

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

20 CANDLE HEATH ROAD PERISHER VALLEY NSW 2624

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
603	DP1158020	THE STABLES RESORT

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

ACCOMMODATION/RESTAURANT AND STORAGE, TWO STOREY BUILDING ABOVE GROUND AND ONE BELOW

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

Name

C/ MR MATHEW ANSTEE

Address

11 OSBORNE ROAD BURRADOO 2576

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Fire resisting structures & exits	<p>AE&D Report No.1018 FSR Rev.01, dated July 2009</p> <p>BCA Sections C and D</p> <p>Alternative Solution for Timber cladding and Exit Travel Distances by AED Fire dated 25/05/15, Ref F1698 FER Rev.01</p> <p>J² Fire Engineering Report 0269 Rev D dated 1 August 2016, i.e.</p> <ul style="list-style-type: none">Staff accommodation bedrooms shall be fire separated from adjoining bedrooms via fire rated construction achieving not less than FRL 60/60/60 with any doors being 35mm thick solid core, tight fitting and self-closing. <p>Door bounding the garage and the Class 3 staff accommodation living area shall be a self-closing fire door achieving FRL -/60/30, fitted with medium temperature batwing type smoke seals with DTS compliant signage.</p>	14/03/2022	AM

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Fire Hazard Properties	BCA Clause C1.10, BCA Specification C1.10 Alternative Solution for Timber cladding and Exit Travel Distances by AED Fire dated 25/05/15, Ref F1698 FER Rev.01 J ² Fire Engineering Report 0269 Rev D dated 1 August 2016, i.e. No sun hoods, awnings, clothes lines or any other item which may promote fire spread between the subject building and neighbouring Unit 19 shall be provided over existing openings.	14/03/2022	AM
Smoke Seals to SOU Entry Doors (Units 1,2,3,4,5A,5B,6,7,8 & 9) (Units 18 to 29 inclusive)	AS 1530.7 and Alternative Solution for Timber cladding and Exit Travel Distances by AED Fire dated 25/05/15, Ref F1698 FER Rev.01	14/03/2022	AM
Access Panels	BCA Clause C3.13 & AS 1530.4-1997	14/03/2022	AM
Automatic fail-safe devices (magnetic door holders)	BCA Clause C3.8	14/03/2022	JM
Automatic fire detection and alarm system, including manually operated fire alarm system with call points	BCA Clause E2.2 and G4.8, BCA Specification E2.2 and AS 1670.1-1995 and AS 1670.1-2004 J ² Fire Engineering Report 0269 Rev D dated 1 August 2016, i.e. The building shall be provided with an AS 1670.1 -2015 smoke detection system that includes smoke/thermal detectors in Unit 19 configured to activate a general alarm which will include additional speakers/sounders within each bedroom, and common area of the staff accommodation area.	14/03/2022	JM
Wall-wetting sprinkler and drencher systems	BCA Clause C3.4, AS 2118.2 AE&D Report No. 1018 FSR Rev.01, dated July 2009	14/03/2022	JM
Emergency lighting (including external emergency lighting)	BCA Clauses E4.2, E4.4, G4.8 and AS 2293.1-2005	14/03/2022	JM
Exit signs	BCA Clauses E4.5, E4.6, E4.8 and AS 2293.1-2005	14/03/2022	JM
Fire Blankets	AS 2444-2001	14/03/2022	JM
Fire Hydrant System	BCA Clauses E1.3, G4.8 and AS 2419.1-1994		NPWS
Fire Orders	BCA Clause G4.9	14/03/2022	JM
Fire Seals protecting opening in fire- resisting components of the building	BCA Clause C3.12 and C3.15, BCA Specification C3.15	14/03/2022	AM
Hose reel systems	BCA Clause E1.4 and AS 2441-1988	14/03/2022	JM
Lightweight construction	BCA Clause C1.1 and C1.8	14/03/2022	AM
Mechanical air handling systems	BCA Clause E2.2 & AS/NZS 1668.1-1991	14/03/2022	JM
Portable fire extinguishers	BCA Clause E1.6 of the BCA & AS 2444-2001	14/03/2022	JM
Fire dampers	BCA Clause C2.5 & E2.2; AS 1668.1-1991 & AS 1682.1 & 2-1990	14/03/2022	AM

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Fire collars	BCA Clause C3.15 and AS 1530.4	14/03/2022	AM
Solid core doors with self-closer	BCA Clauses C3.11	14/03/2022	JM
Fire doors with self-closer	BCA Clauses C3.11 and AS 1905.1-2005	14/03/2022	AM
Warning and operational signs	BCA Clauses G4.3 and G4.9	14/03/2022	JM
Snow Clearing Management Plan	Dept of Planning Fire Order	14/03/2022	AM
Door hardware	BCA D2.21	14/03/2022	JM
Contrasting Strips on floor to indicate where change of levels in enclosed corridors	Dept of Planning Fire Order	14/03/2022	AM
Staff Training	J ² Fire Engineering Report 0269 Rev D dated 1 August 2016, i.e. All residing staff must be provided with emergency evacuation training upon commencement of employment before residing within the building. This shall include familiarization with the tones and instructions as to how to evacuate the building in the event of an emergency.	14/03/2022	AM

* 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 BUILDING PATHS OF TRAVEL TO FIRE RELATED EXITS	14/03/2022	JM

* 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
ALEX MACHIN	02 64353165	ADMIN@ALPINEFIRE.COM.AU	F015285A	
JACE MANNING	02 64353165	ADMIN@ALPINEFIRE.COM.AU	F038644A	

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

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

Full name TESS TORU	
Organisation (if applicable) THE STABLES PERISHER MGMT	Title/Position (if applicable) GENERAL MANAGER.
Phone 0477 555 019.	Email INFO@THESTABLESPERISHER.COM.AU

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, Click here (insert full name) being the: ☐ owner ☒ owner's agent
declare that:

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- 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:
- i. 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
 - ii. 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

A handwritten signature in black ink, appearing to read "Wolus".

Date issued

14/3/2022

Section 9: Supplementary fire safety statement declaration

I, N/A (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

N/A

Date issued

N/A

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 'Lodge a fire safety statement' 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.

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- 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'. 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 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 CFSP 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.

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- 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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