




2023 Functional Areas and Construction Costs

Including:

- **Construction Rates**
 - **Furniture, Equipment and Sundry Allowances**
 - **Locality Indices**
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Contents

Construction Rates for Functional Areas.....	3
Methodology for Construction Rates Determination.....	3
2023 Functional Areas and Construction Rates.....	4
EDUCATIONAL FACILITIES	4
ADMINISTRATION.....	4
AMENITIES	4
APPLIED TECHNOLOGIES.....	4
DANCE.....	4
DESIGN and TECHNOLOGIES KITCHEN	5
DESIGN and TECHNOLOGIES WORKSHOP	5
DIGITAL TECHNOLOGIES LABORATORY	5
DRAMA.....	5
ENGINEERING	5
FLEXIBLE LEARNING AREA (FLA)	6
GENERAL LEARNING AREA (GLA)	6
GYM	6
HALL, MULTIPURPOSE	7
HALL, PERFORMANCE	7
HOSPITALITY PRACTICES KITCHEN	7
LEARNING COMMONS.....	7
LEARNING SUPPORT AREA.....	7
LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE.....	8
MEDIA ARTS.....	8
MUSIC	8
OUTDOOR COVERED AREA	8
SCIENCE LABORATORY	9
SENIOR TECHNOLOGIES WORKSHOP	9
TRAVEL, ENCLOSED AND STAIRWELLS	9
TRAVEL, LINK.....	9
TRAVEL, UNENCLOSED	9
TRAVEL, VERANDAH	10
TUCKSHOP.....	10
UNDERCROFT	10
VISUAL ARTS	10
BOARDING FACILITIES.....	10
STUDENT ACCOMMODATION.....	10
SHARED FACILTIES	11
SUPERVISORS ACCOMMODATION	11
DISTANCE EDUCATION FACILITIES	11
Appendix 1- Enrolment Based Functional Area Indicators.....	12





Appendix 2- 2023 Furniture, Equipment and Sundry Allowances..... 14

Appendix 3- 2023 Locality Indices..... 15

 LOCALITY INDICES FOR THE 2023 ROUND..... 15





Functional Areas and Construction Costs

Construction Rates for Functional Areas

The QIS BGA functional areas are developed to reflect the educational facilities needs of Queensland independent schools as they support student engagement with the Australian Curriculum Prep to Year 10 Learning Areas, i.e., English, Mathematics, Sciences, Humanities and Social Sciences, Technologies, Health and Physical Education, The Arts, Languages and Work Studies, as well as the Queensland senior syllabus documents and other recognised studies.

For the purposes of entering a proposed project's construction costs to the application template (Section 1.10), Approved Authorities/schools should refer to the descriptions, floor areas and construction rates for each of the functional areas following. Alternatively, a more conservative construction cost (per m²) for an area may be indicated within the application template, as required. Construction rates are shown at the 100% (Brisbane locality) rate. Locality allowances for regional and remote areas will be applied automatically via the application template (see **Appendix 3**).

In the context of the assessment of applications for capital assistance, floor areas and the corresponding construction rates are used by the BGA Secretariat and members of the QIS BGA Education/Buildings Capital Advisory Committee to analyse and evaluate the eligible costs of a **new** construction project. Further advice on projects involving refurbishment, conversion or upgrade of existing facilities can be accessed via *Learning Places and Spaces* and the application help notes.

Appendix 2 overviews the furniture, equipment and sundry allowances that may be included in the grant request, as part of the total proposed project cost.

Methodology for Construction Rates Determination

The construction rates for each functional area are reviewed and adjusted to reflect movements in the Building Price Index (BPI) prior to the commencement of each annual funding round, and are:

- representative of the costs to build 18 months forward of the funding round, allowing time for the application year to be processed and the expected timeframe for the commencement of approved projects.
- shown as square metre rates (m²) for each functional area
- determined via consultation with a Quantity Surveyor with experience in the design and delivery of education facilities within the Queensland construction market.

THE FOLLOWING NOTES SHOULD BE READ PRIOR TO USE OF THE RATES PROVIDED:

NOTE 1- Rates provided are typically based on an education standard building, reflective of the environment in which the school is sited.

NOTE 2- Rates exclude site specific costs such as bored piers, increased structural requirements for reactive soils, etc.

NOTE 3- An allowance for air-conditioning has been included within the construction rates unless advice is otherwise provided in the functional area descriptors.

NOTE 4- Additional costs to construct the proposed project, such as local authority fees, professional fees, special services etc will be provided via further sections of the application template.





2023 Functional Areas and Construction Rates

*Rates per m² are ex GST

FUNCTIONAL AREAS	Area (up to m ²)	*Rate (\$ per m ²)
EDUCATIONAL FACILITIES		
ADMINISTRATION		
<p>Reception/foyer, school management offices, business/finance and clerical support offices, board/meeting rooms, main/central staffroom, staff amenities, kitchen storage/joinery, work areas, secure and unsecure storage, sickbay, site server room, internal travel and other areas deemed necessary for the operation of the school. Finishes and fixtures of appropriate quality.</p> <p>Typical use: dedicated administration building.</p>		
PRIMARY, SECONDARY and COMBINED	Refer Appendix 1	3,910
<u>Associated Areas</u>		
External Staff Room (Decentralised)	Various	4,280
AMENITIES		
<p>Includes toilets, urinals, showers, sinks, and cleaner rooms, also PWD and ambulant facilities, as per the Building Code of Australia (BCA). Incorporates circulation allowance for inclusion of open space in support of supervision/line of sight/student safety.</p>		
PREP, PRIMARY, SECONDARY and COMBINED	As required	5,350
APPLIED TECHNOLOGIES		
<p>Higher density cabling for electrical and communications purposes resulting in a high heat load, requiring provision of air-conditioning. Areas may be distributed site-wide, as required. Due to the specialist nature of the space, the rate should not be utilised when costing a learning area fitted out for general computer usage. Excludes wi-fi service.</p> <p>Typical use: server room, communications space.</p>		
PREP, PRIMARY, SECONDARY and COMBINED	As required	4,960
<u>Associated Areas</u>		
– IT Administration	80	3,910
– Storeroom (Resource store, includes air-conditioning)	10	3,090
DANCE		
<p>Acoustic treatment, appropriate floor treatment and additional services.</p>		
SECONDARY	100	3,860
<u>Associated Areas</u>		
– Storeroom (Resource store, excludes air-conditioning)	10	2,800





FUNCTIONAL AREAS	Area (up to m ²)	*Rate (\$ per m ²)
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DESIGN and TECHNOLOGIES KITCHEN

Basic kitchen facilities, storage/joinery. Cost per m² excludes air-conditioning.
Typical use: produce and serve products, such as food and beverages.

SECONDARY	100	4,270
<u>Associated Areas</u>		
– Laundry (excludes air-conditioning)	10	4,780
– Storeroom (Dry stores, excludes air-conditioning)	30	3,970

DESIGN and TECHNOLOGIES WORKSHOP

Workshop areas, materials storage/racking space and associated joinery of an appropriate scale. Cost per m² excludes air-conditioning.
 Costs for inclusions, such as extraction systems, should be listed via further sections of the application.

SECONDARY	100	3,450
<u>Associated Areas</u>		
– Materials Preparation Area (excludes air-conditioning)	50	3,160
– Storeroom (Resource store, excludes air-conditioning)	50	2,800
– External Covered Work Area (excludes air-conditioning)	100	1,260

DIGITAL TECHNOLOGIES LABORATORY

Provision for increased technology capability in an adaptable workspace, including storage/joinery.
Typical uses: robotics lab, maker space, e-sport space, design tasks.

SECONDARY	90	3,450
<u>Associated Areas</u>		
– Storeroom (Resource store, includes air-conditioning)	20	2,960

DRAMA

Acoustic treatment, appropriate floor treatment and additional services.

SECONDARY	100	3,860
<u>Associated Areas</u>		
– Storeroom (Resource store, excludes air-conditioning)	20	2,800

ENGINEERING

Plant rooms in relation to e.g., switchboard, air conditioning, maintenance facilities.
Typical uses: dedicated plant room, grounds/maintenance staff work area, tractor/machinery shed.

Plant Room	As required	2,020
Maintenance Facilities	30	2,330





FUNCTIONAL AREAS	Area (up to m ²)	*Rate (\$ per m ²)
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FLEXIBLE LEARNING AREA (FLA)

Teaching space supporting both general and specialist learning including storage/joinery within, such as basic benches and cupboards. Also, further storage/joinery such as equipment or utensils store, according to the type of learning to be associated with the space. Includes wet areas (sink/sink bench).

Costs for inclusions, such as operable walls, should be listed via further sections of the application.

Typical use: art and other making activities, simple food preparation, science.

PREP, PRIMARY, SECONDARY and COMBINED	100	3,450
<u>Associated Areas</u>		
– GLA/FLA Storeroom (Resource store, excludes air-conditioning)	10	2,800
– Outdoor Covered Area (COLA) (in close proximity to FLA)	40	1,420

GENERAL LEARNING AREA (GLA)

General teaching space including storage/joinery within, such as basic benches and cupboards.

Costs for inclusions, such as operable walls, should be listed via further sections of the application.

Typical Use: general purpose learning space.

PREP	100	3,330
<u>Associated Areas</u>		
– Teacher Work Area	10	3,160
– Withdrawal	10	2,570
– GLA/FLA Storeroom (Resource store, excludes air-conditioning)	10	2,800
– Outdoor Covered Area (COLA) (in close proximity to PREP GLA)	40	1,420
PRIMARY, SECONDARY and COMBINED	85	3,160
<u>Associated Areas</u>		
– Withdrawal	10	2,570
– Storeroom (Resource store, excludes air-conditioning)	10	2,800
– Outdoor Covered Area (COLA) (in close proximity to GLA)	40	1,420

GYM

Basic enclosed gym, equipment storage, floor treatment, lights within.

Typical uses: fitness/sports science activities, weights room, conditioning centre.

PRIMARY, SECONDARY and COMBINED	85	3,420
<u>Associated Areas</u>		
– Change Facilities	As required	5,130
– Storeroom (Resource store, excludes air-conditioning)	20	2,800





FUNCTIONAL AREAS	Area (up to m ²)	*Rate (\$ per m ²)
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HALL, MULTIPURPOSE

Large, covered area, high volume, open span structure, not fully enclosed e.g., half walls with mesh infill, hardstand floors, basic painted floor e.g., court line markings. Natural ventilation or fans. Cost per m² excludes air-conditioning.

Costs for inclusions, such as retractable seating, should be listed via further sections of the application.

Typical uses: court sports, assemblies.

PRIMARY, SECONDARY and COMBINED	Refer Appendix 1	3,320
Associated Areas		
– Change Facilities	As required	5,130
– Storeroom (Resource store, excludes air-conditioning)	50	2,800

HALL, PERFORMANCE

Fully enclosed, higher standard of finishes e.g. acoustic treatments and lighting, permanent seating, inclusions such as stage, light bars, curtaining. Cost per m² excludes amenities.

Costs for inclusions, such as sprung floors or retractable seating, should be listed via further sections of the application.

Typical uses: school community events such as awards evenings, music performances, drama productions, court sports.

PRIMARY, SECONDARY and COMBINED	Various	4,080
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HOSPITALITY PRACTICES KITCHEN

Higher density of building services and extraction system, storage/joinery. Learning space designed for industry relevant fit out.

SECONDARY	120	4,780
Associated Areas		
– Laundry (excludes air-conditioning)	10	4,780
– Storeroom (Dry stores, excludes air-conditioning)	40	3,970
– Cold Room	10	5,230

LEARNING COMMONS

Large, collaborative learning space/s associated with a series of GLAs/FLAs. Internal travel spaces contributing to configuration of open plan learning. Potential exists for withdrawal spaces to be redistributed to contribute to the shared learning area.

Typical use: breakout space providing options for small and large group work, across a class, classes or year levels.

PRIMARY, SECONDARY and COMBINED	Various	3,450
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LEARNING SUPPORT AREA

Teaching space with storage/joinery within, such as basic benches and cupboards, as well as further storage/joinery to accommodate specialist learning resources etc.

Typical uses: learning enrichment, learning support.

PRIMARY, SECONDARY and COMBINED	Refer Appendix 1	3,450
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FUNCTIONAL AREAS	Area (up to m ²)	*Rate (\$ per m ²)
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LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE

Reading spaces, individual study areas, collaborative workspaces, satellite libraries, staff work rooms (other than staffrooms), circulation spaces, storage/joinery.

Cost per m² excludes any server room or other areas reliant on higher density cabling for electrical and communications purposes.

PRIMARY	Refer Appendix 1	3,450
SECONDARY and COMBINED	Refer Appendix 1	4,020
SENIOR STUDY CENTRE	Refer Appendix 1	4,020
<u>Associated Areas</u>		
– Storeroom (Resource store, includes air-conditioning)	20	2,960
– IT Equipment Storeroom (Resource store, includes air-conditioning)	10	3,090

MEDIA ARTS

Acoustic treatments and additional services, recording studio, green rooms, sound booths.

SECONDARY	100	4,180
<u>Associated Areas</u>		
– Storeroom (Resource store, includes air-conditioning)	10	2,960

MUSIC

Higher level acoustic treatments and additional services, sound booth.

SECONDARY	100	4,050
<u>Associated Areas</u>		
– Music Practice Room	Various	4,050
– Storeroom (Resource store, ventilated)	30	2,960

OUTDOOR COVERED AREA

Attached or detached (in close proximity to other serviced structure), light framed structure, on ground, paving, open aired, incorporating lighting.

Possibly associated with a low stage for assembly/performance purposes or block wall for ball sports.

Typical uses: shade structure for outdoor gatherings or lunch area and/or small external games area.

PREP, PRIMARY, SECONDARY and COMBINED	Refer Appendix 1	1,420
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*NOTE- For a covered area for outdoor learning activities or break out space (COLA), refer to *General Learning Area* and/or *Flexible Learning Area* Associated Areas.





FUNCTIONAL AREAS	Area (up to m ²)	*Rate (\$ per m ²)
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SCIENCE LABORATORY

Laboratories, preparation rooms (high service costs), storage/joinery (lab equipment and chemicals). Basic building also reflects adjusted materials.

Costs for inclusions, such as fume cupboards, should be listed via further sections of the application.

Costs for Agricultural Science Sheds which include learning spaces will be provided via evidence submitted as additional supporting documentation to the application, e.g., Quantity Surveyor costing or similar.

SECONDARY	100	4,520
<u>Associated Areas</u>		
– Science Preparation Room	20	4,520
– Storeroom (Resource store, ventilated)	10	2,960
– Student Experiment Space (ventilated)	35	2,960
– Agricultural Science Equipment Shed (Proprietary shed to be assembled, minimal fit out, excludes air-conditioning)	40	2,000

SENIOR TECHNOLOGIES WORKSHOP

Workshop areas, machine bays, spraying bays, wash areas, materials storage/racking space and associated joinery. Learning space designed for industry relevant fit out. Cost per m² excludes air-conditioning.

Costs for inclusions, such as extraction systems, should be listed via further sections of the application.

Typical uses: Delivery of VET or senior syllabi such as Building and Construction Skills, Engineering, Engineering Skills, Furnishing Skills etc.

SECONDARY	120	3,450
<u>Associated Areas</u>		
– Materials Prep Area	50	3,160
– Storeroom (Resource store, excludes air-conditioning)	50	2,800
– External Covered Work Area	100	1,260

TRAVEL, ENCLOSED AND STAIRWELLS

Enclosed pedestrian travel, such as stairwells, corridors and hallways.

PREP, PRIMARY, SECONDARY and COMBINED	Various	3,980
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TRAVEL, LINK

Detached structure, basic frame, roof, simple lighting, ground slab as covered pedestrian walkway between buildings.

PREP, PRIMARY, SECONDARY and COMBINED	Various	950
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TRAVEL, UNENCLOSED

Attached structure, basic frame, roof, simple lighting, light ground pavement as pedestrian walkway between buildings.

*Excludes uncovered paths (refer Appendix 2, Sundry Allowances-Landscaping)





FUNCTIONAL AREAS	Area (up to m²)	*Rate (\$ per m²)
PREP, PRIMARY, SECONDARY and COMBINED	Various	1,130
TRAVEL, VERANDAH		
1 st and/or 2 nd floor, one side length of building, up to 3m wide. Attached structure, basic frame, roof, simple lighting, light ground pavement.		
PREP, PRIMARY, SECONDARY and COMBINED	Various	950
TUCKSHOP		
Service areas such as service counter, roller doors, sink, storage/joinery. Food preparation areas such as benches. High intensity of building services and security.		
PRIMARY, SECONDARY and COMBINED	20	6,210
Associated Areas:		
– Storeroom (Dry store, excludes air-conditioning)	40	3,970
– Cold Room	10	5,230
– Book Hire Facility	40	3,750
– Uniform Store	40	3,750
UNDERCROFT		
Basic structure to building works above, basic lighting and minimal walls.		
PREP, PRIMARY, SECONDARY and COMBINED	Various	1,560
VISUAL ARTS		
Wet areas, display areas, storage/joinery.		
SECONDARY	110	3,530
Associated Areas		
– Storeroom (Resource store, excludes air-conditioning)	30	2,800
– External Covered Work Area	40	1,260
BOARDING FACILITIES		
A floor area indicator of 24m ² per boarding student is utilised, in relation to the combination of typical student-focused facilities associated with the operation of a boarding facility, i.e., study/sleep, amenities, recreation/common areas and circulation.		
Costs and areas associated with any other boarding service areas, including those requiring commercial quality fittings, such as kitchens, laundries, etc. will be assessed outside of the 24m ² per student floor area indicator.		
STUDENT ACCOMMODATION		
ACCOMMODATION with SHARED ENSUITES	Various	3,450
Basic framed structure, shared ensuite between multiple accommodation spaces (one, two or four beds sharing same service corridor). Higher density amenities.		
ACCOMMODATION with ENSUITES	Various	3,680





FUNCTIONAL AREAS	Area (up to m²)	*Rate (\$ per m²)
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Basic framed structure with dedicated ensuite servicing single accommodation space.

SHARED FACILTIES		
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Dining room, kitchen, sick bay and ancillary support services, recreation/common room.	Various	5,130
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Associated Areas

– Internal circulation	Various	2,280
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SUPERVISORS ACCOMMODATION		
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Supervisor’s units (on site) will be assessed outside of the 24m² per student floor area indicator.

Basic framed structure, with dedicated ensuite, kitchenette, area for single bed.

STUDIO TYPE UNIT	45	3,500
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DISTANCE EDUCATION FACILITIES		
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The construction and renovation of facilities to service Australian distance education students are eligible for consideration under the Australian Government Capital Grants Program. Queensland Government State Capital Assistance Scheme grants will apply to the confirmed number of Queensland student enrolments only.

To service 250 students, as a baseline number, the following areas are deemed reasonable to enable a distance education facility to operate efficiently. Pro-rata increases for greater enrolments, in spaces such as teacher work areas, are appropriate.

Teacher work area (per teacher)	6	3,910
Recording or video-conferencing room	10	4,180
Mail room and bench space	20	3,910
Photocopy room	8	2,240
Interview room	15	2,240
Reception and staff workspace (2 staff)	18	3,910
Staffroom (including kitchen)	50	3,910
Resource store and staff resources	50	2,960
Head teacher office	14	3,910
Staff amenities	20	3,910
Travel	30	2,440





Appendix 1- Enrolment Based Functional Area Indicators

ADMINISTRATION

PRIMARY, SECONDARY and COMBINED

A general indicator value for Administration areas for medium to large schools of approximately 1m² per student is applied. Recognition is given to small (or new/developing) schools where a minimum provision is required.

Enrolments	Area (up to m ²)
Up to 150	250
151 to 250	320
251 to 350	380
Greater than 351	380m ² plus 1m ² per student in excess 350

HALL, MULTIPURPOSE

PRIMARY

Enrolments	Area (up to m ²)
Up to 300	Half netball court of 391m ²
Greater than 301	Full netball court of 781m ²

SECONDARY and COMBINED

Primary and secondary enrolments should be counted together. Different considerations may apply where a P–12 school is not on one campus, i.e., primary and secondary sites are geographically separated.

Enrolments	Area (up to m ²)
Up to 500	Full netball court (781m ²)
Greater than 501	Double netball court (1,562m ²)

LEARNING SUPPORT AREA

PRIMARY, SECONDARY and COMBINED

Learning support spaces may be in a single location or dispersed across the site.

Enrolments	Area (up to m ²)
Up to 699	75-85
700 to 1,049	150-170
Greater than 1,050	225-255





LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE

PRIMARY, SECONDARY and COMBINED

Recognition is given to small (or new/developing) schools, where a minimum floor area provision will be considered to service the needs of a school community. For schools greater than 200 students, a floor area indicator of 0.6m² per student will be applied, based on total enrolments (FTE).

Enrolments	Area (up to m ²)
Up to 200	120
Greater than 200	120 plus 0.6m ² per additional student

OUTDOOR COVERED AREA

PRIMARY

Enrolments	Area (up to m ²)
Up to 300	100
Greater than 301	150

SECONDARY and COMBINED

Enrolments	Area (up to m ²)
Up to 400	200
Greater than 401	300





Appendix 2- 2023 Furniture, Equipment and Sundry Allowances

NOTE 1- Costs/m² shown are at the 100% rate. Any locality allowances will be applied automatically through the application process.

NOTE 2- Furniture and equipment allowances are not intended as an amount to fully complete the requirements of a functional space.

NOTE 3- Allowance for furniture and equipment is combined unless otherwise indicated.

FUNCTIONAL AREAS	ALLOWANCE
ADMINISTRATION	\$29,546
FLA	\$14,777
GLA (Furniture only, per GLA space)	
PREP	\$17,787
PRIMARY, SECONDARY and COMBINED	\$12,057
WITHDRAWAL ROOM	\$ 3,217
GLA (Equipment only, per GLA space)	\$ 1,228
LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE	\$55,875
SCIENCE	\$17,802
TECHNOLOGIES	
DESIGN and TECHNOLOGIES KITCHEN	\$36,569
HOSPITALITY PRACTICES KITCHEN	\$51,196
DESIGN and TECHNOLOGIES WORKSHOP	\$36,349
SENIOR TECHNOLOGIES WORKSHOP	\$14,777
DIGITAL TECHNOLOGIES LABORATORY	\$14,777
THE ARTS	
DANCE	
DRAMA	
MEDIA ARTS	\$14,777
MUSIC	
VISUAL ARTS	
SUNDRY ALLOWANCES	ALLOWANCE
CAR PARK	\$91,129
LANDSCAPING (per building)	\$18,213





Appendix 3- 2023 Locality Indices

The Locality Index (LI) is used as a means to compare the same project from one site to another. The LI incorporates the adjustment to costs for the increase in transportation of labour and materials to site, as well as the industrial allowances for working on remote sites and the change in labour productivity through travel and other external influences. It is applicable to the total cost of construction and is subject to factors such as building design, material selection and regional workloads of contractors.

LOCALITY INDICES FOR THE 2023 ROUND

Reference: *Locality Index – September 2022, GRC Quantity Surveyors*

Locality (Alphabetical)	2023 Locality Index
Agnes Water	113
Atherton	117
Ayr	117
Barcaldine	132
Biloela	116
Brisbane	100
Brisbane (CBD)	103
Bundaberg	107
Caboolture	101
Cairns	108
Cannonvale	118
Charters Towers	124
Chinchilla	111
Cooktown	138
Dalby	106
Emerald	126
Gatton	102
Gladstone	117
Gold Coast	101
Gold Coast (CBD)	103
Goondiwindi	111
Gordonvale	111
Gympie	107
Hervey Bay	106
Innisfail	117
Ipswich	100
Jimboomba	103
Kewarra Beach	112
Kingaroy	109
Kooralbyn	102
Kuranda	112
Laidley	102
Logan	100
Mackay	116
Maryborough	106
Mossman	117
Murgon	111
Nambour	104
Normanton	175





Locality (Alphabetical)	2023 Locality Index
Rockhampton	117
Sunshine Coast	103
Tamborine	107
Toowoomba	102
Townsville	114
Tully	121
Wangetti Beach	112
Warwick	106
Weipa	190
Woorabinda	141

