

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



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 (Street No., Street Name, Suburb and Postcode)

42 Ethel Street, Seaforth NSW 2092

Lot No. (if known)

DP/SP (if known)

Building name (if applicable)

DP 1283975

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

Mixed Use - Residential & Retail

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

Full Name (Given Name/s and Family Name) *

THE OWNERS CORPORATION STRATA PLAN 107463

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

C/- BEACHES STRATA, PO BOX 244, DEE WHY, NSW, 2099

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 2016 Amdt 1 Clause C3.13	23/10/2024	F043625A
Automatic fire detection and alarm system	BCA 2016 Amdt 1 Spec E2.2a, AS1670.1-2015, AS3786-2014 and Fire Engineering Report No. S17137 Rev 1.3 prepared by MCD dated 20 April 2020	23/10/2024	F048846A
Automatic fire detection and alarm system - Shop 1	BCA 2022 Spec S20C4 & AS1670.1-2018 Amdt 1	23/10/2024	F048846A
Emergency lighting	BCA 2016 Amdt 1 Clauses E4.2, E4.4 & AS/NZS 2293.1-2005	23/10/2024	F043625A
Exit signs	BCA 2016 Amdt 1 Clauses E4.5, NSWE4.6 & E4.8 & AS/NZS2293.1-2005	23/10/2024	F043625A
Fire dampers	BCA Amdt 1 Clause C3.15, AS1668.1-2015 & AS1682.2-2015	15/10/2024	F056034A

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Fire door sets	BCA 2016 Amdt 1 Clause C2.12, C2.13, C3.4, C3.8, C3.11, Spec C3.4 & AS1905.1-2015	23/10/2024	F043625A
Fire Engineering Report No. S17137 Rev 1.3 prepared by MCD dated 20 April 2020	1. to permit the provision of the single exit serving the basement carpark exceeding 50m ² 2. to review the travel distance in the basement exceeding 20m to the single basement. 3. to permit unprotected openings located closer than 3m to the side boundaries to not be protected.	23/10/2024	JB
Fire hydrant systems	BCA 2016 Amdt1 Clause E1.3 & AS2419.1-2005 Amdt 1	23/10/2024	F043625A
Fire hose reel systems	BCA 2016 Amdt 1 Clause E1.4 & AS2441-2005 Amdt 1	23/10/2024	F048846A
Fire seals protecting fire resisting components of the building	BCA 2016 Amdt 1 Clause C3.15	23/10/2024	F043625A
Lightweight construction	BCA 2016 Amdt 1 Clause C1.8, C3.17	23/10/2024	F043625A
Mechanical air handling system	BCA 2016 Amdt 1 Clause E2.2 & AS/NZS1668.1-2015 & AS1668.2-2012	19.11.2024	F053722A
Openings in fire-isolated life shaft	BCA 2016 Amdt 1 Clause C3.10 & AS 1735.11-1986	19.11.2024	F060357A
Building occupant warning system	BCA 2016 Amdt 1 Spec. E1.5, BCA Spec. E2.2a AS1670.1-2015 BCA 2022 Spec S20C7 & AS1670.1-2018 Amdt 1	23/10/2024	F048846A
Portable fire extinguishers	BCA 2016 Amdt 1 Clause E1.6 & AS 2444-2001	23/10/2024	F043625A
Warning and operational signs	Clause 138 of the EP&A Reg 2000, BCA 2016 Amdt 1 Clause D2.23, D3.6, E3.3	23/10/2024	F043625A
Smoke seals	AS1530.7 & Fire Engineering Report No. S17137 Rev 1.3 prepared by MCD dated 20 April 2020	23/10/2024	F043625A
Toughened glass	Fire Engineering Report No. S17137 Rev 1.3 prepared by MCD dated 20 April 2020: The type of glass shall be toughened safety glass. The thickness of the pane of glass shall be at least 6 mm thick. Window frames and hardware shall be made of metal (aluminium allowed). Seals to stiles, head and sills or thresholds shall be manufactured from silicone (having a flammability index no greater than 5 according to AS 1530.2). A fixed tag shall be placed on the inside of the window framing and toughened glazing. Refer to construction certificate when replacing the window. The tag shall comply with the requirements similar to those required for fire doors in AS 1905.1.	23/10/2024	JB

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* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
Whole Building	23/10/2024	F043625A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

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

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
Neale Hales	229 Victoria Rd Rydalmere NSW 2116.	0425237652	F056034A	
Darren Powell	6/241 O'Riordan Street, Mascot NSW 22020	0400 835 261	F060357A	
Matthew Neill	11 Pembury Avenue, North Rocks NSW 2151	0404468852	F053722A	
John T. Billinghamurst	7/97 Grafton Street, BONDI JUNCTION NSW 2022	02 9948 4494	F043625A	
Said Annewetey	7/97 Grafton Street, BONDI JUNCTION NSW 2022	0478420502	F048846A	

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

Section 7: Details of the person making the declaration in section 8 or 9

Full name (Given Name/s and Family Name)	
NATHAN NEWMARCH	
Organisation (if applicable)	Title/Position (if applicable)
BEACHES STRATA	STRATA MANAGER
Address (Street No, Street Name, Suburb and Postcode)	
PO BOX 244, DEE WHY, NSW, 2099	
Phone	Email
02 7252 2141	Compliance@beachesstrata.com.au

The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, Nathan Newmarch (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) as capable of performing:
- i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or
 - ii. for an essential fire safety measure applicable to the building but not specified in the 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 grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature	Date issued
	12/01/2025

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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 this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature

Date issued

Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.