

Asbestos Register

CAIRNS AMBULANCE STATION

Current as at: 15/02/2017 3:42:29 PM

Quality Control:

Document Identification Number

Nominated Officer Name

DHPW Version 6.0 October 2014

RTI Release

Copy - for most current version please refer to BEMIR

**ASBESTOS REGISTER FOR CAIRNS AMBULANCE STATION
(32341000)**

Owner: Queensland Ambulance Service

Improvements:

BU - Building:	1
GG - General Grounds:	1
SH - Shed:	1
SS - Sun Shade/Shellters:	1

Date Printed:

15/02/2017 3:42:29 PM

Warning Notice: Do not rely solely on the completeness of this Asbestos Register as all asbestos containing material may not be identified and listed, particularly in inaccessible locations and other areas not readily accessed e.g. wall cavities and ceiling spaces. If there is any doubt, presume the material contains asbestos and take appropriate precautions prior to undertaking work. Please read the information contained in the Legends at the end of the Asbestos Register.

Record of Asbestos Containing Material printed on 15/02/2017

Agency Name: Queensland Ambulance Service
Facility Name: CAIRNS AMBULANCE STATION
Address:

Improvement Agency Name	Improvement Agency Number	Improvement Other Number	Component Int Ext	Component Floor Level	Component Specific Location	ACM ID	Description	Item	Form	Analysis Result	Physical State	Status	BEMIR Score	ACM Identification Date	Attention Recommended	Comments
AMBULANCE STATION	AG6113	32341001	Int	Whole Building (No ACM Identified)	AMBULANCE STATION	1193895	BUILDING CONSTRUCTED POST 1989 - NO ASBESTOS IDENTIFIED	Other (refer to description)	Other (refer to description)	Not Required	NA	Not Present (Not Tested)		05/09/2016	No	

RTI Release

SAS 196.
357

PROPERTY PROFILE AND ASSET MANAGEMENT STRATEGY



Q-BUILD PROPERTY MANAGEMENT



A Business Unit of
Administrative Services Department,
Queensland Government Document No. 5



PROPERTY
MANAGEMENT

DOH-DL 10/17-020

REPORT
ON
DEVELOPMENT OPTIONS
FOR
CAIRNS AMBULANCE CENTRE

CAIRNS AMBULANCE STATION
135 Grafton Street, Cairns

7. December 93.
Undated

TABLE OF CONTENTS

PROPERTY PROFILE

- INTRODUCTION
- PROPERTY IDENTITY
- ADDRESS
- OWNER
- TENURE
- G.L.R No.
- REAL PROPERTY DESCRIPTION
- LOCAL AUTHORITY
- ZONING
- SITE AREA
- DIMENSIONS OF LAND
- EASEMENTS
- ENCUMBRANCES
- LOCATION
- SERVICES
- NATURE OF LAND
- SURROUNDING LOCALITY
- ROADS AND ACCESS

THE IMPROVEMENTS

- DEVELOPMENT
- AGE
- BUILDING STRUCTURE
- FLOOR AREA
- INTERNAL DETAILS
- TENANCY DETAILS
- COMMENTS
- CONSTRUCTION COSTS
- VALUATIONS

DEVELOPMENT OPTIONS

- OPTIONS

APPENDICES

INTRODUCTION:

Q-Build Property Management (QPM) has been retained by the Bureau of Emergency Services - Queensland Ambulance Service (QAS) to investigate and report on alternate use/disposal options for the QAS Station, 135 Grafton Street, Cairns.

The QAS is seeking to develop a new station on their site in Anderson Street, Manunda. Total development costs for this, excluding land, is approximately \$2.4 million. It was anticipated by QAS that funding for this would come from sale of the existing station. To date this has not been possible.

MINISTERIAL DIRECTIVE NOT TO PROCEED UNTIL SALE TENDERS FOR IN 1990 BY QAS PROVIDED - SALE OF EXISTING BUILDING

The existing station site comprises an older style two level office building constructed in the mid 1980's which is of brick and masonry block construction, with an adjoining garage and workshop. The site area is 2,242m² and is zoned 'B1 Main Business and Shopping'.

The vacant site at 42-50 Anderson Street, Manunda has an area of 1.285 hectares with dual street access. The property adjoins a cemetery reserve and is unzoned.

The major steps involved in this report were:

1. Property identification and investigation - this involved the correction and collation of all information relating to the subject and surrounding properties including full knowledge of all improvements on the site.
2. Identification of all development potential and constraints relating to both properties and all factors effecting the use of these sites were fully researched.

This report seeks to detail the work and findings of QPM together with a full explanation of the various options available to QAS, their advantages and disadvantages.

As the options discussed in this report may raise a number of issues requiring further attention by QAS and as these issues may eventually eliminate one or more suitable alternatives, we have reserved making a final recommendation pending further discussions and review of this report.

PRELIMINARY INFORMATION

RTI Release

PROPERTY IDENTITY: Cairns Ambulance Station

ADDRESS: 135 Grafton Street, Cairns

OWNER: Queensland Ambulance Transport Brigade

TENURE: Freehold Land

G.L.R. NO.: 23723

REAL PROPERTY DESCRIPTION: Lot 1 on Registered Plan No. 735839
County Nares, Parish of Cairns
Volume N1 132 Folio 56.

LOCAL AUTHORITY: Cairns City Council

ZONING: 'B1 Main Business and Shopping'

SITE AREA: 2242m²

DIMENSIONS OF LAND: An "L" shaped allotment 40.4 metres to Grafton street and 60 metres to Aplin Street.

EASEMENTS: Nil

ENCUMBRANCES: Nil

LOCATION: The property is located on the southern corner of Aplin and Grafton Streets, Cairns and in approximately 250 metres north-west of the business/retail centre of Cairns.

SERVICES:

All usual utility services are available to the property including electricity, telephone, sewerage, reticulated water, postal and garbage collection.

NATURE OF LAND:

The site is almost a rectangular shaped corner site and is level at road height. In relation to surrounding land, the site is of average elevation and affords good exposure to passing traffic.

SURROUNDING LOCALITY:

Surrounding development comprises a mixture of retail and commercial properties. Adjoining in Grafton Street is a Coles Supermarket carpark whilst adjoining in Aplin Street is two level commercial building tenanted by AMP Society. Opposite in Aplin Street is a restaurant and offices, whilst opposite in Grafton Street is a modern three level commercial building with State Bank of South Australia as the main tenant on the ground floor.

ROADS AND ACCESS:

Both Grafton Street and Aplin Street are four lane bitumen sealed carriageways with concrete kerbing and channelling. side and central parking.

Good access onto the property from both street frontages. Presently the ambulance use Grafton Street for entry and the Aplin Street frontage as an exit point.

DEVELOPMENT:

The property comprises two buildings, the first being constructed in early 1927 and being of two levels. The ground level has had some refurbishment and now comprises a main administration office, supervisors office with storeroom and safe, control room, lecture room, small dormitory, casualty room, staff room, air-conditioning plant room and two sets of toilets.

RTI Release

THE IMPROVEMENTS

The first level was formerly a residence and has been converted to office accommodation. It is divided into four offices, three large preparation rooms/offices, boardroom, kitchen, laundry, bathroom and toilet.

The adjoining building was constructed in 1982 and comprises a garage with parking for 14 vehicles, two storerooms, workshop, double carwash bay and toilet/laundry.

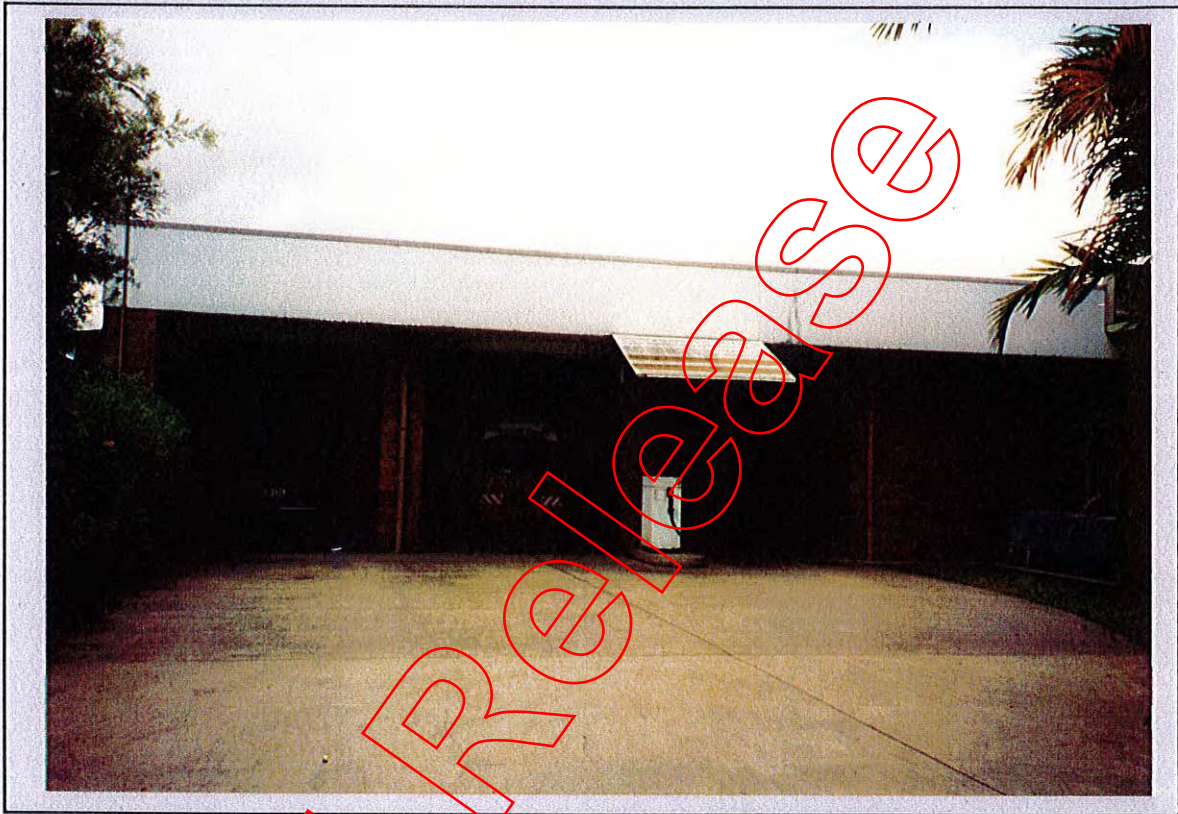


AGE: 67 years approximately (main station).

BUILDING STRUCTURE: The main two level building is constructed of:

- Reinforced concrete slab base and footings as foundations to ground floor
- Cavity brick walls
- Timber roof frame
- Colorbond custom roof cladding
- Colorbond guttering and PVC downpipes

- Main internal walls of rendered cavity brick with additional partitions of timber frame and plasterboard
- Internal ceilings a mixture of suspended acoustic tile to ground floor and timber fibre cement to first floor



The garage building is constructed of:

- Reinforced concrete slab base and footings as foundations
- Concrete columns
- RSJ portal frame
- Masonry block external walls;
- Colorbond metal deck roof cladding.

Other improvements include:

- Bitumen sealed carpark with security fencing for 11 vehicles;
- Concrete driveways from Grafton and Aplin Streets
- Brick fencing
- Attractive landscaping and gardens

FLOOR AREA:

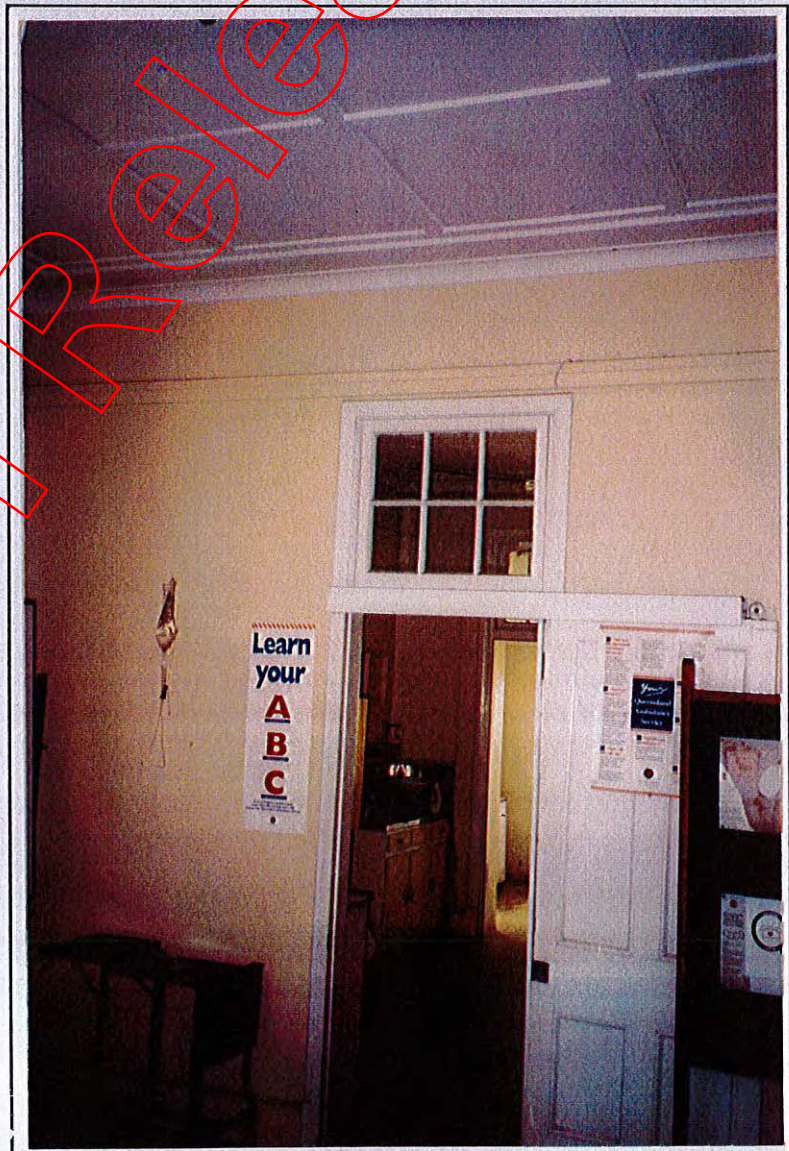
The subject improvements may be classified into the following floor areas:

Main Building

Ground Floor	378 square metres
First Floor	<u>330</u> square metres
Total	708 square metres

Adjoining Building

Garage	582 square metres
Storeroom/Workshop/ Toilets	<u>360</u> square metres
Total	942 square metres



INTERNAL DETAILS:

Fixtures and fittings to the main two level building include:

- Carpet and vinyl floor coverings throughout with ceramic tiles to bathrooms and toilets.
- Ducted air-conditioning system to ground floor with wall air-conditioning units to first floor offices.
- Ceiling fans throughout.
- Laminated cupboards and 3 stainless steel sinks to casualty room.
- Single bowl stainless steel sink and laminated cupboards to ground floor staff room.
- Terrazzo floor and tiled walls to downstairs dormitory.
- Two sets of toilets to ground floor.
- First floor kitchen has single bowl stainless steel sink, laminated and timber cupboards and large built in cupboard.

Fixtures and fittings to the garage and workshop are as follows:

- Fluorescent lighting throughout garage.
- Workshop has hoist, gas line, emergency generator room and winch.
- Double carwash bay with petrol pump (owned by BP) and in-slab drainage.
- 3 storage rooms with lockable roller doors.
- Toilets and laundry with shower, stainless steel urinal, two basins, two toilets, storeroom and laundry.

TENANCY DETAILS:

The property is currently occupied by the Queensland Ambulance Service as a fully operational Ambulance Station.

COMMENTS:

The buildings would appear to be in good condition and have been quite well maintained. The main two level building provides an average standard of accommodation for the existing use. The garage provides a good storage and turning area as well as adequate workshop and servicing facilities.

CONSTRUCTION COSTS:

[Redacted]

Tenders for construction of the new QATB Centre in Cairns were received by QAS and the successful tender was \$ [Redacted] by Lockchester Pty Ltd in July 1991.

It has been estimated that in current dollar terms the equivalent of the above tender amount would be \$2,400,000 - \$2,500,000.

Therefore the amount of \$2,500,000 has been adopted for use in calculations within our options study.

*old Plan
prior to
the construction
of the new*

*Geoff Reynolds
say
WASPAC
at \$ [Redacted]
was
incorrect
AB
24/11*

VALUATIONS:

We have undertaken to have both the existing station and the Anderson Street site valued for the purpose of this study.

The valuation of the existing centre on an 'as is' basis whilst QATB are in occupation is \$1,625,000, whilst the valuation with vacant possession is \$1,950,000. The Anderson Street site is valued at \$550,000 assuming the site is zoned and after allowing for fill.

Copies of the valuation reports are attached.

*4 Eights
Addition
\$ 325,000 for
vacant possession*

RTI REQUEST