

# **FIRE and EVACUATION PLAN**

**For**



**12 King Street  
Caboolture, Qld 4510**

Date Created - February 2025

Prepared by: -



**JAMES C HATCH & ASSOCIATES**

**Emergency Procedures Training**

Telephone: 0411188466 Email: Mail@jameschatch.com.au

(ABN 20 761 434 059 – FSA Licence 008188)

## Document Control Sheet

### Contact for Enquiries and Proposed Changes

If you have any questions regarding this document, or a suggestion for improving this document please contact:

Name	Property Manager
Business	De Martini Fletcher Property
Address	L10, 46 Edward Street Brisbane, QLD 4000
Phone	(07) 3211 2033/ 0410 258 547
Email	property@demartini.com.au
Property Owner	Caboolture Partnership Pty Ltd
Address	c/- De Martini Fletcher L10, 46 Edward Street Brisbane, QLD 4000
Phone	0484 003 475
Fire Safety Advisor	James C Hatch
Phone	(07) 3219 4340
Mobile	0411 188 466
Email	Jim@jameschatch.com.au
Date of Qualifications	February 2024
RTO issued qualifications	Chubb Training
Person Responsible for Evacuation Co-ordinator	Sally Collins
Phone	0401 258 547
Fire Evacuation and First Response Instructor	Mark Jones (FSA)
Phone	0412 450 741
Email	mark@jameschatch.com.au
Date of Instructions	Refer Record of Training (Attached)

## Fire & Evacuation Plan annual review

Reviewed by	Date of Review	Changes made?
James Hatch	February 2025	First Issue
James Hatch	September 2025	Annual Review – Alarm Tones changed

## Disclaimer

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## Policy Relating to Emergency Planning

For compliance with the Fire & Rescue Act of Qld and the Building Fire Safety Regulations of Queensland 2008 a Fire Evacuation Plan must be established and maintained with annual reviews.

It is the policy that in individual buildings and building complexes, there shall be appropriate plans to control all types of emergency situations that can affect staff safety, corporate assets, or the continuity of services.

These plans are required to include the orderly evacuation of personnel from the building where emergency conditions necessitate such action.

This Building will comply with all current requirements of legislation and standards of the Queensland Fire Department, the Building Fire Safety Regulation 2008 and the Australian Standard for Emergency Control Organization and Procedures for Buildings (AS 3745 – 2010) if this plan and the advice given therein is implemented and followed.

Failure to comply with the regulations incurs penalty points, which may result in a fine by Queensland Fire Department.

Management is responsible for the maintenance of all special services and the occupational health and safety in all common areas under their supervision. They are also responsible for the care and upkeep of equipment and the support for training of staff.

The effectiveness of action during emergencies relies not only on the organisation and facilities contained in emergency plans, but also the correct operation of the Life Safety Systems and in the co-operation of all tenants.

This Fire & Life Safety Management & Use Emergency Plan specifies the relevant organisation and actions to enable the effective control of an emergency within the confines of 12 King Street, Caboolture, Qld 4510

## Implementation Checklist

The successful implementation of these emergency procedures relies on confirmation that the following actions have been taken and completed by the Management: -

- Fire Plan and Instructional poster prepared and installed.
- Management have ensured that personnel are appointed to the Emergency Control Organization (ECO) including Fire Wardens (Each Tenancy)
- The effectiveness of action during emergencies relies not only on the organisation and facilities contained in emergency plans, but also in the co-operation of Workers.
- Check that Emergency procedures and instructional literature for Workers are circulated and copies are available for new Workers and Visitors
- New Workers must be made aware of the emergency arrangements during the induction process.
- Ensure that General Evacuation, Evacuation Coordination and First Response training organised annually (normally arranged by the Evacuation Coordinator).
- Check that Trial Evacuation exercise conducted annually. (Arranged by the Management)
- Check that regular tests of fire equipment conducted and recorded. (Test to be carried out in accordance with the relevant Australian Standards i.e., AS 1851)
- Ensure that regular Fire Safety Checks are carried out to ensure fire safety equipment is unobstructed and exit/passageways are clear.
- Check that there is annual testing of all equipment associated with the Fire Services
- Ensure that regular tests of Emergency & Exit lighting conducted and recorded. (Test to be carried out in accordance with the relevant Australian Standards i.e., AS 2293)
- Check that current and correct Records of services are maintained.
- Ensure that an Annual Occupier's Statement is prepared and issued to QFD

## Education and Training

From time to time educational and training sessions on both emergency evacuation and fire safety should be conducted. All Workers are urged to participate fully.

**The minimum requirements for training are:**

### General Evacuation and Evacuation Coordination Training

Training of all Workers must be conducted at the initial establishment of the Emergency Control Organisation and within two days of when new staff are employed.

Training of all Workers and Fire Wardens shall be provided on an annual basis in accordance with the Queensland Building Fire Safety Regulations 2008.

All staff and the Fire Wardens must be familiar with egress routes and assembly areas (Refer to fire & evacuation diagrams).

A record of all training must be kept and be available on request from an inspecting officer.

## **Trial Evacuation Practice**

An evacuation exercise shall be conducted at least annually.

## **First Response Evacuation Instructions**

Instruction in the location, type and use of installed fire fighting equipment is to be given to all staff and repeated every two years.

## **Record Keeping**

To comply with the requirements of the Fire and Rescue Service Act 1990 and Building Fire Safety Regulations 2008, a form has been developed for recording training and instruction of Emergency Procedures.

The Record is kept for inspection by the Authorities if requested.

## **Performance Solution requirements**

The building was constructed as a Deem to Satisfy solution of the Building Code of Australia

## **Restrictions**

The following restrictions apply to the use or occupation of the building:

1. The building must only be used in accordance with the relevant Development Permits (and other statutory approvals) that apply to the Development. The building must be maintained to remain compliant with those Permits/Approvals.
2. Safety measures must be capable of performing to a standard no less than that which they were originally required to achieve. Safety installations must be maintained in accordance with Queensland Development Code MP6.1, AS1851 and any other relevant standard.
3. The Building Owner must take reasonable measures to ensure that the fire isolated stairways are used primarily for emergency purposes only.
4. Section 108A of the Building Act 1975 requires the Owner to ensure that this certificate is conspicuously displayed as near as practicable to the building's main entrance.

## Fire Safety Installations - Fire Protection Systems Installed

- Manual Call Break Glass Alarm Point (MCP) throughout and on the Fire Indicator Panel
- Cut-off Fire Sprinklers to windows in close proximity to external fire load
- The Fire Alarm System is **NOT** connected to the QFD FireCom Centre
- Fire Hydrants (external) in accordance with the Building Regulations and AS 2419
- Fire extinguishers in accordance with the Building Regulations and AS 2444
- Fire hose reels in accordance with the Building Regulations and AS 2441

### Operation of the Fire Sprinkler Systems or the MCP - WILL

- Operate the emergency warning system, sounding an alarm throughout the building.
- Cause the fire alarm outside the front entry to operate
- **NOT** Send a signal to the QFD Monitoring Station
- Indicate an alarm on the fire indicator panel
- Release Security Doors

**BUILDING OCCUPANTS MUST DIAL '000'  
TO CALL THE EMERGENCY SERVICES (Fire Brigade)**

### EMERGENCY WARNING SYSTEM

The fire alarm system has incorporated an emergency warning system which produces a distinct sound and recorded message which can be heard throughout the building: -

- The "**ALARM**" (**Beep, Beep, Beep...**) signal to notify all occupant of an emergency situation.
- The "**EVACUATE**" (**Beep Beep Beep, Beep Beep Beep**) IS ASSISTED BY A VOICE OVER MESSAGE to notify that all personnel are required to leave the building by the "exit(s)" nominated by the Fire Warden for the individual tenancy.

Controls for the emergency warning system are located in the Fire Indicator Panel.

(Refer to Fire Plan for location)



Evacuation Coordination Procedures	
Commencement Date:	01/05/2024
Procedure	If fire is discovered evacuate persons from the immediate danger If you hear a Fire Warning evacuate all the building and ensure no one re-enters the building
Procedure for contacting fire service	<b>You Must Dial '000' or mobile '112'</b>
Persons with special needs	Check Register and ensure everyone is out of the building
Checking that all persons have been evacuated	Evacuation Coordinator or the prescribed person on site is the last to leave after checking that no person is in the building

***In the event of a fire, or any other emergency, occurring during normal business hours, which may require evacuation, the following shall apply: -***

- The Fire Warden (one for each tenancy) will respond by making an announcement to prepare and evacuate their area and call the Emergency Services (**Dial 000**). (If necessary, operate the Manual Call Point to raise an alarm for the total building)
- The Fire Warden will respond by checking the origin of the emergency.
- **Fire Wardens** will account for all occupants prior to evacuating by searching their areas.
- Staff should request visitors to leave the building, and then secure all equipment and valuables. (If Safe)
- Fire Wardens attached to the area of the alarm should report to the Senior Officer of the attending Emergency Service.
- A fire fighting party may use the available fire fighting equipment but only when control is established
- On arrival at the Assembly Area the Fire Wardens are to account for occupants in direct association with the emergency alarm origin as well as their area of control.
- If any personnel are unaccounted for, the attending **Emergency Services** is to be immediately notified.

***In the event of a fire, or any other emergency, occurring after normal business hours, the following shall apply: -***

- **Raise** the Alarm by operating a manual call point or by calling out '**Fire Fire Fire**' and notifying the Emergency Services by dialling '**000**' (**triple Zero**)
- Escort visitors from the building
- Secure all equipment and valuables. (**ONLY IF SAFE TO DO SO**)
- Move away from the building to a safe position where you can greet the Emergency Services on their arrival.
- Fighting of fire at times outside business hours shall only be performed if it is completely safe to do so. (**IF IN DOUBT THEN JUST GET OUT**)



## Emergency Evacuation Procedure

Installed in the building Cut-off Fire Sprinklers, Manual Break Glass Alarm Points throughout and at the Fire Panel and a fire warning system. Activation of any of these devices **WILL NOT** call Emergency Services but will cause the alarm system to activate:

**Activation of the Fire Alarm you will hear an Evacuation Tone this is a continuous  
'Beep Beep Beep'**

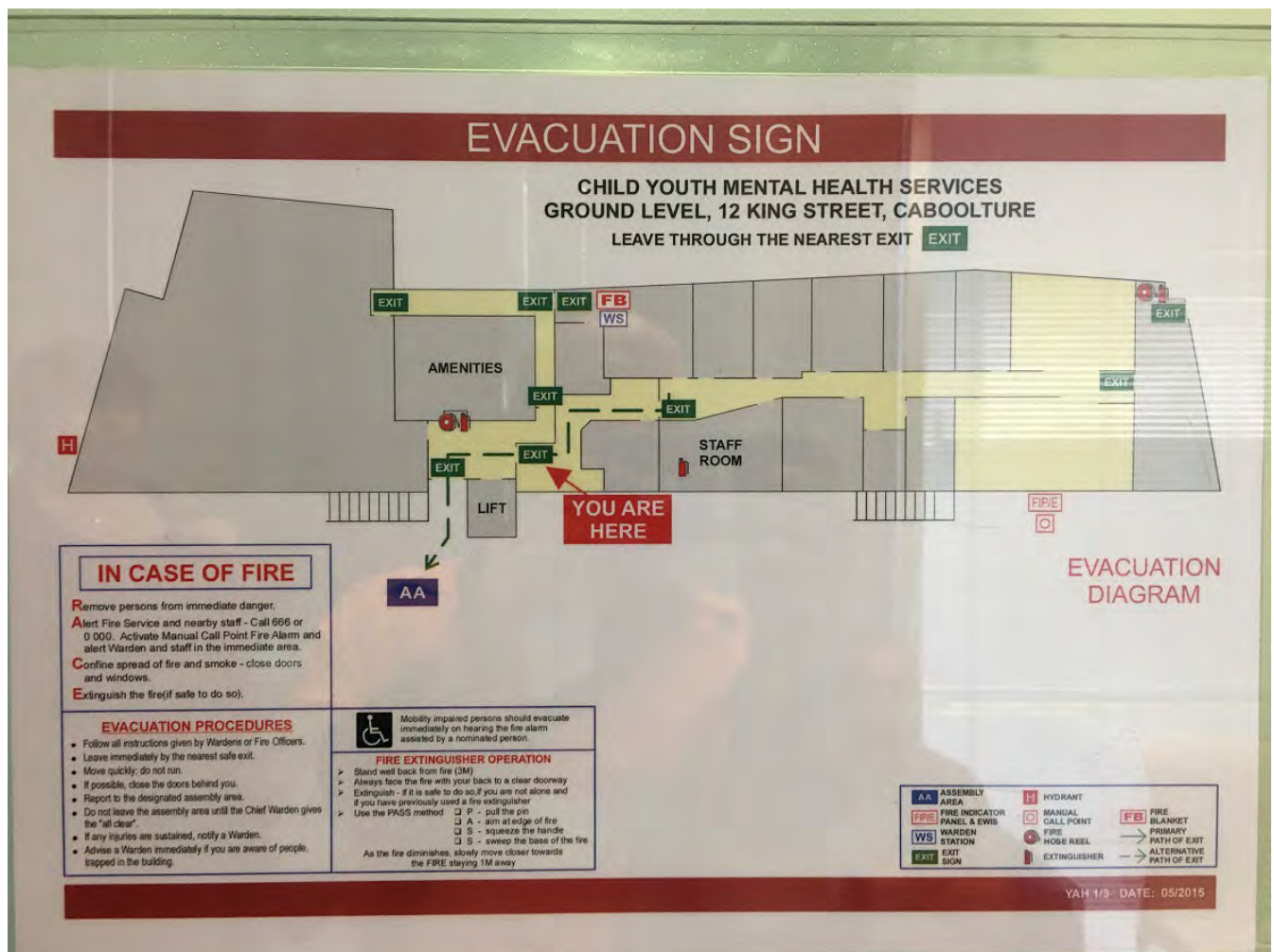
When a fire warning is given, you are required to commence evacuation

- All Visitors and Staff not involved in Fire Warden Duties are to comply with the directions of the Fire Wardens when evacuating the building to the Assembly Area (**Refer Evacuation Plan**)
- Fire Wardens to check Emergency Services have been called (**You Must Dial '000'**)
- Fire Wardens to check all rooms accounting for all occupants at the time of the alarm (**If Safe**)
- Secure equipment and valuables (**Only if Safe**)
- When control is established **AND IT IS SAFE**, fight the fire using the appropriate fire extinguisher

**ALWAYS TAKE INSTRUCTIONS FROM THE ATTENDING  
EMERGENCY SERVICES PERSONNEL**

**DO NOT RE-ENTER THE BUILDING  
UNTIL IT IS DECLARED SAFE TO DO SO**

## Fire Evacuation Diagrams



## Fire Evacuation Diagrams (cont)

## Fire Extinguisher Procedure in Use

- Do not panic - remain calm.
- Announce a fire warning to everybody in the area.
- Request someone contact the Emergency Services and the Fire Warden and have it confirmed.
- Position yourself away from the fire – **3 to 4 Paces** depending on the extinguisher type.
- Always maintain a **CLEAR** exit (fire in front and doorway behind).
- Check extinguisher label for operation.
- Commence fighting fire aiming the spray at the base of the fire with a side-to-side motion.
- Move closer as fire diminishes. (**Remain 1 pace away**)

NB. Have another extinguisher available if a failure should occur.

**BE CERTAIN YOU KNOW HOW AND ON WHAT FIRES  
TO USE THE EXTINGUISHERS  
REFER TO EXTINGUISHER IDENTIFICATION DISC**

**P.A.S.S.**



**P** – Pull out the safety pin



**A** – Aim at the base of the fire



**S** – Squeeze the handle





















**S** – Sweep across the fire

## DO NOT FIGHT THE FIRE IF THE FOLLOWING CONDITIONS EXIST

- You have not been trained or instructed in using a fire extinguisher
- You don't know what's burning
- The fire is spreading rapidly
- You don't have the proper equipment
- You can't do so with your back to an exit
- The fire might block your means of escape
- You might inhale toxic smoke
- Your instincts tell you not to do so
- If the first attempts to put out the fire do not succeed, evacuate the building immediately

If the first attempts to put out the fire do not succeed, evacuate the building immediately

### Fire Extinguisher Chart

Type of extinguisher			Type of Fire, Class and Suitability						Comments (Refer Appendix B)
Colour scheme		Extinguishant	A	B	C	E	F	D**	
AS/NZS1841 -1997	AS1841 -1992		Wood, paper, plastics,etc	Flammable liquids	Flammable gases	Energized electrical equipment	Cooking oils and fats	Metal fires	
		Water							Dangerous if used on flammable liquid, energized electrical equipment and cooking oil/fat fires
		Wet Chemical							Dangerous if used on energized electrical equipment
		Foam***							Dangerous if used on energized electrical equipment.
		Powder	ABE						Special powders are available specifically for various types of metal fires (see **).
			BE						
		Carbon Dioxide							Generally not suitable for outdoor use. Suitable only for small fires.
		Vaporizing Liquid							Check the characteristics of the specific extinguishant.
				LIMITED*	LIMITED*				
	Fire Blanket								

\* Limited indicates that the extinguishant is not the agent of choice for the class of fire, but that it will have a limited extinguishing capability.

\*\* Class D fires (involving combustible metals). Use only special purpose extinguishers and seek expert advice.

\*\*\* Solvents which may mix with water, e.g. alcohol and acetone, are known as polar solvents and require special foam. These solvents break down conventional AFFF.

Australian Standard 2444-2001



## Fire Hose Reels

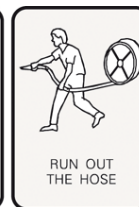


Hose reels should be used by Fire Service Personnel or trained fire fighting party members only. However, it is important all persons are aware of their locations and the limitations of their use.

### THE POSITION OF FIRE HOSE REELS SHOWN ON THE FIRE PLANS

#### Fire Hose Reel Operation

- Turn on the tap located directly below the main hose drum
- Draw out the hose to approximately 4 paces from the fire
- Twist the nozzle or operate the lever
- Aim the water stream at the base of the fire
- As fire diminishes change the stream to a spray to cool down the embers



**DO NOT USE A FIRE HOSE REEL ON OR NEAR LIVE ELECTRICAL POWER**

## Fire Hydrants

Fire Hydrants should be used by Fire Service Personnel or trained firefighting party members only. However, it is important all persons are aware of their locations and the limitations of their use.

## Fire Safety Installation Checklist

# FIRE SAFETY INSTALLATION CHECKLIST

Fire Safety Installation	Installed?	
	YES	NO
Emergency lifts	✓	
Emergency lighting	✓	
Exit signage	✓	
Smoke Alarms		✓
Manual Break Glass Alarm System (Local Alarm Only)	✓	
Fire Sprinklers (Cut-Off)	✓	
Fire Booster Pumps	✓	
Fire Water Storage Tank		✓
Fire doors	✓	
Fire extinguishers	✓	
Fire hose reels	✓	
Fire hydrants	✓	
Protection of penetrations through fire rated construction	✓	
Smoke exhaust system		✓

Other features – Includes additional fire safety installations or conditions that are required under the buildings Alternative solution of the *Building Act 1975* or *Building Code of Australia* clauses E1.10 and E2.3



# Certificate of Classification Building Approval Documents

54 November 2008, Version 2.0

**Building Act 1975 s103 s104 & s123**
**Certificate No 05/1725**

## Certificate of Classification

(Issued pursuant to s102(1)(a)(i) Building Act 1975)

11

<b>1. Owner details</b> <small>If the applicant is a company, a contact person must be shown. All correspondence will be mailed to this address.</small>	<b>Name</b> De Marlini & John Fletcher Properties Group <b>Contact person</b> John De Marlini	<b>Postal address</b> Level 3, 46 Edward Street Brisbane Qld 4000 <b>Phone no.</b> 3211 2033 <b>Fax no.</b> 3211 2396 <b>Mobile no.</b>										
<b>2. Property description</b> <small>The description must identify all land the subject of the application. The lot &amp; plan details (eg. SP / RP) are shown on the documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</small>	<b>Street address (include no., street, suburb/locality &amp; postcode)</b> 12 King Street Caboolture Qld 4510 <b>Lot &amp; plan details (Attach lot if necessary)</b> Lot 6 on RP146793 <b>In which local government area is the land situated?</b> Caboolture Shire Council											
<b>3. Classification</b> <small>The building or part thereof, described herein, is classified as follows in accordance with Part A3 of the Building Code of Australia.</small>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;"><b>Building description</b></td> <td style="border-bottom: 1px solid black;"><b>Class of building</b></td> </tr> <tr> <td>Office and shops</td> <td>5 &amp; 6</td> </tr> <tr> <td><b>Building/Part</b></td> <td><b>Class</b></td> </tr> <tr> <td>Level 1 additions (office)</td> <td>5</td> </tr> <tr> <td>Ground level alterations (office/shop)</td> <td>5 &amp; 6</td> </tr> </table>		<b>Building description</b>	<b>Class of building</b>	Office and shops	5 & 6	<b>Building/Part</b>	<b>Class</b>	Level 1 additions (office)	5	Ground level alterations (office/shop)	5 & 6
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Office and shops	5 & 6											
<b>Building/Part</b>	<b>Class</b>											
Level 1 additions (office)	5											
Ground level alterations (office/shop)	5 & 6											
<b>4. Building Certifier</b>	<b>Name of building certifier (in full), License No.</b> Ken Burns A19327 <b>Signature</b>  <b>Date</b> 6/02/2008											
<b>5. Building certifier reference number</b>	<b>Building certifier reference number</b> BP05/1725											
<b>6. Restrictions on the use or occupation of the building</b> <small>If the building work uses a building solution within the meaning of BCA, restricting the use or occupation of the building, state the restriction.</small>	<b>Restrictions</b> <ol style="list-style-type: none"> <li>1. The building owner or Body Corporate is to maintain the fire &amp; life safety systems in accordance with relevant Acts, Australian Standards, and codes. Refer to the Building Code of Australia Part 1.</li> <li>2. Building works and use of premises to comply with the Local Authority's Town Planning Scheme, Local Laws, &amp; Policies.</li> <li>3. The building owner &amp; occupier are to ensure all path of egress and exit doors are appropriately maintained.</li> </ol>											
<b>7. Performance Standards</b> <small>If the building work uses a performance based solution, list the performance standards used.</small>	<b>Performance standards</b> N/A											
<b>8. Rights of appeal</b>	If you are dissatisfied with a decision relating to the inspection of building work, owners may appeal to the Building and Development Tribunal to have this decision reviewed. An appeal must be started within 20 business days after the decision is given to the applicant. Appeal forms are available on the Department's website <a href="http://www.dgpp.qld.gov.au">www.dgpp.qld.gov.au</a> .											

**LOCAL GOVERNMENT USE ONLY**

DATE RECEIVED	REFERENCE NUMBER
---------------	------------------

12 King Street, Caboolture, Qld 4510  
 -Management in Use Emergency Fire Plan

February 2025

**Fire Procedure Training Records**

Attached

## Building Approval Document & As-Installed Documents

24-12-2007 08:08 FROM-

T-952 P.001/002 F-159



**Queensland Government**  
Department of Emergency Services

### Inspection of Special Fire Services Inspection Compliant

24 December 2007

Job #: 07/10115

File Ref: N19171

Certifier's Copy

Kenneth Burns  
Bartley Burns Pty Ltd  
PO Box 2297  
WELLINGTON POINT QLD 4160

Dear Sir/Madam

The Queensland Fire and Rescue Service (QFRS) have now inspected the premise identified below:

**Commercial**  
**12 King Street**  
**CABOOLTURE QLD 4510**

The inspection was as result of your "Request for Inspection" from Ken Burns - Bartley Burns P/L dated 21 December 2007. A comprehensive inspection report is attached.

Yours sincerely

Geoff Perry  
Building Approvals Officer  
Queensland Fire and Rescue Service  
Brisbane Region

Brisbane Region  
Kedron Office  
Level 3, Kedron Brook Building Gympie Road & Kedron Park Rd  
KEDRON QLD 4031  
GPO BOX 2953  
BRISBANE QLD 4000  
Phone: +61 7 3247 8045  
Fax: +61 7 3247 8070  
Website: [www.fire.qld.gov.au](http://www.fire.qld.gov.au)  
ABN 93 035 163 778

## Building Approval Documents Cont/...

24-12-2007 08:06 FROM-

T-952 P.002/002 F-159

### Inspection of Special Fire Services

#### Inspection Compliant

##### Applicant

Bartley Burns Pty Ltd  
PO Box 2297  
WELLINGTON POINT QLD 4160

Type of Special Fire Service  
Fire Fighting Equipment Includes  
Additional Hydrant Services

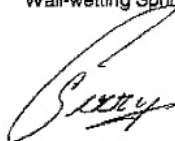
Compliant  
Yes

Certification  
Adequate

Type of Special Fire Service  
Wall-wetting Sprinklers

Compliant  
Yes

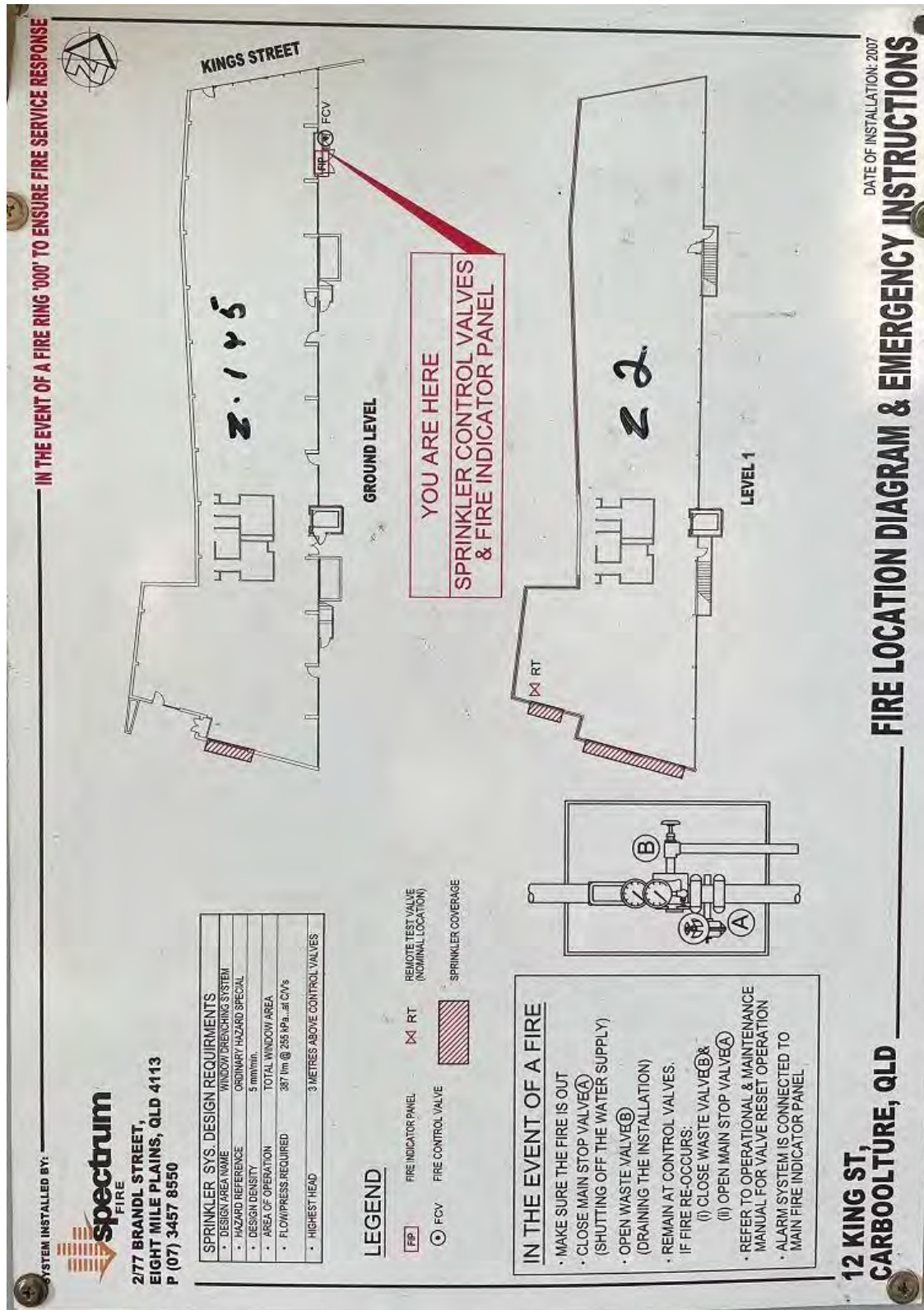
Certification  
Adequate



Geoff Perry  
Building Approvals Officer  
Queensland Fire and Rescue Service  
Brisbane Region

24 December 2007

As-Installed Documents cont/...



12 King Street, Caboolture, Qld 4510  
-Management in Use Emergency Fire Plan

February 2025





## Schedule 2 – Occupier's statement<sup>1</sup>

Name of building and address:	12 King Street Caboolture, Qld 4510		
Prescribed fire safety installation <sup>2</sup>	Nominated Australian Standard or relevant <i>maintenance</i> requirements <sup>3</sup>	Was a <i>critical defect notice</i> <sup>4</sup> issued during the period covered by this statement (Yes/No)	Date of rectification of <i>critical defect</i> <sup>4</sup>
Emergency lighting	AS 2293		
Exit signs	AS 2293		
Fire Alarm System	AS 1851		
Fire extinguishers	AS 1851		
Fire Hose Reels	AS 1851		
Fire Hydrants	AS 1851		
Fire Sprinklers (Wall Wetting)	AS 1851		
Fire Doors	AS 1851		
Penetration through Fire Rated Structures	AS 1851		

I .....as an authorised person on behalf of **Caboolture Partnership Pty Ltd** declare the above listed *prescribed fire safety installations* have been *maintained* during the period covered by this statement in accordance with this code and as specified,

Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

1. This yearly statement must be kept with the building's *maintenance records* in accordance with A2(c) and be produced on demand by local government officers and authorised officers of the Queensland Fire and Rescue Service.
2. Note: delete *prescribed fire safety installations* that are not installed in/for the building.
3. For example, in accordance with manufacturer's instruction manual date day/month/year or in accordance with the building's *certificate of classification*.
4. Copies of *critical defect notices* issued and proof of rectification within the period of this statement must be attached.
5. This is also known as sound systems and intercommunication systems for emergency purposes.
6. Includes additional *fire safety installations* or conditions that are *required* under the building's *alternative solution* of the *Building Act 1975* or *BCA* clauses E1.10 and E2.3.
7. If the owner is signing or the *occupier* is not employed by a body corporate the 'name of organisation' section does not need to be completed.