

HEIGHT SAFETY INSPECTION REPORT

Inspection No. 2214

Client

DeMartini Fletcher Property
Level 10, 46 Edward Street Brisbane QLD 4000

Site

Site No. 2419
Anglicare - 12 King Street, Caboolture

Client Contact

Kai Kapusta
0732112033
facilities@demartini.com.au

Reviewed By: Damien Hewitt (Supervisor)
Damien/supervisor

Safe@Heights
Height Safety Specialists

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DISCLAIMER

This Height Safety Report has been produced by Safe @ Heights Pty Ltd. It specifies the type/s and numbers of the height safety systems installed on this building. Only qualified and competent persons should use a height safety system and only after they have been authorised to do so by the system owner. All users must have undergone the correct training and be deemed competent to use the system/s.

A detailed Safe Work Method Statement (SWMS) must be completed prior to using any height safety system. A rescue plan must accompany all SWMS when using a fall arrest system. It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used as per below:

- The design is fit for purpose
- There is an induction available that clearly explains how to use the system/s safely and that all works undergo this prior to using the system/s
- The user/s has the required training, experience and PPE to use the system safely
- All workers comply with current safety procedures as stated in the current Codes of Practice and Australian Standards for working at heights
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.1 must be used when connected to any fall arrest system

Safe @ Heights Pty Ltd does not take any responsibility for or are liable for any injury or death caused by incorrectly using this system/a or any other system which has been installed or certified by Safe @ Heights Pty Ltd. Safe @ Heights Pty Ltd expressly prohibits the illegal use of this document. This document should be used as a guide only in the creation and planning of a specific SWMS and rescue plan by all users. Report is to be used exclusively for the purpose it was designed for, and is not to be copied, reproduced or distributed in any way in part or wholly without permission of Safe @ Heights Pty Ltd

Height Safety is everyone's responsibility.

**DO NOT USE THIS SYSTEM/S IF YOU DO NOT FEEL COMPETENT TO USE THE SYSTEM
CORRECTLY AND SAFELY.**

THE COMPLETE SOLUTION

Who we are

Safe@Heights specialise in fall prevention, fall arrest and height access solutions. Whether your requirement is as simple as a ladder bracket to access a roof, a complete building solution or a state wide project, we can help. Our projects range in size from \$1000 to over \$500,000. As a Queensland based manufacturer and installer there is nothing we can't do.

The benefits of dealing directly with the manufacturer who also completes the installations are;

- High quality Queensland made products
- Custom solutions specifically designed for your site
- Specialist knowledge that only comes from thousands of hours of designing and testing height safety systems
- Longer Product and Installation Warranties
- Installation by highly trained trade qualified installers
- Your own dedicated Project Manager
- Access to OH&S specialists
- Peace of mind that you have the right solution for you



PROUDLY QUEENSLAND



QLD MADE

As the manufacturer and installer there is nothing we can't do. Over 95% of our systems have been proudly designed, engineered and manufactured right here in Queensland. Safe@Heights specialises in fall prevention, fall arrest and access solutions. Regardless of your requirements we are able to help you. Whether it is as simple as a ladder bracket to access a roof, a complete building solution or a state wide project, we can help. Our projects range in size from \$1000 to over \$500,000. As the manufacturer we are able to provide customised solutions that suit your unique requirements and budget.



TRADE QUALIFIED

Our installers are all trade qualified and extensively trained in height safety system installation. We do not use subcontractors. All installations, servicing, inspections and certifications are completed by our own dedicated team. They know our products inside and out. Compliance and safety is guaranteed. Our team of installers are proud of our Queensland Made Systems and take the utmost care and attention with our installations. Close enough is never good enough for our team. They are perfectionists who love what they do.



INSPECTIONS & AUDITS

All height safety access, fall prevention and fall arrest systems must be inspected and certified as compliant and safe on a regular basis. This is not only to ensure you are complying with your legal duties under the Work Health and Safety Act and Australian Standards, but more importantly to ensure that your systems are safe to use and remain fit for purpose

To assist you with this, we have our Certification & Safety Program. We take all the hassle and worry out of inspecting, certifying and maintaining your systems. Members enjoy a number of benefits such as our industry leading 15 Year Warranty*, automatic inspection scheduling and free access to our HawkPro Compliance Management System.

For more information about becoming a member please contact our team at any time on (07) 3208 5733.



QUALITY ASSURANCE

All of our installations come with a standard 5 Year Product and Installation Warranty. Members of our Certification & Safety Program automatically get upgraded to our Industry Leading 15 Year Warranty on all of our HawkPro systems. For any non HawkPro systems, the manufacturers product warranty will apply. However, the installation warranty is extended to 15 Years. Please refer to our warranty policy for full terms and conditions.

HEIGHT SAFETY INSPECTION REPORT

Inspection - Anglicare - 12 King Street, Caboolture

Safe@Heights has completed an inspection of the above address.

Please see below a summary of the systems inspected, followed by individual system certificates and full audit report. Where an item has failed or an issue has been identified, it will be highlighted red. Please take the time to review the report in full, including any of our recommendations. If you have any questions, please do not hesitate to contact us at any time.

Your next inspection due date is listed in the below table. We will be in contact with you approximately 6 weeks prior to this date to arrange the next service.

Thank you for partnering with Safe@Heights to maintain your height safety system compliance. If we can be of further service please do not hesitate to contact us.

Summary Table

Job #	2214
Site Contact	Kai Kapusta - 0435 947 675
Date of Inspection	11/04/2025
Date of Next Inspection	11/04/2026
Certified By	Damien Hewitt (Supervisor), Aaron Parr

Height Safety Systems Summary Table

System Type	Quantity
Fold Down Ladder - Select Brand... AM BOSS - Fold Down Ladder	1
Step Type Ladder - Select Brand... Step Type Ladder	1
Hatch - Select Brand... Hatch	1
Walkway - Steel Walkway	1

Failed Items and Recommendations

System Type	Item Status	Recommendation
MAIN ROOF - Item #1 - Fold Down Ladder	PWC	Warning: Fold Down Ladder has Passed With Conditions (PWC) and approved for limited use. The non-compliances identified include: Minimal foot clearance between ladder rungs and the lid surface with also a smaller top step which may affect footing and stability when transitioning to the next ladder. Be sure to maintain 3 points of contact at all times when using the system. This ladder should be upgraded or modified to comply with AS1657.

HEIGHT SAFETY INSPECTION REPORT

MAIN ROOF - Item #2 - Step Type Ladder	PWC	Warning: Step Type Ladder has Passed With Conditions (PWC) and has minor non-compliance with AS1657. The first step is smaller than standard - potentially impacting foot stability, and the system is positioned between a fold down ladder and hatch - requiring careful transition. System should only be used by trained personnel, maintain 3 points of contact at all times and take extra caution when stepping on/off the first rung.
MAIN ROOF - Item #5 - Observation		Warning: This roof area is not equipped with compliant fall protection systems. Access to this roof should be limited until appropriate safety controls are installed and certified by a competent person
MAIN ROOF - Item #6 - Observation	Medium Risk - Identified hazard	Warning: This plant deck does not have compliant edge protection or guardrails, creating a fall hazard in breach of AS1657.2018.
MAIN ROOF - Item #7 - Observation		Warning: DO NOT ENTER this lower roof area. Roof sheets have been identified as severely rusted and structurally compromised. This area is non-compliant with safe access and structural requirements under AS1657 and must not be accessed under any circumstances. Access should be prohibited until the roof is repaired and certified safe by a competent person.

Roof Plan

Roof Plan



Elevations



MAIN ROOF - Item #1: Fold Down Ladder Certification

Inspection Date	11/04/2025	Job Number	1339
Company Name	DeMartini Fletcher Property	Site Address	Anglicare - 12 King Street, Caboolture
Contact Name	Kai Kapusta	Site Contact Name	
Contact Phone	0435 947 675	Site Contact Phone	
Identification #:	FDL1		
Type of System:	FOLD DOWN LADDER		
Brand/Model	Select Brand... AM BOSS - Fold Down Ladder		
System Location:	MAIN ROOF		
Date of Installation:	Unknown		
Date of Next Service:	11/04/2026		
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
Status:	PWC		
PWC Condition:	Minor noncompliance/Low risk. Additional care required during use/access. Prior to use/access person/s must be provided with this report and understand the issue. Only authorised person/s can access		
PWC Details:	125mm foot clearance from front of ladder rung to the Fold Down Ladder lid Top step is 210mm from top of ladder rung to top of Fold Down Ladder User to be aware when climbing the lader		
Recommendations:	Warning: Fold Down Ladder has Passed With Conditions (PWC) and approved for limited use. The non-compliances identified include: Minimal foot clearance between ladder rungs and the lid surface with also a smaller top step which may affect footing and stability when transitioning to the next ladder. Be sure to maintain 3 points of contact at all times when using the system. This ladder should be upgraded or modified to comply with AS1657.		

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Item #1: Fold Down Ladder Compliance Report

Identification #	FDL1
Date of Certification	11/04/2025
Date of Next Certification	11/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Select Brand... AM BOSS - Fold Down Ladder

1 Example Photo



2 Type of fold down ladder	Other
2.1 Other	
3 What is the vertical height from ceiling to floor?	3000mm
4 What is the width of the ladder between the stiles?	465mm
5 What angle in degrees is the ladder when extended?	69°
6 What is the width of the ladder rungs?	80mm

7 How is the ladder installed?	Fixed into solid frame
7.3 Take a photo and describe how it has been fixed to the frame and if there are any issues	
Notes: Tek screws into steel frame	



Has the system Passed/Failed?	PWC
PWC Condition:	Minor noncompliance/Low risk. Additional care required during use/access. Prior to use/access person/s must be provided with this report and understand the issue. Only authorised person/s can access
PWC Details:	125mm foot clearance from front of ladder rung to the Fold Down Ladder lid Top step is 210mm from top of ladder rung to top of Fold Down Ladder User to be aware when climbing the ladder
Recommendations:	Warning: Fold Down Ladder has Passed With Conditions (PWC) and approved for limited use. The non-compliances identified include: Minimal foot clearance between ladder rungs and the lid surface with also a smaller top step which may affect footing and stability when transitioning to the next ladder. Be sure to maintain 3 points of contact at all times when using the system. This ladder should be upgraded or modified to comply with AS1657.

MAIN ROOF - Item #2: Step Type Ladder Certification

Inspection Date	11/04/2025	Job Number	1339
Company Name	DeMartini Fletcher Property	Site Address	Anglicare - 12 King Street, Caboolture
Contact Name	Kai Kapusta	Site Contact Name	
Contact Phone	0435 947 675	Site Contact Phone	
Identification #:	STL1		
Type of System:	STEP TYPE LADDER		
Brand/Model	Select Brand... Step Type Ladder		
System Location:	MAIN ROOF		
Date of Installation:	Unknown		
Date of Next Service:	11/04/2026		
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
Status:	PWC		
PWC Condition:	Minor noncompliance/Low risk. Additional care required during use/access. Prior to use/access person/s must be provided with this report and understand the issue. Only authorised person/s can access		
PWC Details:	Bottom rung is 150mm from steel beam - cut to size to fit in cavity between Fold Down Ladder and Hatch lid		
Recommendations:	Warning: Step Type Ladder has Passed With Conditions (PWC) and has minor non-compliance with AS1657. The first step is smaller than standard - potentially impacting foot stability, and the system is positioned between a fold down ladder and hatch - requiring careful transition. System should only be used by trained personnel, maintain 3 points of contact at all times and take extra caution when stepping on/off the first rung.		

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

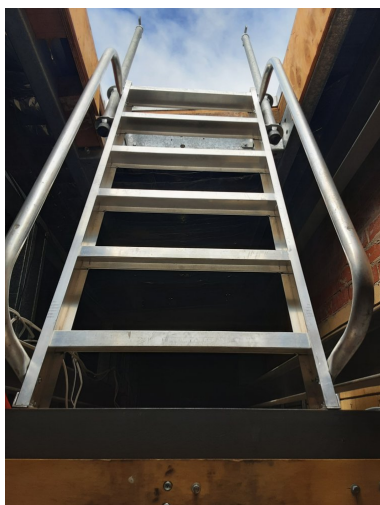
WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

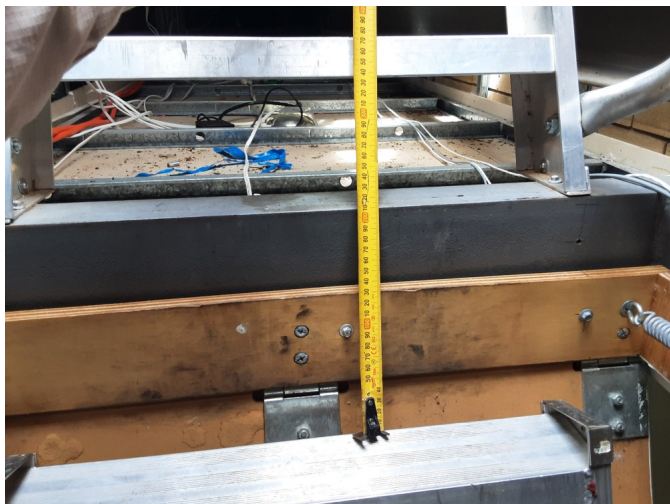
SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Item #2: Step Type Ladder Compliance Report

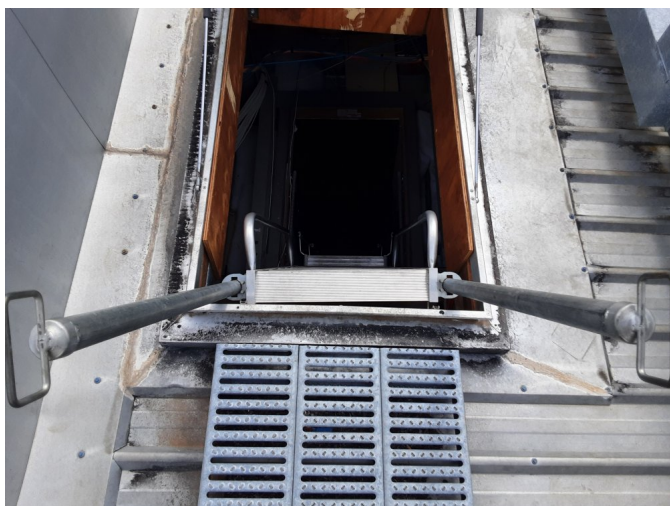
Identification #	STL1
Date of Certification	11/04/2025
Date of Next Certification	11/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Select Brand... Step Type Ladder
1 Example Photo	



2 What is the ladder made from?	Aluminium
3 Vertical height of ladder from top platform to bottom platform. (Must not exceed 6000mm)	1550mm
4 Bottom Platform	Does not require bottom platform
4.1 On concrete base or mesh base which has cross level & inline level under 7°	
4.1.1 Cross Level (degrees)	0°
4.1.2 Inline level (degrees)	0°
5 Excluding the bottom tread, are all the treads no less than 200mm and no more than 300mm and the same space apart, within +/-5mm?	Yes
5.1 Tread Spacings (mm)	235mm
5.2 Height from top of bottom platform to top of first tread (mm). Must be within 10% of tread spacing.	150mm
5.3 Warning: Ladder has failed.	



6 The tread width must not be less than 100mm. Tread width:	100mm
7 Do the treads have a knurled or anti-slip surface?	Yes
8 Is there a minimum distance of 200mm for each tread, measured from the front edge back, to any object?	Yes
9 Is the top tread level with the top platform?	Yes
10 What is the distance between the inside of the stiles of the main ladder body? Must be between 450mm and 750mm	510mm
11 The hand railing must be between 150mm and 200mm from the ladder stile. Actual measurement is:	160mm
12 The hand railing must start no more than 900mm from the ground. The current hand railing measurement is:	50mm
13 Does the hand railing extend up and onto the platform?	Yes
14 The inside distance between the hand railings must not be less than 550mm and greater than 750mm. The actual inside measurement is:	600mm
15 Is there clear hand space of 50mm around the stiles?	Yes
16 Top Platform	Does not require top platform
16.1 On concrete base or mesh base which has cross level & inline level under 3°	
16.1.1 Cross Level (degrees)	3°
16.1.2 Inline level (degrees)	0°
17 Step type ladders should be between 60° and 70°. Actual angle is:	66°
18 Are all the fixings in good condition?	Yes
19 Does the ladder have a:	NA
20 Is there anything else that needs to be addressed?	Yes
20.1 Describe the issues and take photos where applicable	
Notes: Step Type Ladder is to get through hatch	



Has the system Passed/Failed?	PWC
PWC Condition:	Minor noncompliance/Low risk. Additional care required during use/access. Prior to use/access person/s must be provided with this report and understand the issue. Only authorised person/s can access
PWC Details:	Bottom rung is 150mm from steel beam - cut to size to fit in cavity between Fold Down Ladder and Hatch lid
Recommendations:	Warning: Step Type Ladder has Passed With Conditions (PWC) and has minor non-compliance with AS1657. The first step is smaller than standard - potentially impacting foot stability, and the system is positioned between a fold down ladder and hatch - requiring careful transition. System should only be used by trained personnel, maintain 3 points of contact at all times and take extra caution when stepping on/off the first rung.

MAIN ROOF - Item #3: Hatch Certification

Inspection Date	11/04/2025	Job Number	1339
Company Name	DeMartini Fletcher Property	Site Address	Anglicare - 12 King Street, Caboolture
Contact Name	Kai Kapusta	Site Contact Name	
Contact Phone	0435 947 675	Site Contact Phone	
Identification #:	HT1		
Type of System:	HATCH		
Brand/Model	Select Brand... Hatch		
System Location:	MAIN ROOF		
Date of Installation:	Unknown		
Date of Next Service:	11/04/2026		
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
Status:	PASS		
Recommendations:	Warning: Step Type Ladder has Passed With Conditions (PWC) and has minor non-compliance with AS1657. The first step is smaller than standard - potentially impacting foot stability, and the system is positioned between a fold down ladder and hatch - requiring careful transition. System should only be used by trained personnel, maintain 3 points of contact at all times and take extra caution when stepping on/off the first rung.		

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- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Item #3: Hatch Compliance Report

Identification #	HT1
Date of Certification	11/04/2025
Date of Next Certification	11/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Select Brand... Hatch

1 Example Photo



2 What system leads to the hatch?	Step Type Ladder
3 What type of hatch is installed?	Standard Access Hatch
4 What are the opening measurements?	
Length (mm): 1450mm	Width (mm): 840mm
5 Does the hatch have gas struts to help it open?	Yes
5.1 Are they in good working condition?	Yes

6 Is the opening size sufficient to allow a minimum of 750mm from front of ladder access rung to back edge of hatch? Record measurement in mm	1230mm
7 How do you step out of the hatch?	Directly Forward
Has the system Passed/Failed?	PASS

MAIN ROOF - Item #4: Walkway Certification

Inspection Date	11/04/2025	Job Number	1339
Company Name	DeMartini Fletcher Property	Site Address	Anglicare - 12 King Street, Caboolture
Contact Name	Kai Kapusta	Site Contact Name	
Contact Phone	0435 947 675	Site Contact Phone	
Identification #:	WW1		
Type of System:	WALKWAY		
Brand/Model	Steel Walkway		
System Location:	MAIN ROOF		
Date of Installation:	Unknown		
Date of Next Service:	11/04/2026		
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
Status:	PASS		
Recommendations:	Warning: Step Type Ladder has Passed With Conditions (PWC) and has minor non-compliance with AS1657. The first step is smaller than standard - potentially impacting foot stability, and the system is positioned between a fold down ladder and hatch - requiring careful transition. System should only be used by trained personnel, maintain 3 points of contact at all times and take extra caution when stepping on/off the first rung.		

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SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

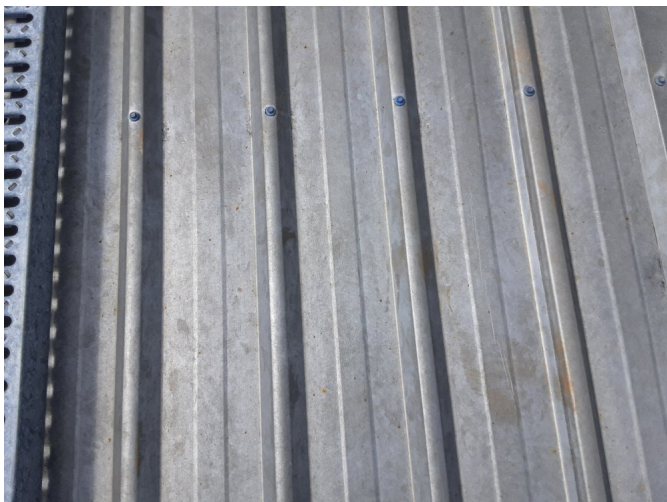
Item #4: Walkway Compliance Report

Identification #	WW1
Date of Certification	11/04/2025
Date of Next Certification	11/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Steel Walkway

1 Example Photo



2 What is the walkway made from?	Steel
3 Type of surface it is mounted to	Trimdek
4 Take a photo of the roof profile	



5 How long is the section of walkway in metres?	3m
6 Walkway must be a minimum of 600mm wide. The width of the walkway is:	670mm
7 What is the pitch of the roof in degrees?	5°

8 Does the walkway run across the roof pitch?	Yes
9 Does the walkway run up the roof pitch?	Yes
10 Are all the joiner and end bars correctly installed and with require fixings?	Yes
11 Are all the fixings in good condition and installed correctly?	Yes
12 Anything else needs to be noted?	No
Has the system Passed/Failed?	PASS

MAIN ROOF - Item #5: Observation

Identification #	OBS1 - No Height Safety Systems	
Date of Observation	15/04/2025	
1 Name of Observation	No Height Safety Systems	
2 Take a photo of the observation		



Photo taken from building next door - no systems installed



Photo taken from building next door - no systems installed



Photo taken from building next door - no systems installed

3 Describe the issue with as much detail as required	No height Safety systems on roof. May need anchors installed if work is to be done on the gutters
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MAIN ROOF - Item #6: Observation

Identification #	OBS2 - Plant deck Guardrail
Date of Observation	15/04/2025
1 Name of Observation	Plant deck Guardrail
2 Take a photo of the observation	



815mm drop off of plantdeck onto roof



75x200 c beam



3 Describe the issue with as much detail as required

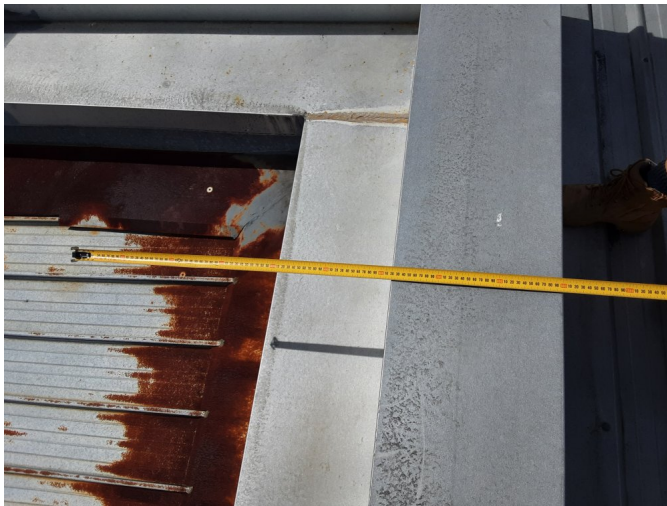
26m of side mount guardrail to go around plant deck. There are a number of aircon units on the plant deck. The plant deck has a 75mm x 200mm c beam a 10mm thick around the perimeter.

MAIN ROOF - Item #7: Observation

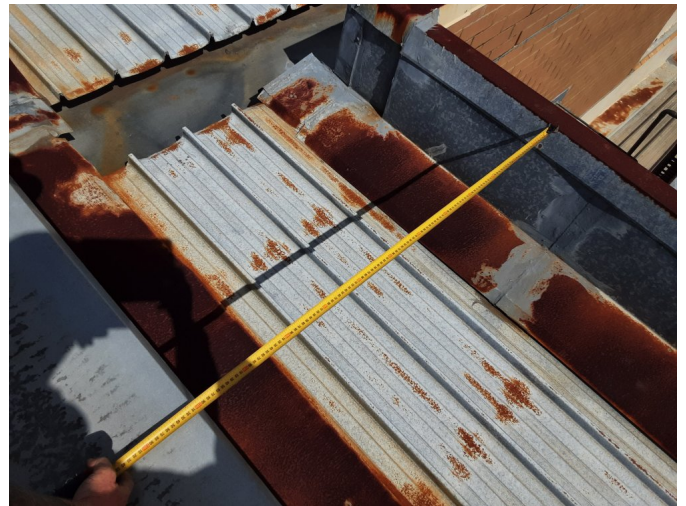
Identification #	OBS3 - No Access onto Roof / Rusted Roof Sheets	
Date of Observation	15/04/2025	
1 Name of Observation	No Access onto Roof / Rusted Roof Sheets	
2 Take a photo of the observation		



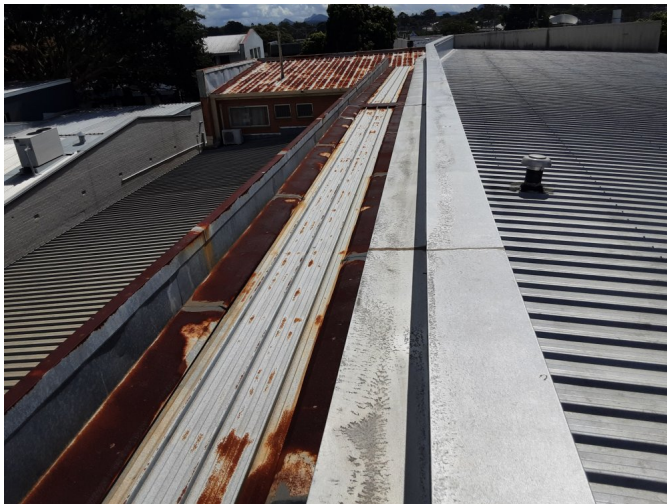
580mm parapet wall



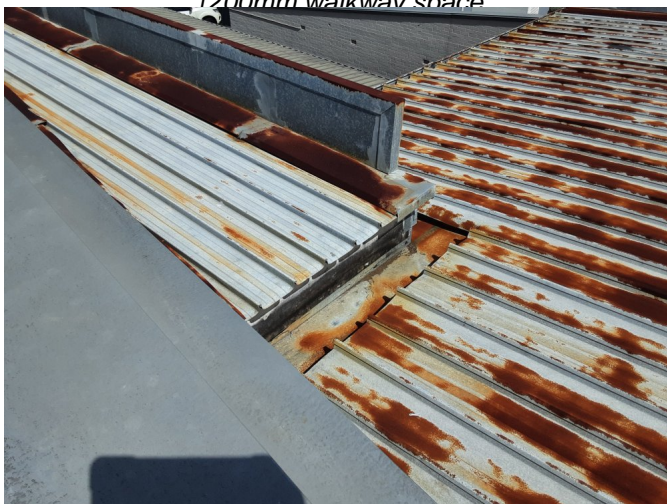
980mm crossover



1200mm walkway space



1200mm walkway space



3 Describe the issue with as much detail as required