

APPENDIX B – AFSS

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address

29-51 HICKSON ROAD, BARANGAROO, SYDNEY NSW 2000

Lot No. (if known)

DP/SP (if known)

Building name (if applicable)

BARANGAROO CULTURAL SPACE

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

3 STOREY - CLASS 6 (LEVEL 2), 9b (GROUND), ANCILLARY (LEVEL 1)

2 STOREY BELOW GROUND CLASS 7a CARPARK BASEMENT 1 & 2

Section 3: Name and address of the owner(s) of the building or part of the building

Name

INFRASTRUCTURE NSW

Address

AON TOWER, LEVEL 27, 201 KENT STREET, SYDNEY NSW

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
ACCESS PANELS, DOORS, AND HOPPERS TO FIRE-RESISTING SHAFTS	BCA Clause C3.13	12.05.2022	F030235A
AUTOMATIC FAIL-SAFE DEVICES	BCA Clause D2.21	12.05.2022	F030235A
AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS	BCA Spec E2.2a, Clause 4, AS 1670.1-2004 (refer Raw Fire Engineering report below)	12.05.2022	F030235A
AUTOMATIC FIRE SUPPRESSION SYSTEMS (SPRINKLER SYSTEM)	BCA Spec E1.5, AS 2118.1-1999 (refer Raw Fire Engineering report below)	12.05.2022	F030235A
EMERGENCY LIGHTING	BCA E4.2 & E4.4, AS 2293.1-2005	30.05.2022	F045433A
SOUND SYSTEM AND INTERCOM SYSTEMS FOR EMERGENCY PURPOSES	BCA E4.9, AS 1670.4-2004 (refer Raw Fire Engineering report below)	12.05.2022	F030235A
EXIT SIGNS	BCA E4.5, E4.6 & E4.8, AS 2293.1-2005	30.05.2022	F045433A
FIRE CONTROL ROOM	BCA Spec E1.8	12.05.2022	F030235A
FIRE DAMPERS	BCA C3.15, AS/NZS 1668.1-1998	29.06.2022	F033099A

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



FIRE DOORS	BCA C2.12, C2.13, C3.4, C3.5, C3.7 C3.8, C3.10, AS 1905.1-2005, AS 1735.11-1986	12.05.2022	F030235A
FIRE HYDRANT SYSTEMS	BCA E1.3, AS 2419.1-2005 (refer Raw Fire Engineering report below)	12.05.2022	F030235A
FIRE SEALS PROTECTING OPENINGS IN FIRE-RESISTING COMPONENTS	BCA C3.16, AS 1530.4-2005	12.05.2022	F030235A
HOSE REEL SYSTEMS	BCA E1.4, AS 2441-2005	12.05.2022	F030235A
LIGHTWEIGHT CONSTRUCTION	BCA Spec C1.8, AS 1530.4-2005	12.05.2022	F030235A
MECHANICAL AIR HANDLING SYSTEMS	BCA E2.2, F4.11, AS/NZS 1668.1-1998 & Part 2-1991(refer Raw Fire Engineering report below)	12.05.2022	F055809A
PORTABLE FIRE EXTINGUISHERS & BLANKETS	BCA E1.6, AS 2444-2001	12.05.2022	F030235A
SMOKE DETECTORS AND HEAT DETECTORS	BCA Spec E2.2a Clause 4, AS 1670.1-2004 (refer Raw Fire Engineering report below)	12.05.2022	F030235A
WALL-WETTING SPRINKLER AND DRENCHER SYSTEMS	BCA C3.4, AS 2118.1-1999 (refer Raw Fire Engineering report below)	30.05.2022	F045433A
WARNING AND OPERATIONAL SIGNS	BCA Clause D2.23, EP&A Reg 2000 Clause 183	12.05.2022	F030235A

FIRE ENGINEERING:

Fire Safety Statement



Part 9 of the Environmental Planning and Assessment Regulation 2000

Fire Safety Engineering report of Raw Fire Engineering Report Ref No. S100616_FER_06_Rev D dated 02/07/15: - Combustible goods must not be stored above 7m in the Cultural Space. - Openings exposed to the allotment boundary. - The skylights, roof lights, roof opening for the tower and other unprotected openings are located within 3m of the allotment boundary. The existing Harbour Control Tower is considered to be a different building with a firewall separating the two; however, the openings are unprotected and thus do not comply with Provisions C3.2. - The travel distance in the Cultural Space on ground floor is up to 60m to the nearest exit and 120m between alternative exits. - The ground level is provided with 22.8m of unobstructed exit width in lieu of the 25m required by the DTS provisions for a population of 2,500 persons. - The southern and northern exits from the ground floor have an aggregate clear width of 17.5m and 5.3m respectively. - Deletion of Smoke hazard management - In lieu of automatic smoke exhaust to the main public space, the enclosure is provided with natural venting via the roof lights. - Travel distances in the carparking levels are up to 60m to the nearest exit and 120m between alternative exits. - In the plant room at the north end (north of grid line 1), the travel distance is permitted to be up to 30m to a single exit. - In the park maintenance plant room near the vehicle ramp entrance, the travel distance is up to 27m to the nearest point of choice. - On the vehicle ramp to Towns Place, travel distance is up to 55m to the nearest exit in lieu of 40m and 109m between alternative exits. - The covered area of discharge from fire stairs ST03 and ST04 is open for less than 1/3 of its perimeter. The fire isolated stair from the Harbour Control Tower discharges into the Cultural space in lieu of a road or open space. - The non-fire isolated stair serving the pumproom below basement level 2 discharges into Basement level 2 in lieu of a level with direct egress to a road or open space. - The voice message intelligibility requirements of AS1670.4 will not be achieved. - Departure to Sprinkler Specification E1.5 and referenced documents being NFPA 13:1999. The sprinkler system shall comply with AS2118.1-1999 throughout all areas except for below the pre-cast element structure in the ground floor cultural centre and the northern approach where the system will comply with NFPA 13:2013 – Clause 8.6.4.1.2(5).	12.05.2022	JC
Fire Safety Engineering report of Red Fire report no. JN17-00079 R1 14/07/17 re the demountable offices: - Reduced FRL of sheds to be Type C instead of Type A. - Extended travel distances exceeding 40m in the cultural space. Reduced total egress width in the existing building, based on the proposed occupant number, to be 23m instead of 55m. - Omission of zone smoke control system in the proposed office sheds (Class 5). - Omission of automatic sprinkler system coverage to; elevated space underneath the proposed office sheds; and the elevated space between lower.	12.05.2022	JC

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS).

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

Part of the building inspected	Date(s) inspected	APFS *
WHOLE	12.05.2022	F030235A

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS).

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

Full name	Phone	Email	Accreditation No.*	Signature
James Carlton	9638 1662	james.carlton@flamesafe.com.au	F030235A	
Ross Millar	0402223706	rmillar@acesair.net.au	F055809A	
Brian Horncastle	9412 2322	brian.horncastle@philipchun.com	F045433A	
Grant Deeley	0413611448	grant@zirconfire.com.au	F033099A	

* Where applicable – see notes on page 4 for further information.

Section 7: Name and contact details of the person issuing this statement

Full name

BRENTON BOOTH

Organisation (if applicable)

CUSHMAN & WAKEFIELD

Title/Position (if applicable)

SENIOR FACILITIES MANAGER

Phone

0466 449 137

Email

Brenton.Booth@cushwake.com

The person issuing the statement must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, BRENTON BOOTH (insert full name) being the: ☐ owner ☒ owner's agent

declare that:

- a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) and was found, when it was assessed, to be capable of performing:
- in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of Part 9 of the Regulation.

Owner/Agent Signature

Date issued

20/07/2022

Section 9: Supplementary fire safety statement declaration

I, Click here

(insert full name) being the: ☐ owner ☐ owner's agent

declare that each critical fire safety measure specified in the statement has been assessed by an accredited practitioner (fire safety) and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this statement is issued.

Owner/Agent Signature

Date issued

Note:

A current fire safety schedule for the building must be attached to the statement in accordance with the Regulation.

Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form



Please note:

The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment Regulation 2000*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in clause 3 of the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements can be emailed to Fire and Rescue NSW at afss@fire.nsw.gov.au. Alternately, statements can be posted to Fire and Rescue NSW, Locked Bag 12, Greenacre NSW 2190. For further information about this process, please visit the 'Error! Hyperlink reference not valid.' page at www.fire.nsw.gov.au.
- As soon as practicable after issuing the fire safety statement, the building owner must display a copy (together with a copy of the current fire safety schedule) in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety' page of the Department's website at www.planning.nsw.gov.au.

Section 1: Type of statement

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under clause 175 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under clause 178 of the Regulation and relates to each critical fire safety measure that applies to the building.

Section 2: Description of the building or part of the building

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

Section 3: Name and address of the owner(s) of the building or part of the building

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in clause 165 of the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

Fire Safety Statement



Information to help building owners complete the Fire Safety Statement form

- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire exits, fire safety notices, doors relating to fire exits and paths of travel to fire exits in the building or part of the building and found there has been no breach of Division 7 of Part 9 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to endorse the relevant part of the fire safety statement.
- The first industry accreditation scheme for APFS has been approved by the NSW Government.
- From July 1 2020, a building owner must select an APFS from a register of accredited practitioners. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of the APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at www.fairtrading.nsw.gov.au.

Section 7: Name and contact details of the person issuing the statement

- The purpose of this section of the form is to detail the name and contact details of the person who is issuing the statement i.e. the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person issues the statement on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person issuing the statement as a representative of the organisation must have the appropriate authority to do so.
- Where a person issues the statement on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may issue the statement, however each of the other owners must authorise the owner who issues the statement to act as their agent.
- The person issuing the statement must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.
- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation. The building owner(s) are also responsible

for ensuring that essential fire safety measures are maintained in accordance with clause 182 of the Regulation. An agent cannot be made responsible for these requirements.

Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is issuing the annual fire safety statement in accordance with clause 175 of the Regulation and is the same person as detailed in section 7. The person issuing the statement must identify if they are the owner or the owner's agent.
- In issuing the statement, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form and issuing the statement.
- The person who issues the statement by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is issuing the supplementary fire safety statement in accordance with clause 178 of the Regulation and is the same person as detailed in section 7. The person issuing the statement must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

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