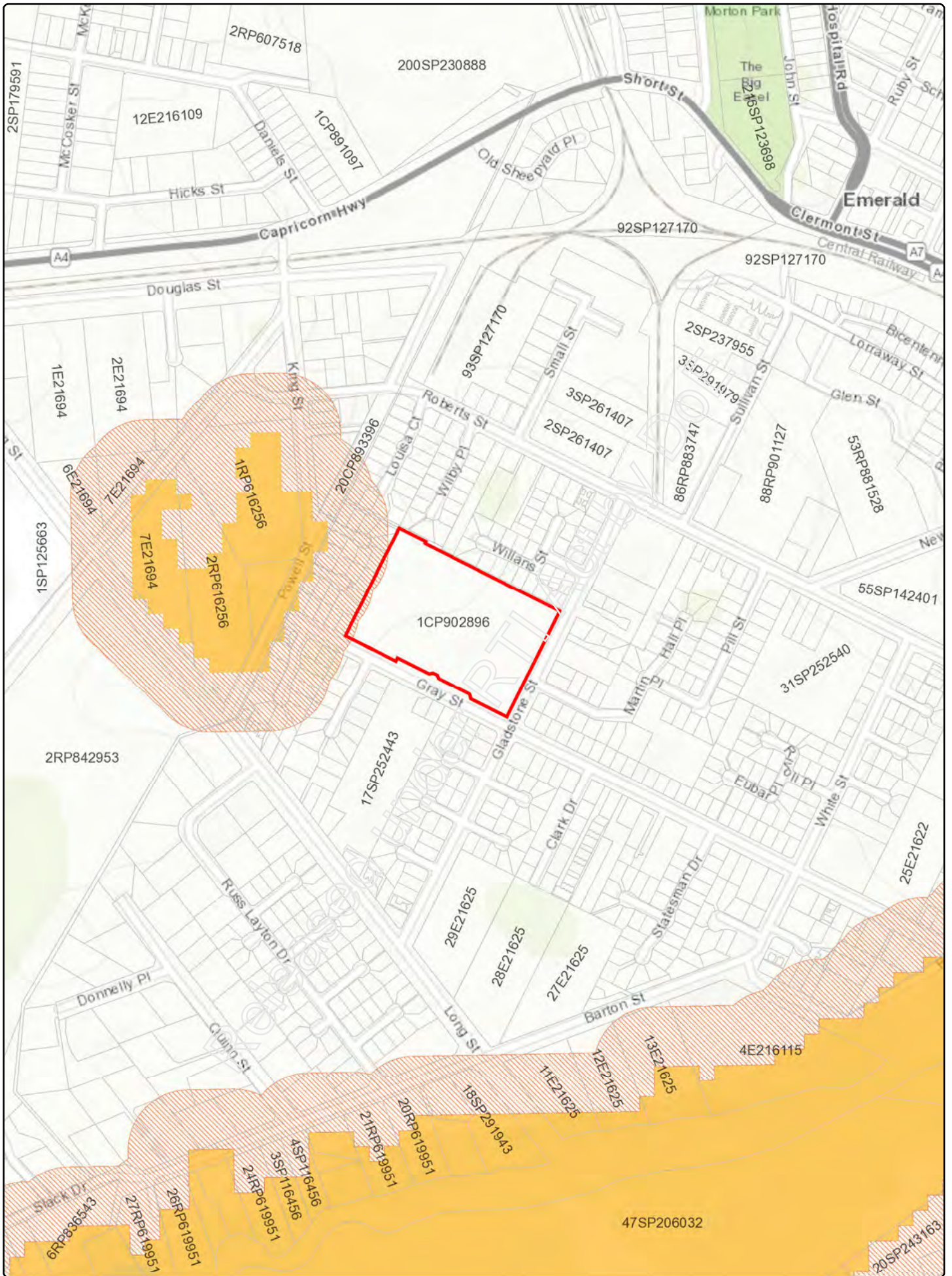
State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:

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RTI Application 213655 - File B - Document 80 of 118



Date: 14/04/2021

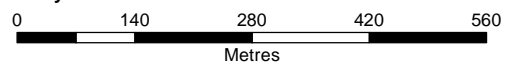
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RTI Application 213655 File B Document 01 of 16

Legend


Drawn Polygon Layer


Override 1


Cadastre (10k)


 Cadastre (10k)

Bushfire prone area

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer

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Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)



Cadastre (10k)

Flood hazard area - Level 1 - Queensland floodplain assessment overlay



Flood hazard area - Level 1 - Queensland floodplain assessment overlay

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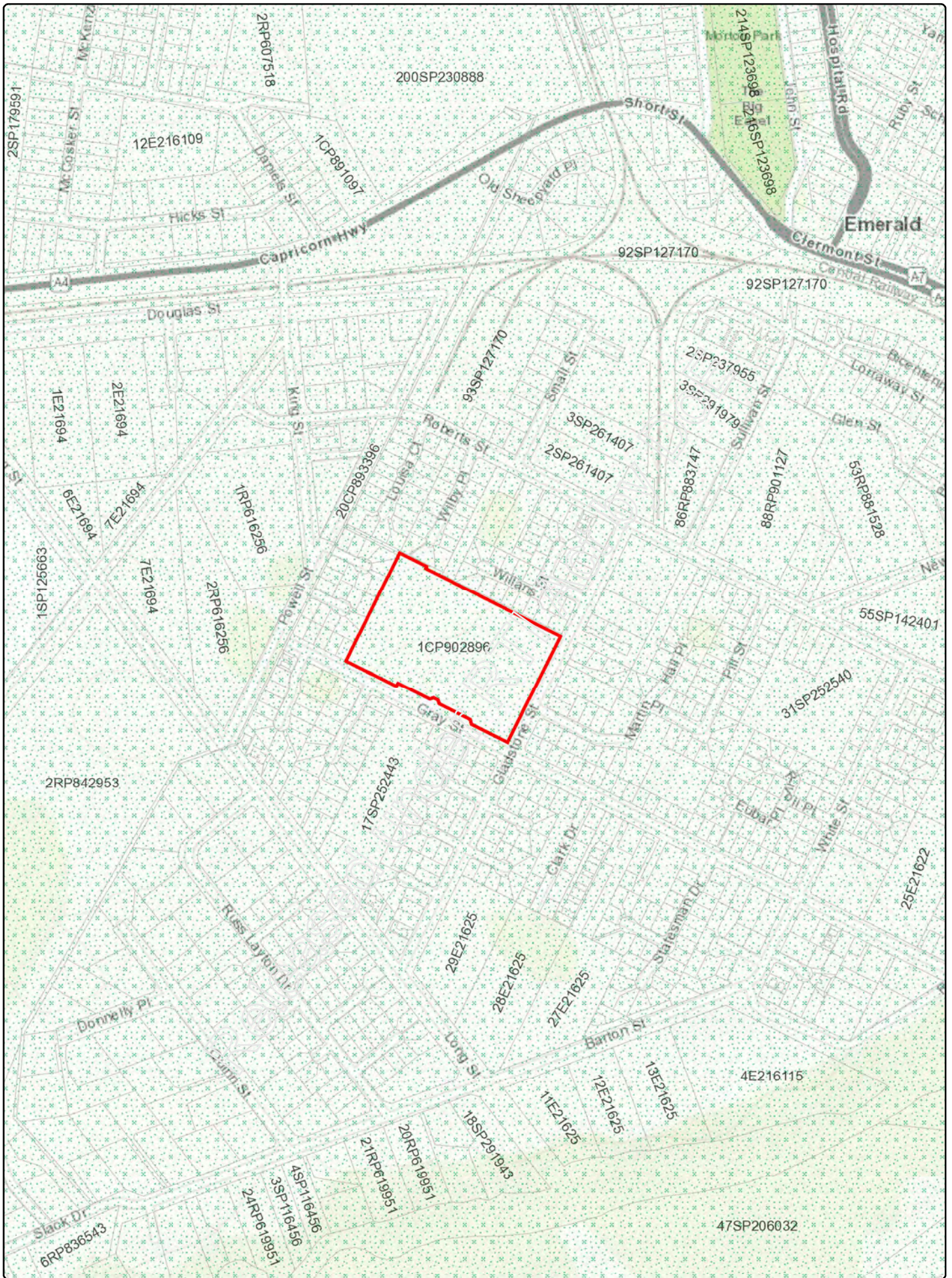
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State Planning Policy

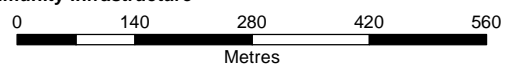
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Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)



Cadastre (10k)

Flood hazard area - local government flood mapping area



Flood hazard area - local government flood mapping area

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State Planning Policy

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Appendix 3 – Council Property Report

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16 Gray ST, EMERALD



Address: 16 Gray ST, EMERALD
Plan Area: 58843m²
Lot/Plan: 1CP902896

Zones




Zone



Community Facilities

Community Facility - Educational Establishment
(Denison State School)

Overlays - Airport Environs








-  OM001 Obstacle Limitation Surface Contour
-  OM001 Light Restriction Zone
-  OM001 6km radius from the Emerald Airport

Overlays - Bushfire Hazard

OM003 Bushfire Hazard

 Class: Potential Impact Buffer

Overlays - Flood Hazards

-  OM005 Queensland Floodplain Assessment Overlay Mapping (State)
-  OM005 Modelled Flood Hazard Levels (Urban)
-  Category: Significant
-  Category: Low
-  Category: High
-  OM005 Modelled Flood Hazard Levels (Regional)
-  Category: High
-  Category: Extreme

Overlays - Agricultural

-  OM006 Agricultural Land Class A

Strategic Framework - SFM1 Settlement pattern

-  SFM001a Rural Place
-  SFM001 Suburban Neighbourhood
-  SFM001 Rural Place
-  SFM001 Growth Boundary

Planning Scheme Map













For further information, contact Central Highlands Regional Council:

- By phone on **1300 242 686**
- By email to tplanning@chrc.qld.gov.au
- Or lodge a request via our [Online Services Portal](#).

If Flood Hazard Mapping applies: In the event of any inconsistency between the regional and urban mapping layers, the urban mapping layer will prevail. If you need any clarification on flooding extents, contact Central Highlands Regional Council.

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Strategic Framework - SFM2 Natural Environment
 SFM002 Nogoa River Catchment
Strategic Framework - SFM3 Natural Resources
 SFM003 Bowen Basin Coal Resource Area  SFM003 Agricultural Land Classification (ALC) Class A and Class B
Strategic Framework - SFM4 Access Mobility
 SFM004 Rail Network
LGIP,Parks and Community Facilities
 PIA Boundary
LGIP,Parks Service Catchment Area
Public Parks and Land for Community Facilities  District Service Catchment - Emerald
LGIP,Priority Infrastructure Area
 PIA Area Boundary
LGIP,Sewerage Infrastructure
 Sewer Catchment Area
LGIP,Transport Roads Infrastructure
 Transport Service Catchment
LGIP,Water Supply Infrastructure
 Water Catchment Area

Appendix 4 – Environmental Report and Mapping

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Vegetation management report

For Lot: 1 Plan: CP902896

14/04/2021

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Recent changes

Updated mapping

Updated vegetation mapping was released on 6 April 2020 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

Improvements to the format of the report were made in July 2020 to more clearly delineate the three regulatory frameworks of vegetation management, protected plants and koala habitat protection. The Vegetation Management Pre-clear Regional Ecosystem map was also removed from the Vegetation Management Report but can still be requested as a separate map.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 1 Plan: CP902896, are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
1	CP902896	Freehold	58,970
A	SP235855	Easement	24

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 1 Plan: CP902896, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Central Highlands Regional

Bioregion(s)	Subregion(s)
Brigalow Belt	Isaac - Comet Downs

Catchment(s)
Fitzroy

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2012*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the *Vegetation Management Regulation 2012*; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/development/>

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

Visit <https://www.dnrme.qld.gov.au/?contact=vegetation> to submit an online enquiry.

3. Vegetation management framework for Lot: 1 Plan: CP902896

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 5.89ha

Vegetation category	Area (ha)
Category X	5.9

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	5.89	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Non Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 1 Plan: CP902896.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.dnrme.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map

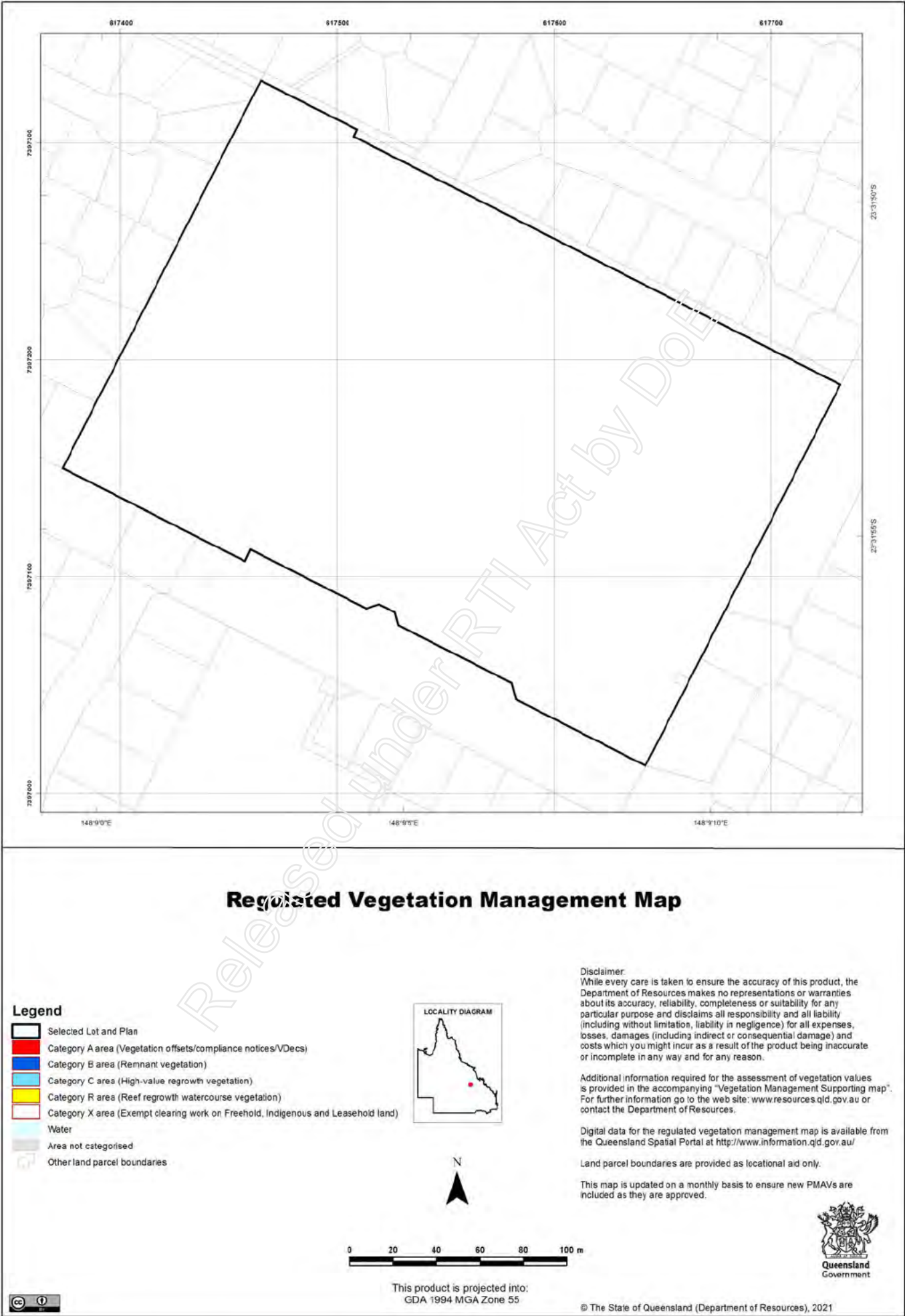
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

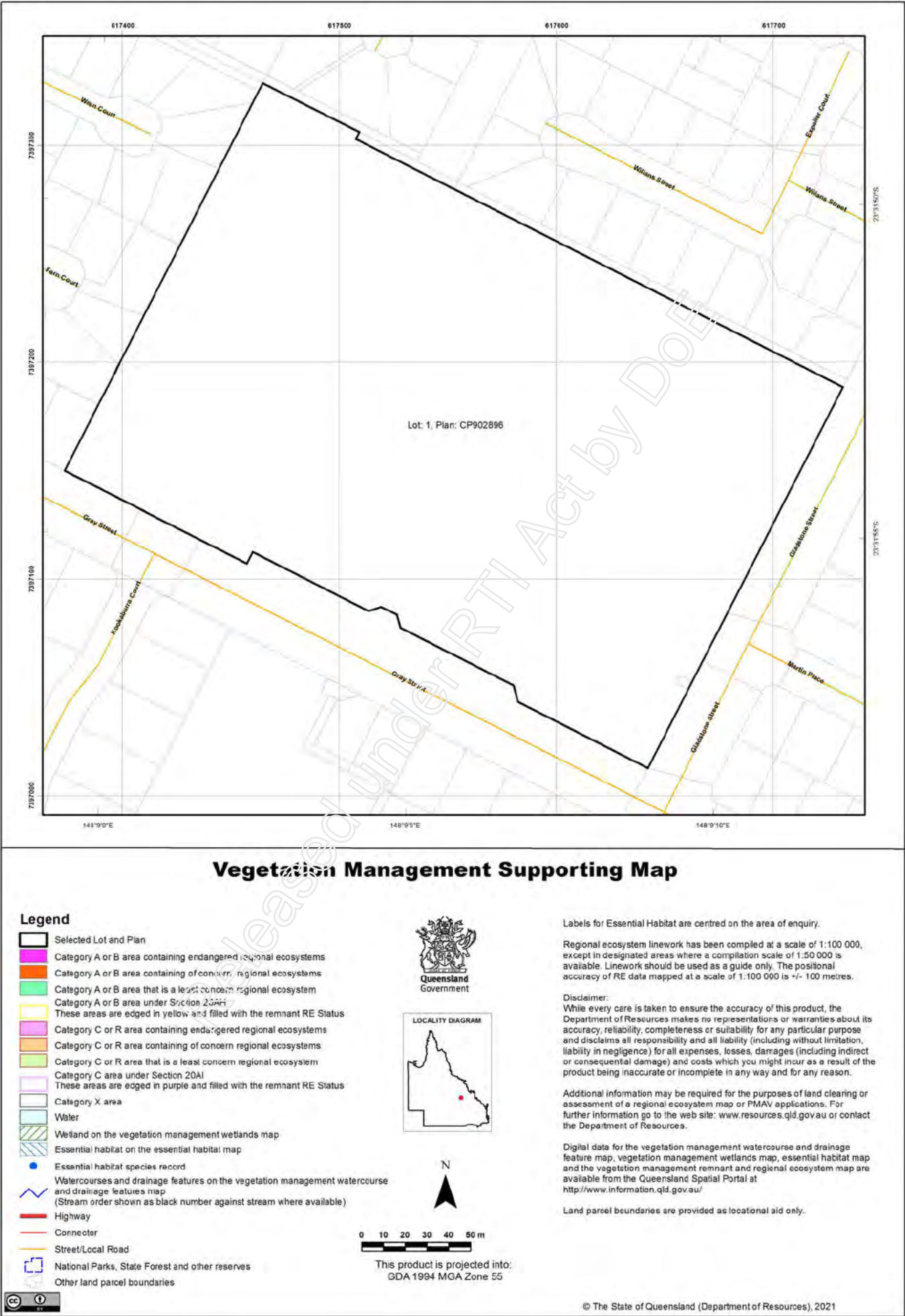
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

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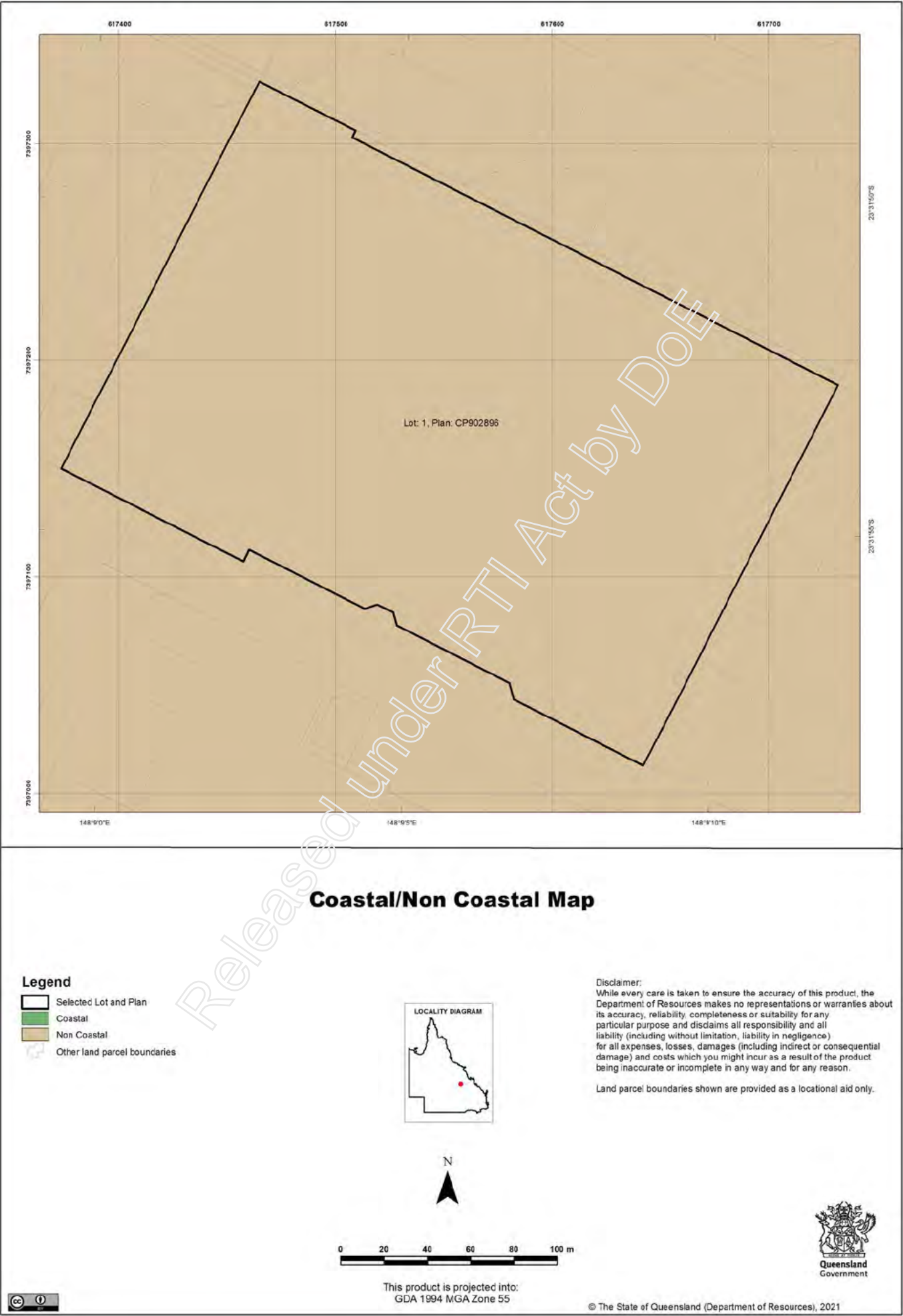
4.1 Regulated vegetation management map



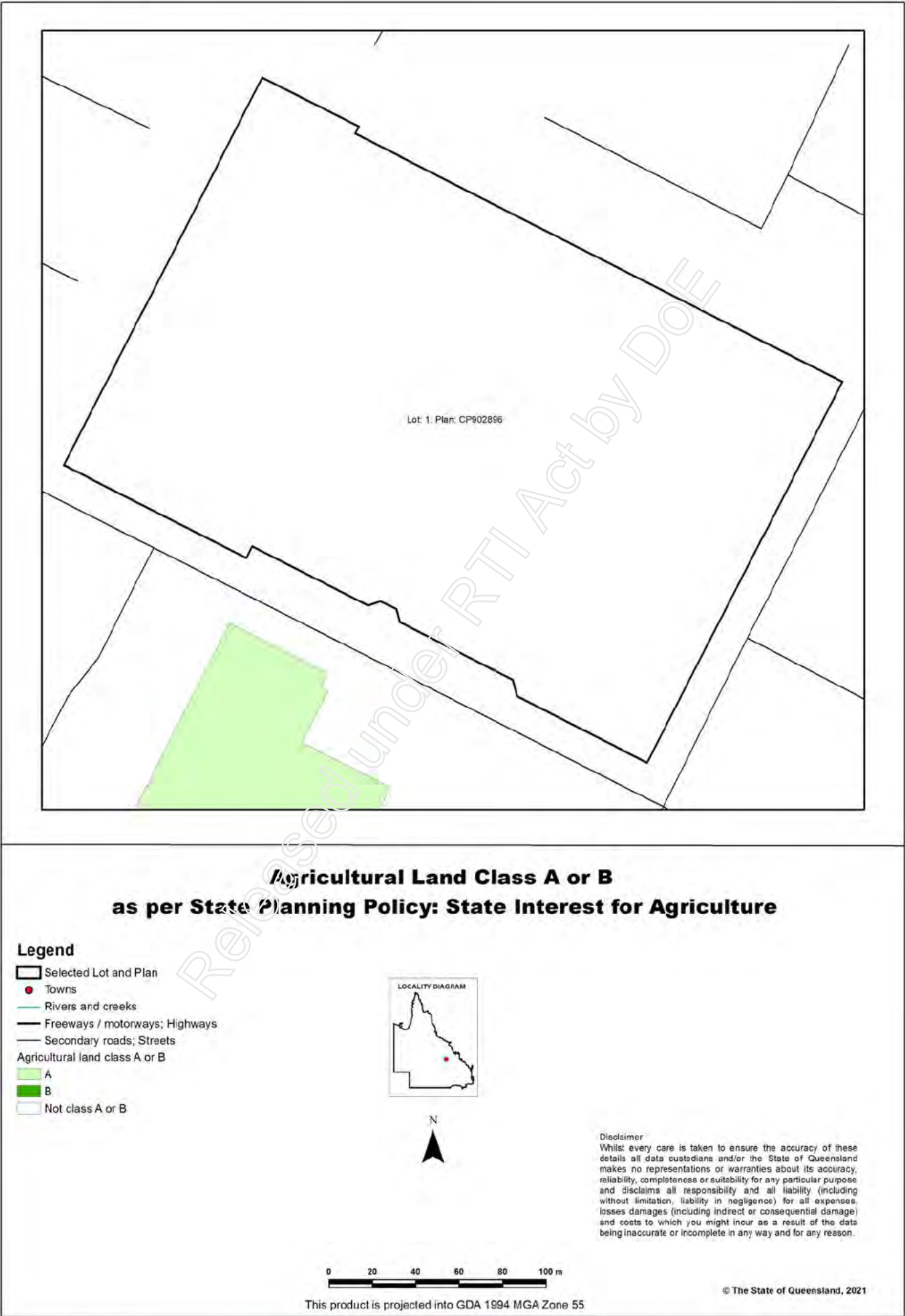
4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for endangered, vulnerable or near threatened (EVNT) plants. These are areas where EVNT plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any EVNT plants that may be present in the clearing impact area.

If the flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

Visit <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information






Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.

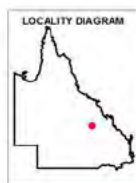
Released under RTI Act by DOE



Protected Plants Flora Survey Trigger Map

Legend

-  Selected Lot and Plan
-  High risk area
-  Other land parcel boundaries.
-  Freeways / motorways / highways
-  Secondary roads / streets



0 10 20 30 40 50 m

This product is projected into:
GDA 1994 MGA Zone 55

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as vulnerable by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the *Nature Conservation (Animals) Regulation 2020*, the *Nature Conservation (Koala) Conservation Plan 2017*, the *Planning Act 2016* and the *Planning Regulation 2017*.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the *Planning Regulation 2017* for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the *Nature Conservation (Koala) Conservation Plan 2017*, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the *Planning Regulation 2017* (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
 - the local government planning scheme makes the development assessable;
 - the premises includes an area that is both a koala priority area and a koala habitat area; and
 - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@des.qld.gov.au

Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

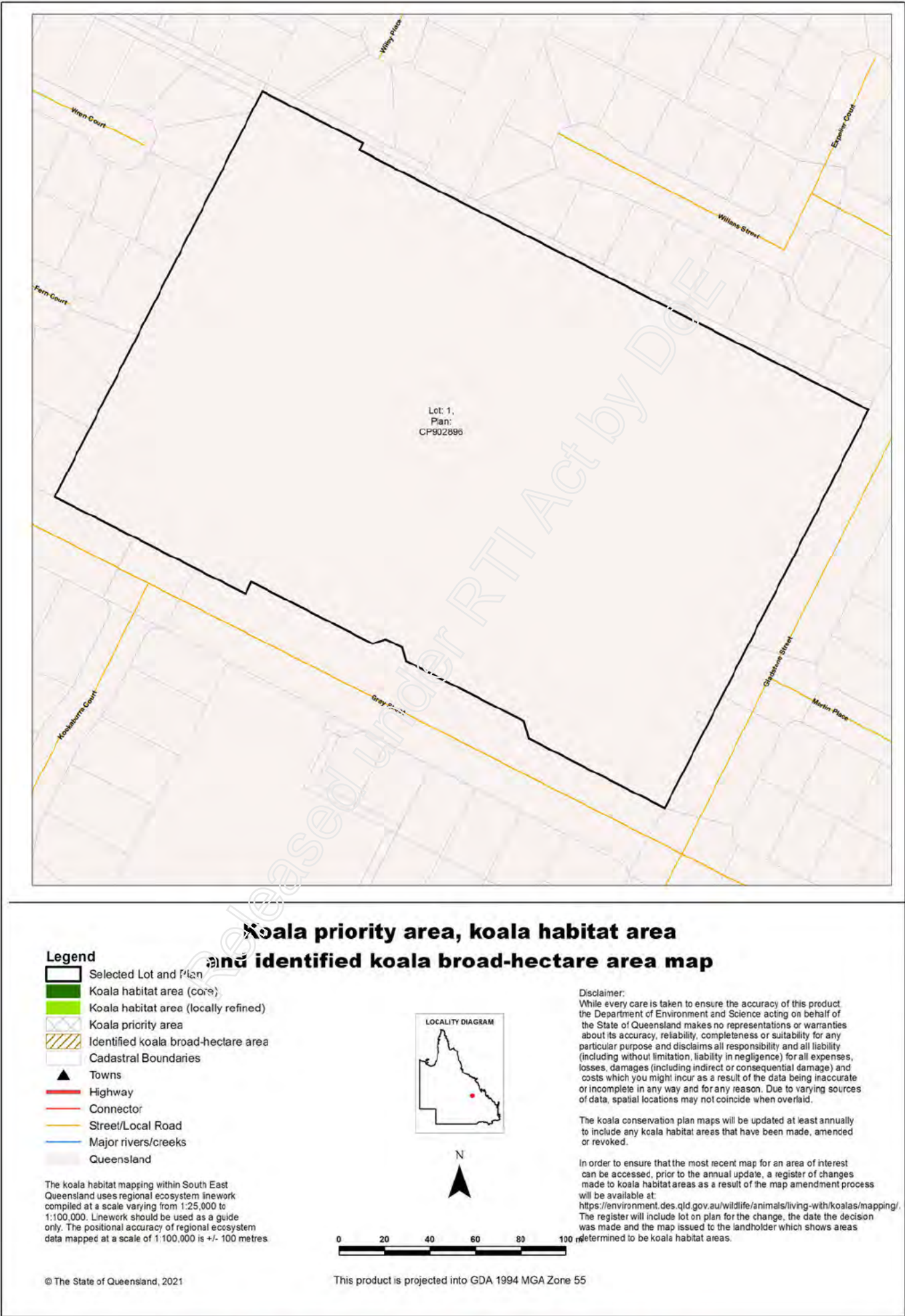
7. Koala protection framework details for Lot: 1 Plan: CP902896

7.1 Koala districts

Koala District C

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7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map

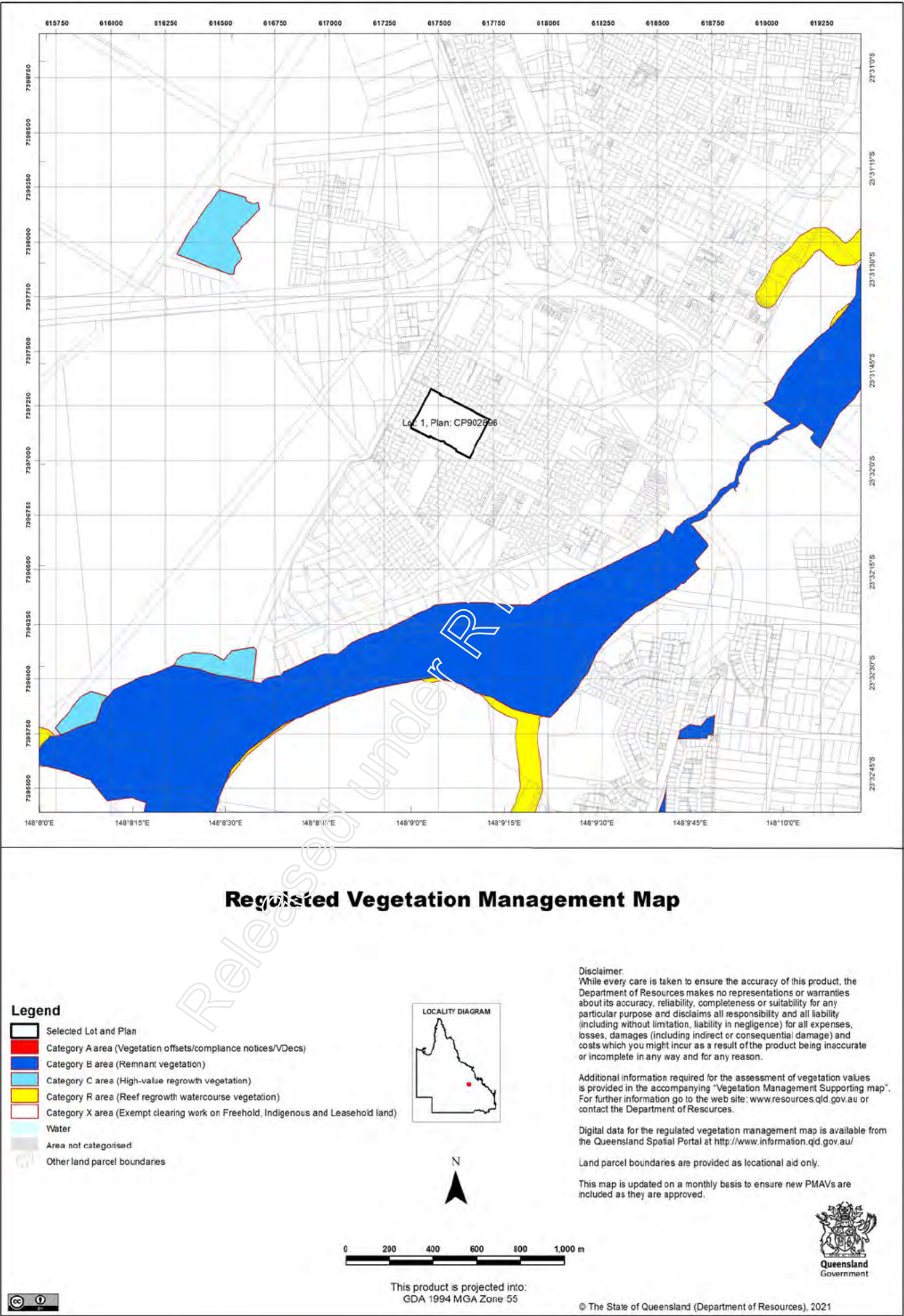


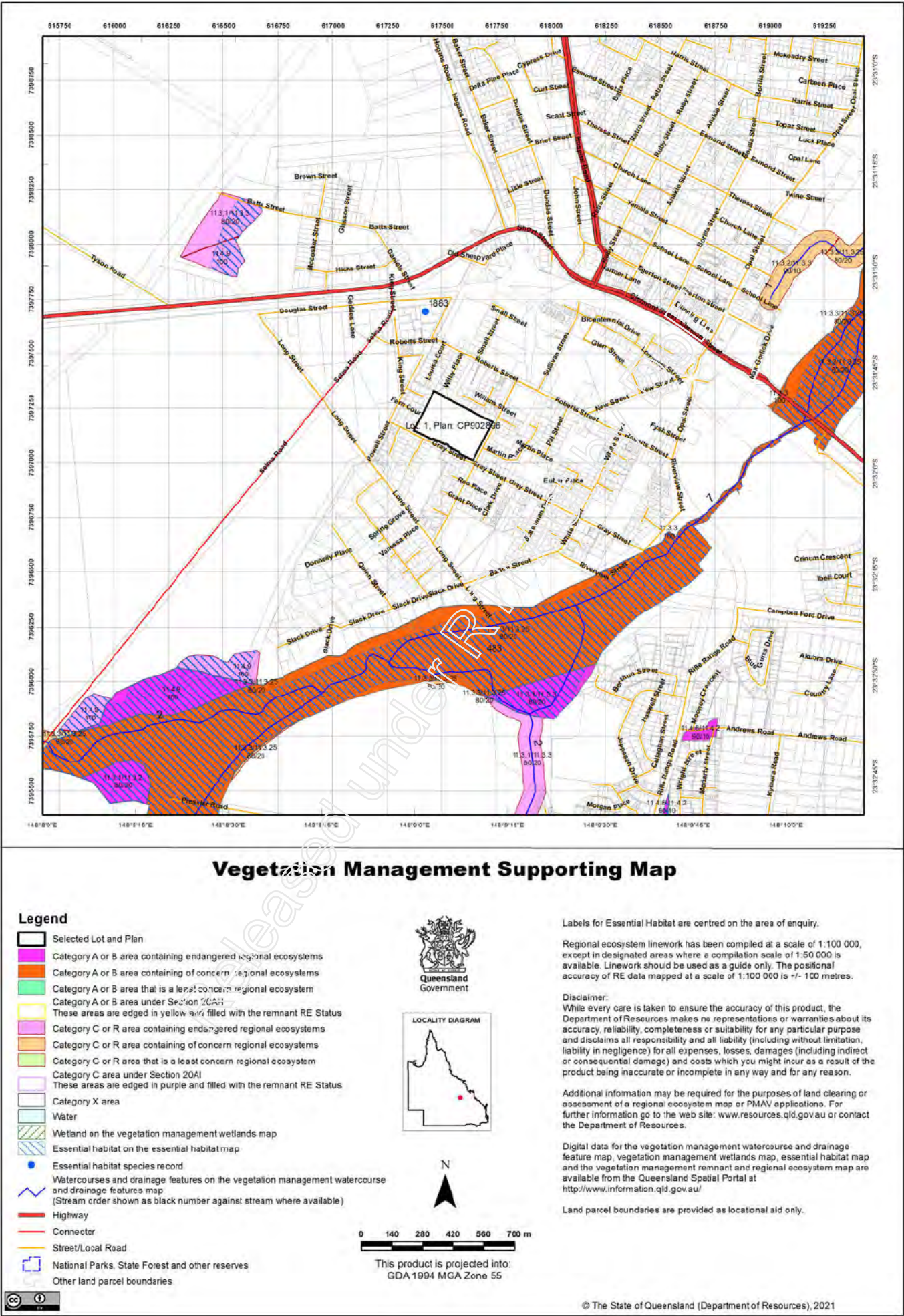
7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> Interference with overland flow Earthworks, significant disturbance 	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
<ul style="list-style-type: none"> Indigenous Cultural Heritage 	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
<ul style="list-style-type: none"> Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues 	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
<ul style="list-style-type: none"> Protected plants and protected areas 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.environment.gov.au
<ul style="list-style-type: none"> Koala mapping and regulations 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
<ul style="list-style-type: none"> Interference with fish passage in a watercourse, mangroves Forestry activities on State land tenures 	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
<ul style="list-style-type: none"> Matters of National Environmental Significance including listed threatened species and ecological communities 	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
<ul style="list-style-type: none"> Development and planning processes 	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
<ul style="list-style-type: none"> Local government requirements 	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> Harvesting timber in the Wet Tropics of Qld World Heritage area 	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au





Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*, and
- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Resources website (<http://www.dnrme.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes critically endangered, endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

Essential habitat in Category A and/or Category B and/or Category C

No records

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