



FIRE SAFETY STATEMENT

and Fire Safety Schedules

Under the Environmental Planning and Assessment Regulation 2021, the building owner must choose an accredited practitioner (fire safety) to assess each essential fire safety measure and verify they can perform to the required standard.

Once each measure complies with the Australian Standard, the owner or agent must prepare an Annual Fire Safety Statement (AFSS) and display it in a prominent location within the building. The AFSS is also presented to the governing local Council and Fire & Rescue NSW.

Usually, the governing Council will send a reminder to the owner of a building stating that the AFSS is due and the Fire Safety Measures which require certification are attached in a list. Some Councils also charge a fee with each submission of the AFSS. Not all Councils send reminders when an AFSS is due, so building owners should not rely on this. It is up to the building owner to ensure that an AFSS is prepared and submitted on time each year to the governing Council and that a further copy is sent to Fire & Rescue NSW.

Buildings constructed after 1st July 1988, or those with additions/alterations carried out after that date, are required to submit an AFSS and are the subject of a Fire Safety Schedule.

Fire Safety Schedules list the measures required to be installed and the standard they need to attain. A Fire Safety Schedule can be issued:

- by the governing Council or an accredited certifier
- by the governing Council with a fire safety order

- by the governing Council in some cases with a development consent, such as for a change of use in an existing building.

The NSW Environmental Planning & Assessment Regulation 2021 states that, "The owner of a building to which an essential fire safety measure applies must give the council an Annual Fire Safety Statement for the building".

Fines may apply as well as possible serious legal consequences for those responsible if this legislation is not obeyed.

Fire Safety measures include (but are not limited to):

- Fire mains and water supply services
- Fire hydrants
- Fire shutters & windows
- Fire doors
- Fire dampers
- Fire hose reels
- Fire extinguishers
- Smoke detectors and alarms
- Automatic sprinkler systems
- Emergency lighting
- Stand-by power systems
- Exit lighting & signage

Further Information:

- Fire & Rescue NSW - <http://www.fire.nsw.gov.au>
- FPA Australia – <http://www.fpa.com.au>

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