

# HEIGHT SAFETY INSPECTION REPORT

**Inspection No. 2294**

Client

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

Site

**Site No. 2415**  
490 Upper Edward Street, Spring Hill

Client Contact

**Clare Burton**  
0732112033  
[Maintenance@demartini.com.au](mailto:Maintenance@demartini.com.au)

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 - 490 Upper Edward Street, Spring Hill - 490 Upper Edward

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 #	2294
Site Contact	Kai Kapusta - 0435 947 675
Date of Inspection	22/04/2025
Date of Next Inspection	22/04/2026
Certified By	Damien Hewitt (Supervisor), Aaron Parr

### Height Safety Systems Summary Table

System Type	Quantity
Angled Ladder - Steel Angled Ladder	1
Hatch - Steel Hatch	1
Guard Rail - Steel Guard Rail	1
Walkway - Steel Walkway	2
Guard Rail - Steel Guard rail	1
Anchor Point - PEHQ (Safetylyne) Abseil An hor	11

### Failed Items and Recommendations

System Type	Item Status	Recommendation
UPPER ROOF - Item #1 - Angled Ladder - AL1	FAIL	Refer to Quote dated March 2022

# HEIGHT SAFETY INSPECTION REPORT

UPPER ROOF - Item #2 - Hatch - HT1	<b>PASS</b>	Warning: The hatch lid only has one working gas strut installed to help with opening and closing the hatch lid. Recommend that a new strut be installed
UPPER ROOF - Item #3 - Guard Rail - GR1	<b>FAIL</b>	Refer to Quote dated March 2022
UPPER ROOF - Item #5 - Observation - OBS1 - Services on roof / Roof Showing Signs of Rust		Warning: There is no access to be able to work on the services on the roof if needed, there is guardrail installed next to the walkway that you would have to climb through. There are also no height safety systems in place to attach to, to work safely near the roofs edge. The roof sheeting is also showing signs of rust and should be monitored.
LOWER ROOF - Item #1 - Observation - OBS1 - Sliding pin lock broken on door	Information for Client, not risk related	Warning: The sliding pin lock is broken on the door to get out onto the Lower Roof, recommend that the lock be replaced
LOWER ROOF - Item #2 - Observation - OBS2 - Step through Door		Refer to Quote dated March 2022
LOWER ROOF - Item #4 - Guard Rail - GR1	<b>FAIL</b>	Refer to Quote dated March 2022
LOWER ROOF - Item #5 - Anchor Point - AP1	<b>FAIL</b>	Refer to Quote dated March 2022
PLANT DECK ROOM - Item #1 - Observation - OBS1 - Non-Compliant Plant Platform Ladder		<p>This ladder is not able to be rectified due to the location of the beam. We would recommend that we remove the ladder, extend the platform and install a new ladder at 90°. This will allow workers to be fully on the platform and away from the edge when they are required to duck under the beam.</p> <p>Remove and dispose of the current noncompliant ladder</p> <p>Installation of a custom platform 600mm wide by 900mm with guard railing and self supporting legs (vertical height from top of platform to slab 2660mm)</p> <p>Installation of custom made aluminium angled ladder</p> <p>Note, may require a lower levelled platform to bridge across services</p> <p>Low head room sign for beam</p>

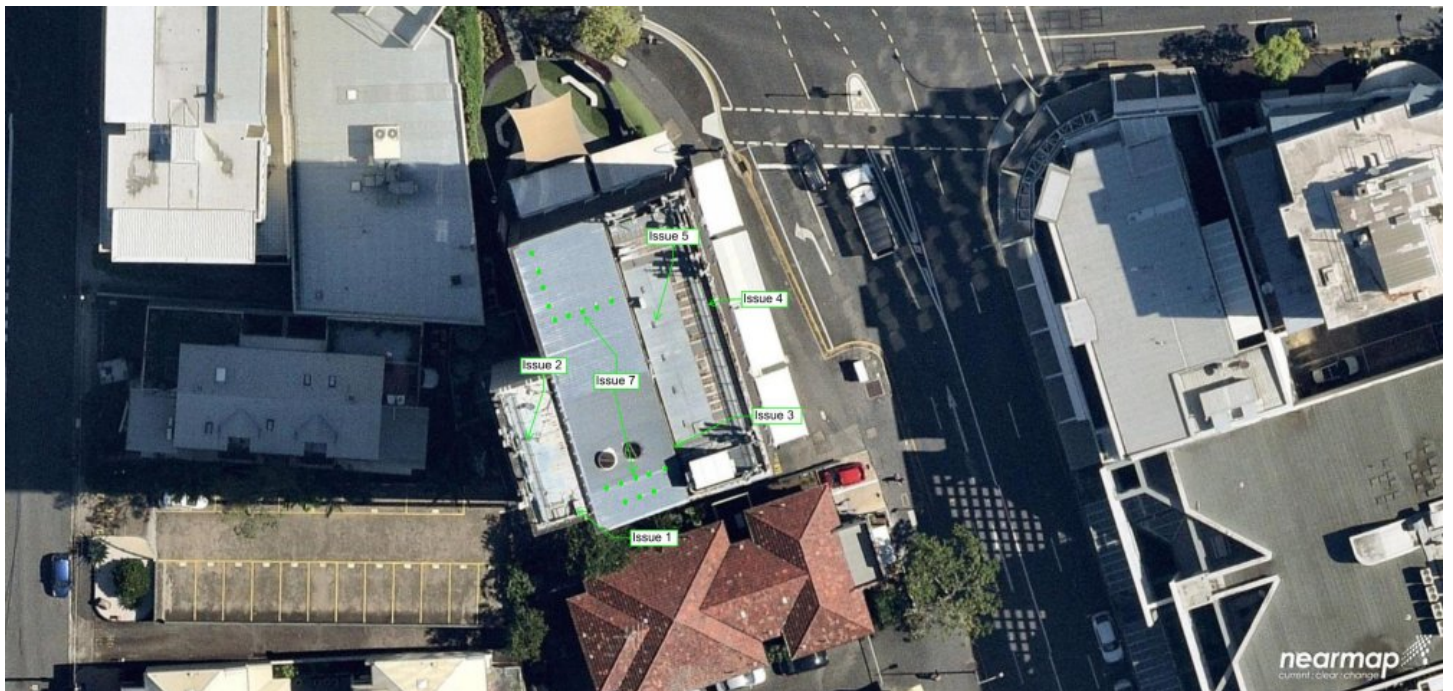


## Roof Plan

### Current Roof Image Plan View



### Marked up Roof Plan from March 2022 Audit





Northern Elevation



### UPPER ROOF - Item #1: Angled Ladder Certification

<b>Inspection Date</b>	22/04/2025	<b>Job Number</b>	1352
<b>Company Name</b>	DeMartini Fletcher Property	<b>Site Address</b>	490 Upper Edward Street, Spring Hill
<b>Contact Name</b>	Clare Burton	<b>Site Contact Name</b>	
<b>Contact Phone</b>		<b>Site Contact Phone</b>	
<b>Identification #:</b>	AL1		
<b>Type of System:</b>	ANGLED LADDER		
<b>Brand/Model</b>	Steel Angled Ladder		
<b>System Location:</b>	UPPER ROOF		
<b>Date of Installation:</b>	Unknown		
<b>Date of Next Service:</b>	22/04/2026		
<b>Technician:</b>	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
<b>Status:</b>	<b>FAIL</b>		
<b>Fail Reason?</b>	Rungs are not nonslip There are steel bars welded inbetween the ladder rungs causing trip hazards Top rung does not have 200mm clear space Space between ladder rung and hatch is only 520mm. Minimum is 750mm Ladder is not able to extend up 1000mm above roof height and does not have grab rails at entry point		
<b>Recommendations:</b>	Refer to Quote dated March 2022		

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: Angled Ladder Compliance Report

Identification #	AL1
Date of Certification	22/04/2025
Date of Next Certification	22/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Steel Angled Ladder

1 Example Photo



2 What is the ladder made from?	Steel
3 Vertical height of ladder from top platform to bottom platform. (Must not exceed 6000mm)	3100mm
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 rung, are all the rungs no less than 250mm and no more than 300mm and the same space apart, within $\pm 5$ mm?	No
5.1 List of rung gaps	Rung 1: 320mm Rung 2: 320mm Rung 3: 320mm Rung 4: 320mm Rung 5: 320mm Rung 6: 320mm Rung 7: 320mm Rung 8: 320mm
6 The rung width must not be less than 20mm and not more than 50mm. Rung width:	20mm
7 Do the rungs have a knurled or anti-slip surface?	No
7.1 Warning: Ladder has failed.	
<b>Notes:</b> No anti-slip rungs	



8 Is there a minimum distance of 200mm behind the back of each rung and any object?	Yes
9 Is the top rung level with the top platform?	No
9.1 Warning: Ladder has failed.	
<b>Notes:</b> Ladder is for access through the hatch	





<b>10</b> Is there an gap between the top rung and the platform?	No
<b>11</b> What is the distance between the inside of the stiles of the main ladder body? Must be between 375mm and 525mm	430mm
<b>12</b> What is the width between stiles at step off point? Must be between 525mm and 675mm.	430mm
<b>12.1</b> Warning: Ladder has failed.	
<b>Notes:</b> 430mm at exit point	



<b>13</b> What are the dimensions of the stiles? Shape must fit within an 80mm circle.	
Stile Width (mm): 60	Stile Depth (mm): 60
<b>13.1</b> Warning: Ladder has failed.	
<b>Notes:</b> 60mm tube	



<b>14</b> Is there clear hand space of 50mm around the stiles?	Yes
<b>15</b> Top Platform	Does not require top platform
<b>15.1</b> On concrete base or mesh base which has cross level & inline level under 3°	
<b>15.1.1</b> Cross Level (degrees)	0°
<b>15.1.2</b> Inline level (degrees)	0°
<b>16</b> Angled ladders should be between 70° and 75°. Actual angle is:	73°
<b>17</b> What type of grab rails does it have?	No P rails, none required
<b>18</b> Does it have the required ladder support bracket at least every 3000mm or strengthening stiles?	Yes
<b>20</b> Does the ladder have a cage?	No
<b>20.1</b> Is the ladder over 3500mm?	No
<b>21</b> Is the side of the ladder within 500mm of a guard railing?	No
<b>22</b> Is there guard railing within 900mm of the front of the ladder?	No
<b>23</b> If the ladder is over 3.5m, is there a lead on kit or 2m of guard railing either side of the ladder?	NA
<b>Has the system Passed/Failed?</b>	<b>FAIL</b>
<b>Fail Reason?</b>	Rungs are not nonslip There are steel bars welded inbetween the ladder rungs causing trip hazards Top rung does not have 200mm clear space Space between ladder rung and hatch is only 520mm. Minimum is 750mm Ladder is not able to extend up 1000mm above roof height and does not have grab rails at entry point
<b>Recommendations:</b>	Refer to Quote dated March 2022

### UPPER ROOF - Item #2: Hatch Certification

<b>Inspection Date</b>	22/04/2025	<b>Job Number</b>	1352
<b>Company Name</b>	DeMartini Fletcher Property	<b>Site Address</b>	490 Upper Edward Street, Spring Hill
<b>Contact Name</b>	Clare Burton	<b>Site Contact Name</b>	
<b>Contact Phone</b>		<b>Site Contact Phone</b>	
<b>Identification #:</b>	HT1		
<b>Type of System:</b>	HATCH		
<b>Brand/Model</b>	Steel Hatch		
<b>System Location:</b>	UPPER ROOF		
<b>Date of Installation:</b>	Unknown		
<b>Date of Next Service:</b>	22/04/2026		
<b>Technician:</b>	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
<b>Status:</b>	<b>PASS</b>		
<b>Recommendations:</b>	Warning: The hatch lid only has one working gas strut installed to help with opening and closing the hatch lid. Recommend that a new strut be installed		

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: Hatch Compliance Report

Identification #	HT1
Date of Certification	22/04/2025
Date of Next Certification	22/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Steel Hatch

1 Example Photo



2 What system leads to the hatch?	Angled Ladder
3 What type of hatch is installed?	Standard Access Hatch
4 What are the opening measurements?	
Length (mm): 800mm	Width (mm): 800mm
5 Does the hatch have gas struts to help it open?	Yes
5.1 Are they in good working condition?	No
5.1.1 Record sizes and ratings of the struts	
<b>Notes:</b> 1 x gas strut is missing - hatch still opens and closes safely 250mm long x 20mm thick	





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	500mm
7 How do you step out of the hatch?	Directly Forward
Has the system Passed/Failed?	PASS
Recommendations:	Warning: The hatch lid only has one working gas strut installed to help with opening and closing the hatch lid. Recommend that a new strut be installed

### UPPER ROOF - Item #3: Guard Rail Certification

<b>Inspection Date</b>	22/04/2025	<b>Job Number</b>	1352
<b>Company Name</b>	DeMartini Fletcher Property	<b>Site Address</b>	490 Upper Edward Street, Spring Hill
<b>Contact Name</b>	Clare Burton	<b>Site Contact Name</b>	
<b>Contact Phone</b>		<b>Site Contact Phone</b>	
<b>Identification #:</b>	GR1		
<b>Type of System:</b>	GUARD RAIL		
<b>Brand/Model</b>	Steel Guard Rail		
<b>System Location:</b>	UPPER ROOF		
<b>Date of Installation:</b>	Unknown		
<b>Date of Next Service:</b>	22/04/2026		
<b>Technician:</b>	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
<b>Status:</b>	<b>FAIL</b>		
<b>Fail Reason?</b>	The bases only have one screw installed causing the guard railing to rock back and forth over the 100mm allowed in AS1657 The maximum gap between the top and mid rail must not exceed 450mm. The gap ranges from 460mm to over 480mm		
<b>Recommendations:</b>	Refer to Quote dated March 2022		

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:

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- 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 #3: Guard Rail Compliance Report

Identification #	GR1
Date of Certification	22/04/2025
Date of Next Certification	22/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Steel Guard Rail

#### 1 Example Photo



2 What is the guard railing made from?	Steel
3 How long is the section of guard railing in metres?	30m
4 How many corners?	6
4.1 All corners must have one post within 300mm one side and 2000mm the other if only a single post (1 x bay) construction or 400mm one side and 2200mm the other if more than two posts continuing in the run. Are all corners compliant?	Yes
5 What type of surface is the guard railing mounted to?	Metal Roof
5.1 Metal Roof type	Kliploc 700
5.2 Are the bases a minimum of 800mm long or have an approved short base design and installed using either 3 x 7.7mm rivets or 4 x 5.2mm rivets?	No
5.2.1 Are the bases considered compliant?	No
5.2.2 Describe the issues and list how many	
<b>Notes:</b> Only 1 screw in bases	





5.3 Does each base and post have a compliant brace at approximately 45°?	Yes
5.4 Does each straight length of guard railing have a brace at each end post?	No
5.4.1 Note down how many are missing and take a photo	
<b>Notes:</b> Guard rail is old square steel guard rail and is bolted into post at corners using L shape brackets	







6 When applying pressure to the guard railing posts, is there more than 100mm of movement?	No
7 What is the height from surface to top of top rail? (must be between 900mm and 1100mm)	1100mm
8 What is the height from the under side of the top rail to the top side of the mid rail? (must be below 450mm)	460mm
8.1 Warning: system has failed.	
<b>Notes:</b> Height from underside of top rail to top of mid rail is 460	



9 Is there a toe board installed?	No
9.1 What is the height from surface to bottom of mid rail? (must not exceed 560mm)	555mm
10 Is the guard railing installed along the edge of the roof and the roof pitch is greater than 12°?	No

11 The distance between guard railing posts must not exceed 2m when a single bay (i.e. 2 posts only or 2200mm where there is more than 3 posts in a single line. Do any post lengths exceed this?	No
12 Is the mid rail positioned on the inside of the posts to the fall zone?	Yes
13 Is there a minimum of 2 screws in each mid rail?	No
13.1 Note how many posts are missing screws and take photo	
<b>Notes:</b> Guard rail has been bolted to post using L shape brackets	



14 Is there a minimum of 1 x 20mm tek screw either side of top rail into each post?	No
14.1 Note how many posts are missing screws and take photo	
<b>Notes:</b> Guard rail has been bolted to post using L shape bracket	



15 All rail overhangs must not exceed 300mm if only two posts in a line or 400mm if more than 2 posts in a single line. Are all overhangs under this measurement?	Yes
-------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

Has the system Passed/Failed?	FAIL
Fail Reason?	The bases only have one screw installed causing the guard railing to rock back and forth over the 100mm allowed in AS1657 The maximum gap between the top and mid rail must not exceed 450mm. The gap ranges from 460mm to over 480mm
Recommendations:	Refer to Quote dated March 2022

## UPPER ROOF - Item #4: Walkway Certification

Inspection Date	22/04/2025	Job Number	1352
Company Name	DeMartini Fletcher Property	Site Address	490 Upper Edward Street, Spring Hill
Contact Name	Clare Burton	Site Contact Name	
Contact Phone		Site Contact Phone	
Identification #:	WW1		
Type of System:	WALKWAY		
Brand/Model	Steel Walkway		
System Location:	UPPER ROOF		
Date of Installation:	Unknown		
Date of Next Service:	22/04/2026		
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
Status:	PASS		
Recommendations:	Refer to Quote dated March 2022		

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.

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- 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 #4: Walkway Compliance Report

Identification #	WW1
Date of Certification	22/04/2025
Date of Next Certification	22/04/2026
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	Kliploc 700
4 Take a photo of the roof profile	



5 How long is the section of walkway in metres?	13m
6 Walkway must be a minimum of 600mm wide. The width of the walkway is:	600mm
7 What is the pitch of the roof in degrees?	3°
8 Does the walkway run across the roof pitch?	Yes
9 Does the walkway run up the roof pitch?	No
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?	Yes
12.1 Describe the issues	
<b>Notes:</b> Roof is showing signs of rust	



Has the system Passed/Failed?

PASS



## UPPER ROOF - Item #5: Observation

Identification #	OBS1 - Services on roof / Roof Showing Signs of Rust
Date of Observation	01/07/2025
1 Name of Observation	Services on roof / Roof Showing Signs of Rust
2 Take a photo of the observation	



### 3 Describe the issue with as much detail as required

If work needs to be done on services, there is no access or height Safety installed - there is guardrail installed that prevents you from entering this section of the roof without climbing over it  
Roof is showing signs of rust

**Recommendations:**

Warning: There is no access to be able to work on the services on the roof if needed, there is guardrail installed next to the walkway that you would have to climb through. There are also no height safety systems in place to attach to, to work safely near the roofs edge. The roof sheeting is also showing signs of rust and should be monitored.



## LOWER ROOF - Item #1: Observation

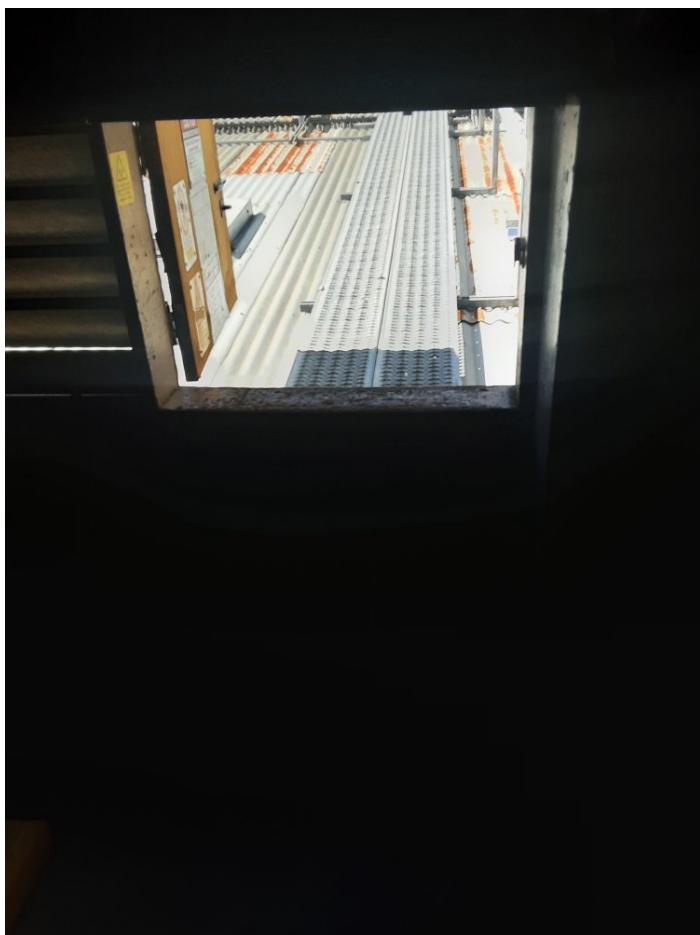
<b>Identification #</b>	OBS1 - Sliding pin lock broken on door
<b>Date of Observation</b>	01/07/2025
<b>1 Name of Observation</b>	Sliding pin lock broken on door
<b>2 Take a photo of the observation</b>	



<b>3 Describe the issue with as much detail as required</b>	
The sliding pin lock is broken on the door to get out onto the Lower Roof, unable to slide the pin to unlock the door and get out onto the roof unless you pull the door towards you to release the tension - spoke to Kai and he already knew about it	
<b>Observation Status:</b>	Information for Client, not risk related
<b>Recommendations:</b>	Warning: The sliding pin lock is broken on the door to get out onto the Lower Roof, recommend that the lock be replaced

## LOWER ROOF - Item #2: Observation

Identification #	OBS2 - Step through Door
Date of Observation	01/07/2025
1 Name of Observation	Step through Door
2 Take a photo of the observation	



810mm step up through little door

3 Describe the issue with as much detail as required	
Step through small door: 810mm	
Recommendations:	Refer to Quote dated March 2022

### LOWER ROOF - Item #3: Walkway Certification

<b>Inspection Date</b>	22/04/2025	<b>Job Number</b>	1352
<b>Company Name</b>	DeMartini Fletcher Property	<b>Site Address</b>	490 Upper Edward Street, Spring Hill
<b>Contact Name</b>	Clare Burton	<b>Site Contact Name</b>	
<b>Contact Phone</b>		<b>Site Contact Phone</b>	
<b>Identification #:</b>	WW1		
<b>Type of System:</b>	WALKWAY		
<b>Brand/Model</b>	Steel Walkway		
<b>System Location:</b>	LOWER ROOF		
<b>Date of Installation:</b>	Unknown		
<b>Date of Next Service:</b>	22/04/2026		
<b>Technician:</b>	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
<b>Status:</b>	<b>PASS</b>		
<b>Recommendations:</b>	Refer to Quote dated March 2022		

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.

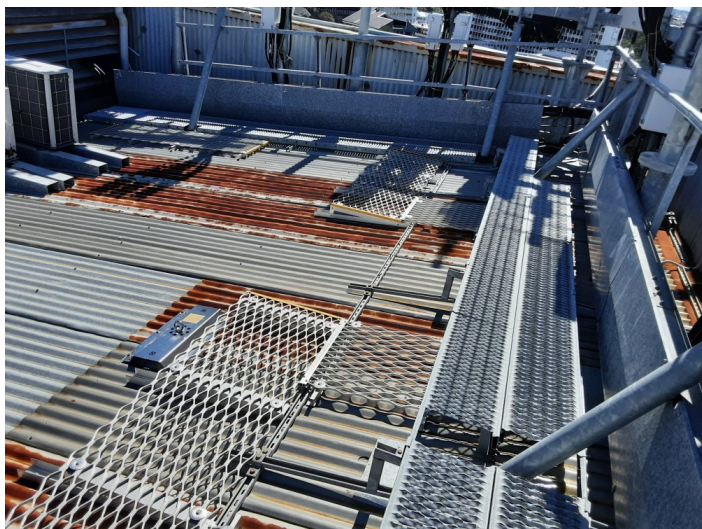
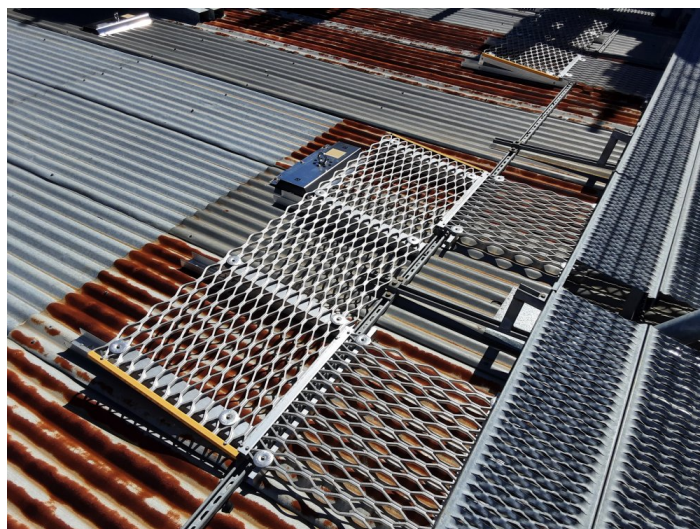
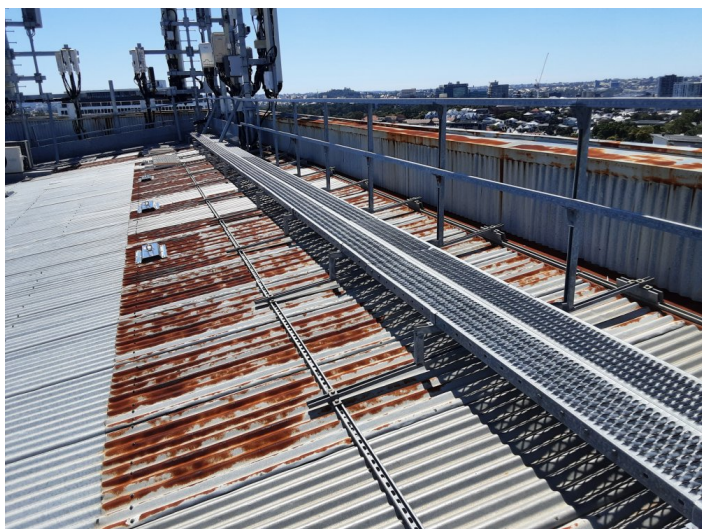
*SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM*



### Item #3: Walkway Compliance Report

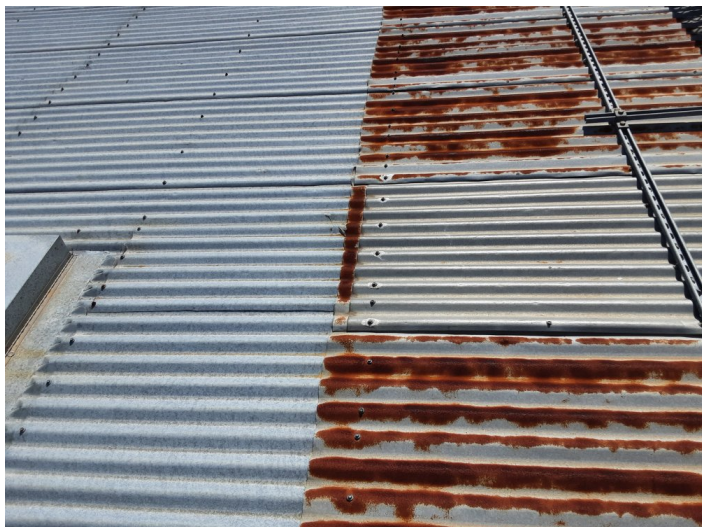
Identification #	WW1
Date of Certification	22/04/2025
Date of Next Certification	22/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Steel Walkway

#### 1 Example Photo



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





5 How long is the section of walkway in metres?	30m
6 Walkway must be a minimum of 600mm wide. The width of the walkway is:	600mm
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

### LOWER ROOF - Item #4: Guard Rail Certification

<b>Inspection Date</b>	22/04/2025	<b>Job Number</b>	1352
<b>Company Name</b>	DeMartini Fletcher Property	<b>Site Address</b>	490 Upper Edward Street, Spring Hill
<b>Contact Name</b>	Clare Burton	<b>Site Contact Name</b>	
<b>Contact Phone</b>		<b>Site Contact Phone</b>	
<b>Identification #:</b>	GR1		
<b>Type of System:</b>	GUARD RAIL		
<b>Brand/Model</b>	Steel Guard rail		
<b>System Location:</b>	LOWER ROOF		
<b>Date of Installation:</b>	Unknown		
<b>Date of Next Service:</b>	22/04/2026		
<b>Technician:</b>	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
<b>Status:</b>	<b>FAIL</b>		
<b>Fail Reason?</b>	Multiple non-compliant issues The maximum gap between the top and mid rail must not exceed 450mm - The gap ranges from 455mm to over 480mm The maximum overall height of the guardrail must be between 900mm and 1100mm - The height is 1150mm The height from surface to bottom of mid rail must not exceed 560mm - the height is 600mm		
<b>Recommendations:</b>	Refer to Quote dated March 2022		

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:

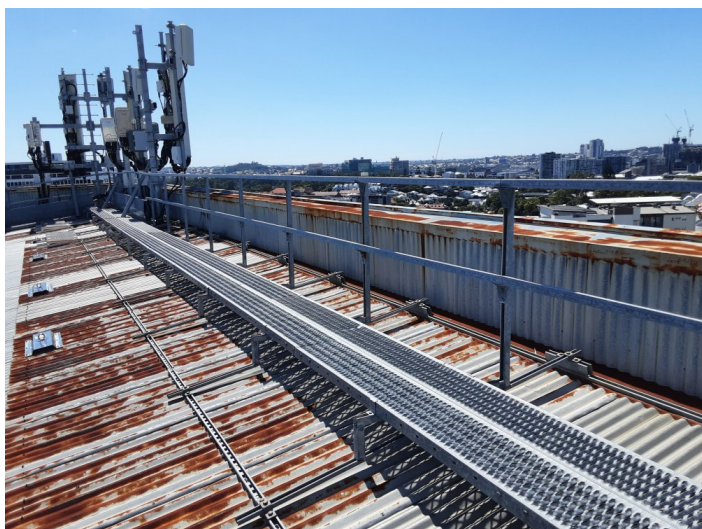
- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied 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 #4: Guard Rail Compliance Report

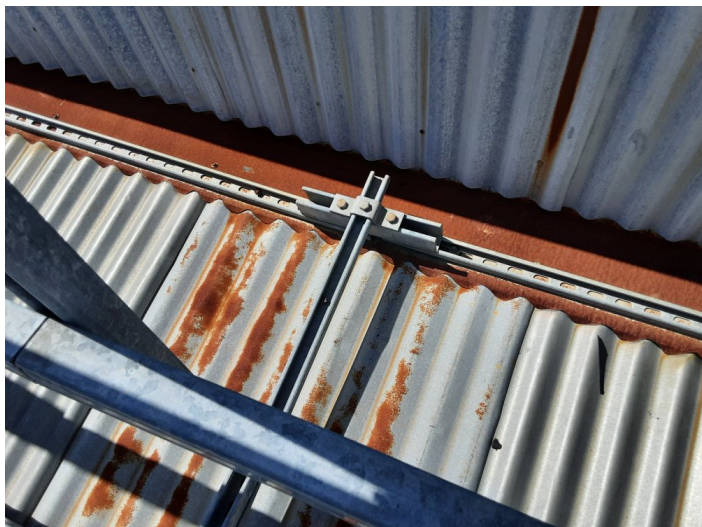
<b>Identification #</b>	GR1
<b>Date of Certification</b>	22/04/2025
<b>Date of Next Certification</b>	22/04/2026
<b>Date Installed</b>	Unknown
<b>Who installed this system?</b>	
<b>Brand/Model</b>	Steel Guard rail

1 Example Photo



<b>2</b> What is the guard railing made from?	Steel
<b>3</b> How long is the section of guard railing in metres?	35m
<b>4</b> How many corners?	2
<b>4.1</b> All corners must have one post within 300mm one side and 2000mm the other if only a single post (1 x bay) construction or 400mm one side and 2200mm the other if more than two posts continuing in the run. Are all corners compliant?	Yes
<b>5</b> What type of surface is the guard railing mounted to?	Metal Roof
<b>5.1</b> Metal Roof type	Corrugated
<b>5.2</b> Are the bases a minimum of 800mm long or have an approved short base design and installed using either 3 x 7.7mm rivets or 4 x 5.2mm rivets?	No
<b>5.2.1</b> Are the bases considered compliant?	No
<b>5.2.2</b> Describe the issues and list how many	
<b>Notes:</b> Only fixed at each end of steel Chanel	





5.3 Does each base and post have a compliant brace at approximately 45°?	No
5.3.1 Describe the issues and how many are non-compliant	
Notes: No braces at any post	





5.4 Does each straight length of guard railing have a brace at each end post?

No

5.4.1 Note down how many are missing and take a photo

**Notes:** No braces are installed at all



6 When applying pressure to the guard railing posts, is there more than 100mm of movement?

No

7 What is the height from surface to top of top rail? (must be between 900mm and 1100mm)

1150mm

7.1 Warning: system has failed.

**Notes:** Height from surface to top of top rail is 1150

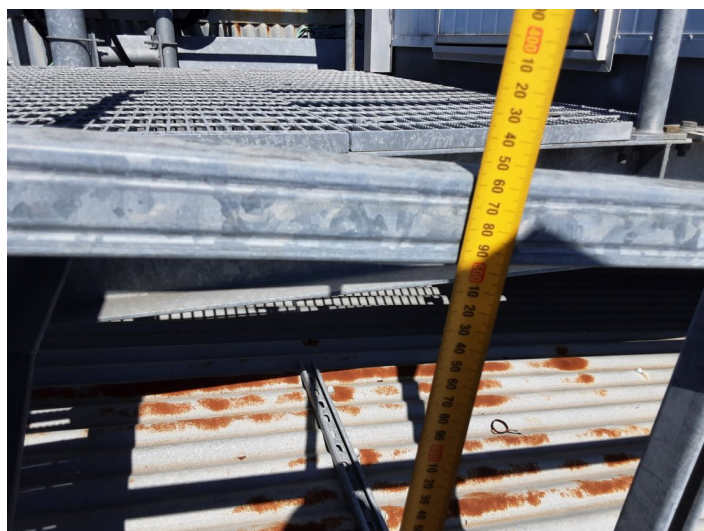


**8** What is the height from the under side of the top rail to the top side of the mid rail? (must be below 450mm)

455mm

**8.1** Warning: system has failed.

**Notes:** Height from underside of top rail to top of mid rail is 455



**9** Is there a toe board installed?

No

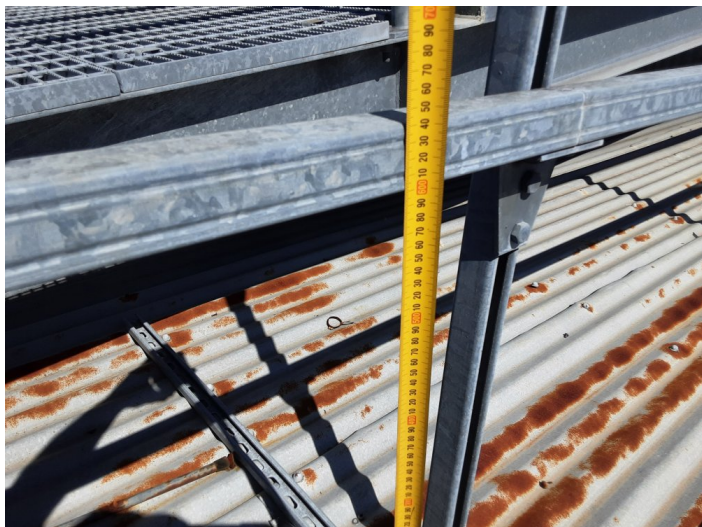
**9.1** What is the height from surface to bottom of mid rail? (must not exceed 560mm)

600mm

**9.1.1** Warning: system has failed.

**Notes:** Height from surface to bottom of mid rail is 600





<b>10</b> Is the guard railing installed along the edge of the roof and the roof pitch is greater than 12°?	No
<b>11</b> The distance between guard railing posts must not exceed 2m when a single bay (i.e. 2 posts only or 2200mm where there is more than 3 posts in a single line. Do any post lengths exceed this?	No
<b>12</b> Is the mid rail positioned on the inside of the posts to the fall zone?	Yes
<b>13</b> Is there a minimum of 2 screws in each mid rail?	No
<b>13.1</b> Note how many posts are missing screws and take photo	
<b>Notes:</b> Mid rail joined to post with bolts and L bracket	



<b>14</b> Is there a minimum of 1 x 20mm tek screw either side of top rail into each post?	No
<b>14.1</b> Note how many posts are missing screws and take photo	
<b>Notes:</b> Top rail joined to posts using bolts and L bracket	



**15** All rail overhangs must not exceed 300mm if only two posts in a line or 400mm if more than 2 posts in a single line. Are all overhangs under this measurement?

Yes

**Has the system Passed/Failed?**

**FAIL**

**Fail Reason?**

Multiple non-compliant issues The maximum gap between the top and mid rail must not exceed 450mm - The gap ranges from 455mm to over 480mm The maximum overall height of the guardrail must be between 900mm and 1100mm - The height is 1150mm The height from surface to bottom of mid rail must not exceed 560mm - the height is 600mm

**Recommendations:**

Refer to Quote dated March 2022



### LOWER ROOF - Item #5: Anchor Point Certification

Inspection Date	22/04/2025	Job Number	1352
Company Name	DeMartini Fletcher Property	Site Address	490 Upper Edward Street, Spring Hill
Contact Name	Clare Burton	Site Contact Name	
Contact Phone		Site Contact Phone	
Type of System (Qty):	Anchor Point Qty(11)		
Brand/Model	PEHQ (Safetylyne) Abseil Anchor		
System Location:	LOWER ROOF		
Max Number of Users:	One User Per System		
Load Rating:	15kN		
Date of Installation:	Unknown		
Date of Next Service:	22/04/2026		
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)		
Status:	FAIL		
Fail Reason?	The roof sheeting is in very poor condition, Issues include: Roof sheets are extremely rusted Roof sheets are missing screws Roof sheets have nails		
Recommendations:	Refer to Quote dated March 2022		
For a list of failed anchors and the reason for failure, please see the attached table.			

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.
- There is a User Manual and Rescue Plan.
- The user/s has the required training, experience and PPE to use the system safely.
- All safety procedures must be complied with as stated in the current safety codes of practice and Australian Standards for working at heights.
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.5 must be used when connected to this system.

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

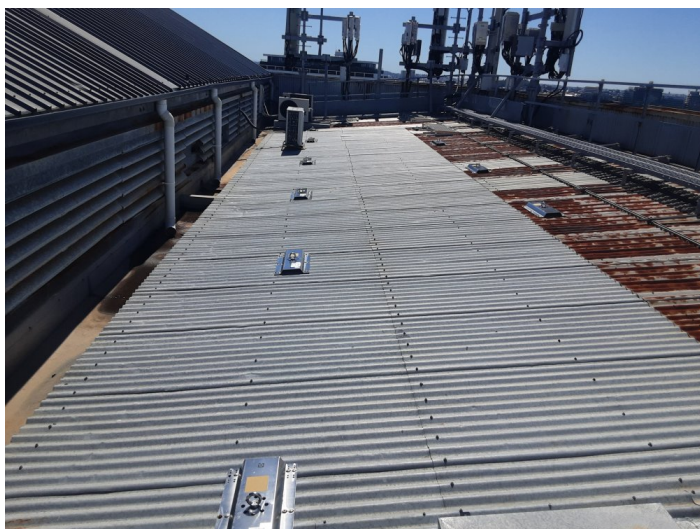
### Anchor Table

#	Brand	Model	Rating	Batch No.	Pass/Fail
1	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
2	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
3	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
4	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
5	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
6	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
7	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
8	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
9	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
10	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail
11	Pehq (Safetylyne)	Abseil Anchor	15kN		Fail

## Item #5: Anchor Point Compliance Report

Identification #	AP1
Date of Certification	22/04/2025
Date of Next Certification	22/04/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	PEHQ (Safetylyne) Abseil Anchor

### 1 Example Photo



2 Is the system for:	Abseil
3 What is the type of anchor?	Surface mounted
4 Surface type?	Metal Roof
4.1 Roof type	Corrugated
4.2 Is the system surface mounted or into a purlin with screws?	Purlin Mounted
4.3 Is there a minimum of 3 x purlins under each sheet where an anchor is installed?	Yes
4.4 Is the roof sheeting in good condition and free from rust?	No

**Notes:** 4 x anchors installed on rusted sheets

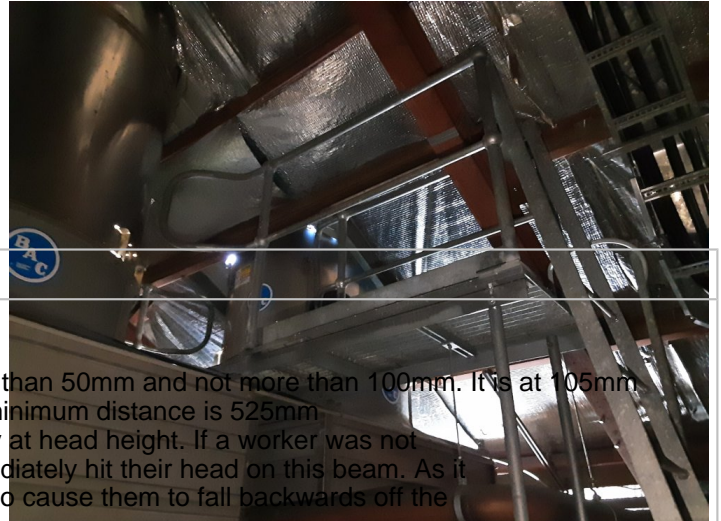
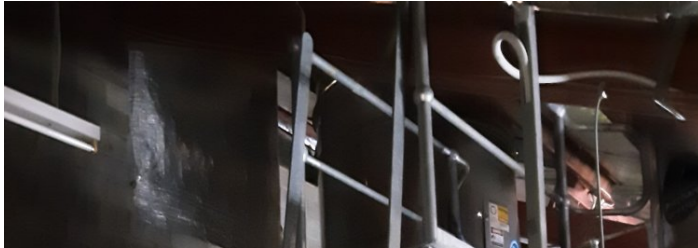


<b>4.5</b> Are there any penetrations in the same roof sheet that has the anchor installed that is within 2000mm?	No
<b>4.6</b> Are all the fixings installed correctly and in good condition?	Yes
<b>4.7</b> Are the anchors installed on the correct lap?	Yes
<b>4.8</b> Is there anything else that must be noted?	No
<b>5</b> Pitch of roof (in degrees)	7°
<b>6</b> Does each anchor have clear labels stating manufacturer and rating?	Yes
<b>7</b> Is the design of the system compliant, allowing 100% connection?	Yes
<b>8</b> Are there any pendulum risks? You must measure each anchor and ensure that: <ul style="list-style-type: none"> <li>1. The distance the anchor is from the closest fall edge is the same or LESS than to the next anchor</li> <li>2. The distance between each anchor is no MORE than 6m</li> <li>3. If any pendulum issues are found that the EXACT measurements are written clearly on the roof plan</li> </ul>	No
<b>9</b> Is there a parapet wall?	Yes
Affected Anchors Numbers	1-4
What is the distance in mm from the anchor eye to base of wall?	2900mm
What is the height of wall?	710mm
What is the distance in millimetres from the anchor eye to the top of wall?	3000mm
Calculated Angle	13.7°
<b>Has the system Passed/Failed?</b>	<b>FAIL</b>
<b>Fail Reason?</b>	The roof sheeting is in very poor condition, Issues include: Roof sheets are extremely rusted Roof sheets are missing screws Roof sheets have nails
<b>Recommendations:</b>	Refer to Quote dated March 2022



## PLANT DECK ROOM - Item #1: Observation

Identification #	OBS1 - Non-Compliant Plant Platform Ladder
Date of Observation	01/07/2025
1 Name of Observation	Non-Compliant Plant Platform Ladder
2 Take a photo of the observation	



### 3 Describe the issue with as much detail as required

Bottom rung is not within 10%  
 The rungs do not have a non slip surface  
 The top rung is not within the specified tolerance of not less than 50mm and not more than 100mm. It is at 105mm  
 Distance between top stiles is 465mm. AS1657 states the minimum distance is 525mm  
 Upon reaching the top of the ladder, there is a beam directly at head height. If a worker was not watching when they stepped off the ladder they would immediately hit their head on this beam. As it is right on the edge of the platform, this is most likely going to cause them to fall backwards off the ladder  
 Bottom of the ladder does not have the minimum required 600mm clearance

### Recommendations:

This ladder is not able to be rectified due to the location of the beam. We would recommend that we remove the ladder, extend the platform and install a new ladder at 90°. This will allow workers to be fully on the platform and away from the edge when they are required to duck under the beam. Remove and dispose of the current noncompliant ladder Installation of a custom platform 600mm wide by 900mm with guard railing and self supporting legs (vertical height from top of platform to slab 2660mm) Installation of custom made aluminium angled ladder Note, may require a lower levelled platform to bridge across services Low head room sign for beam

