

# Annual Assessment Report

## Essential Fire Safety Measures

### 35 Grand Avenue Camellia

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Earth Power Technologies

Business Contact:

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4166536

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## Executive Summary

Wormald have undertaken an inspection and assessment of the quoted essential fire safety measures within the building. The reports purpose is to advise of the systems design standard and its ability to perform in the event of a fire. The main issues that were revealed are;

CUSTOMER INFORMATION		
Building Assessed	Earth Power Technologies	
Report Number	4 166536	
Date	10 <sup>th</sup> August 2021	
Part/Whole of building assessed (If part specify)	Whole/ Part	Whole
Assessed Essential Services		
Status	Essential Fire Safety Measure	Main issues
Satisfactory	Automatic fire detection & alarm systems	–
Satisfactory	Emergency lighting	–
Satisfactory	Exit signs	–
Satisfactory	Fire doors	–
Satisfactory	Fire hydrant systems	–
Satisfactory	Hose reel systems	–
Satisfactory	Lightweight construction	–
Satisfactory	Paths of Travel	–
Satisfactory	Portable fire extinguishers & fire blankets	–

### Statement

I, Malcolm Saunders of Wormald Certify on the 10<sup>th</sup> August 2021 that:-

The essential fire safety measures specified above have been assessed by an Accredited Practitioner (Fire Safety) as per the Environmental Planning & Assessment Regulations (2000). This audit report details deficiencies relating to each measure that need to be rectified prior to submission of an annual fire safety statement. The information contained in this certificate needs to be read in conjunction with this report and is to the best of my knowledge and belief, true and accurate.

Once the Annual Fire Safety Statement can lawfully be signed and submitted to the relevant authorities, a copy together with the relevant fire safety schedule must be forwarded to Council and emailed to Fire and Rescue NSW ([afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au)).

Malcolm Saunders.

Fire Systems Consultant  
Wormald Assessment & Engineering

## Section 1 Purpose, Process, Scope & Disclaimer

### 1.1 Report Purpose

New South Wales legislation recognises the performance of fire safety measures in a building is paramount to life safety and property protection. For a system to function, a degree of maintenance is required, however, to determine if a system is capable of performing to its design standard (as required by the Regulations), an assessment of its design, installation and maintenance/testing regime is needed. Further, the building needs to be assessed to determine if it impacts on the systems performance and any changes to the building has not reduced its effectiveness. Changes to the building/system can range from replacement of a part to building additions/alterations.

Occupants within a building have an expectation that all installed fire safety measures will perform (E.g. occupants expect smoke alarm will advise them of a fire) and the egress system in a building is adequate. Failure or reduced effectiveness of a measure and/or inadequate egress can result in significant building damage and/or occupant harm. Due to the reliance placed on a measure and egress by the building's occupants, NSW legislation the Regulations holds the owner responsible for their performance. Accordingly, owners/owners representative MUST certify that all essential fire safety measures have been assessed by an Accredited Practitioner (Fire Safety) and will perform to the installed design standard. Further, the Accredited Practitioner (Fire Safety) has inspected the buildings egress system and did not find grounds for prosecution under Division 7 of the Regulations.

The Regulations require the assessment and certification occur every 12 months. Such certification occurs using an Annual Fire Safety Statement.

This report provides comfort to the building's owner and occupants that the essential fire safety measures have been assessed and once any matters raised have been addressed, the system will perform to its design standard.

### 1.2 Assessment Scope

The assessment is based on a level two (2) audit outlined in AS 4655—2005 (Fire safety audits) and is supplied in good faith. The assessment is limited to the visual condition of the quoted essential fire safety measures and to the best of the inspector's knowledge on the day of inspection, thus a definitive the list of issues cannot be guaranteed. Unless specifically noted, this assessment does not include systems or part thereof that was not in plain view at the time of inspection, (e.g. unexposed, concealed and/or inaccessible areas are not included). All reasonable efforts have been made to access common occupied and concealed spaces throughout the building/site to assess the services contained. Further, the fire resistance level (FRL) of building elements is beyond the scope unless specifically stipulated.

System testing / maintenance reports need to be read in conjunction with this report. Any works carried out from this assessment need to comply with today's standard of performance (Australian Standard and/or BCA) unless specifically stipulated.

### 1.3 Disclaimer and Reservation of Rights

This document has been prepared by Wormald for the purpose originally agreed between Wormald and its client and may only be relied upon by the client for whom it was prepared and for the original purpose. Wormald accepts no liability for any loss or damage howsoever incurred by any third party as a result or arising out of reliance upon this document by any party other than Wormald's client for any purpose. Prior to the use of any information contained in this document it is the user's responsibility to verify the exact locations, quantities and dimensions of all items depicted or contained in this document.

The client acknowledges that all information and intellectual property relating to this document (including but not limited to patents, designs, drawings, instruction booklets, specifications, circuit drawings, componentry, trade secrets, trademarks and copyright in such information and intellectual property (Proprietary Information) and all right, title and interest therein) are the sole property of or licensed by Wormald and the client shall gain no right, title or interest in the Proprietary Information whatsoever. The client specifically acknowledges Wormald's exclusive rights to ownership of any modification, translation or adaptation of the Proprietary Information and any other improvement or development based thereon, whether developed, supplied, installed or paid for by or on behalf of the client or otherwise. The client must not and must not permit any person reasonably within its control nor procure any person to modify, copy, clone or reverse engineer the design, or copy, modify or decompile any of Wormald's other documentation relating to this document. This note is an integral part of this document.

The following report should not be mistaken as a design specification where repairs are complex. Clarification with the report's author may be needed and is recommended to ensure the intent of the defects is clarified and the right corrective action is taken. Further calculations and or design alterations may be required to ensure compliance is maintained to the appropriate standard.

## 1.4 Adequacy of Obsolete Performance Standards

Some performance standards could be inadequate even though the item may be compliant to the obsolete legislation or Australian Standard. These documents have been amended to address shortfalls or further improve the systems. The building owner may be able to satisfy their legal obligations under the Environmental Planning and Assessment Act 1993 and its 2000 Regulation but should also consider their position in relation to other legislation.

## 1.5 Terminology

**The BCA:** The Building Code of Australia is a code for the design and construction of buildings throughout Australia.

**NCC – National Construction Code** – incorporates the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA) into a single code.

**Ordinance 70** The code for design and construction of buildings throughout New South Wales, which preceded The Building Code of Australia

**The Regulations:** The Environmental Planning & Assessment Regulations (2000) is state legislation which governs various aspects of buildings throughout NSW.

**The Statement:** The Annual Fire Safety Statement is a statement required by the Environmental Planning & Assessment Regulations (2000). It is issued annually by the owner & confirms that the essential fire safety measures have been assessed by a competent fire safety practitioner and was found to be capable of performing to a standard no less than that to which the measure was originally designed and implemented. Further, the building was found to be in a condition that did not disclose any grounds for a prosecution under Division 7.

**FRL:** Fire-Resistance Level means the ability of an element to resist the effects measured in minutes for the following criteria—structural adequacy/ integrity/ insulation. A dash means that there is no requirement for that criterion. E.g., 90/-/- means there is no requirement for an FRL for integrity and insulation.

**Alternative Solution** means a Building Solution, which complies with the Performance Requirements other than by reason of satisfying the deemed-to-satisfy provisions.

**AP(FS):** - 'Accredited Practitioner (Fire Safety)' as defined by Building and Development Certifiers Regulation 2020 [NSW] & required by the EP&A Regulation 2000 (NSW).

**FIP:-** Fire Indicator Panel.

**DTS:** - Deem to Satisfy

**EPC- Emergency** Planning Committee

**YAH:** - You are here on evacuation diagrams

## Section 2 Building Description

The era the building was constructed is estimated to be in the 2000's (BCA).

The building can be described as follows as per the Building Code of Australia (the BCA):

Rise in storeys	1
Number of levels contained	1
Building classification/s	Class 5 (office) Class 8 (factory)
Effective height.	Less than 12 metres
Floor area	Between 500m <sup>2</sup> and 2000m <sup>2</sup>
Type of fire resisting construction (required by the BCA)	Type C

### 2.1 Display of the Annual Fire Safety Statement

Clause 177 of the Environmental Planning & Assessment Regulations (2000) requires the owner of the building to have a "copy of the statement (together with a copy of the current fire safety schedule) to be prominently displayed in the building." Council and the Fire and Rescue NSW typically check for the statement when visiting a building. At the time of inspection the statement & schedule was prominently displayed.

## Section 3 Essential Fire Safety Measure Assessment

### 3.1 Prioritizing Issues

The issues raised in Section 3 can be prioritised into 3 categories:

#### ACTIONS REQUIRED:

Identifies a defect which has caused a system to be non-compliant with the relevant installation standard/code. Action required items should be rectified prior to this system being endorsed.

#### RECOMMENDATION:

Identifies an issue(s), which the owner/agent should consider prior to submitting a completed certificate to the relevant authorities. (i.e. passes at this time, however, requires remedial work for continued/future compliance or is an item that due to its age of installation should be considered to provide an improved protection and/or reduced risk to occupants).

#### OBSERVATION:

In keeping with our Duty of Care, we have identified an issue(s), which is/are outside the agreed/contracted scope of this report and is maintained and assessed by other service providers or client.

*(Any comments made should not be construed as a full evaluation of this item but only a comment relating to a specific facet or location – we would recommend further investigation of this item(s) to ensure the continued safety of persons within this premise.)*



### 3.2 Essential Fire Safety Measure Assessment

#### REQUIRED ACTIONS

The following issues have compromised a measure's ability to perform to its relevant design/install standard of performance. This may compromise life or building safety and requires (possibly urgent) rectification.

Action required items require rectification (prior to signing the statement) to avoid causing an offence under the Regulations.

Item	Performance Issues / Required Actions	Rectification
	<b><u>Automatic Fire Detection &amp; Alarm System</u></b>	
1.	The building is serviced by a smoke/fire detection system and its required performance standard appears to be in accordance with AS 1670.1-2004. The system has been designed to detect fire/smoke and send the signal to the fire control panel (MX 1) located at the office area foyer entry, which activates the external strobe light, emergency warning system and sends a signal to Fire and Rescue NSW via the ASE.  The system has been tested on a regular basis; an annual test is recorded as having been completed on the 4/02/2021 with a satisfactory result.	
1.1.	No defects were found that would prevent system function to its performance standard.	
	<b><u>Emergency Lighting</u></b>	
2.	Emergency lighting has been provided throughout the building and its required performance standard appears to be in accordance with Clause E4.2, E4.4 BCA, AS2293.1 - 2005. The measure is designed to assist in occupant evacuation by providing illumination in the event of a power failure/emergency. The system appears to be on shared circuits with a testing device.	
2.1.	Testing – Refer to your Service Provider for test results, for defects identified during the most recent routine inspection and test.	Defects identified are to be rectified prior to the submission of the annual fire safety statement to the relevant authorities.
	<b><u>Exit Signs</u></b>	
3.	Illuminated exit signs have been provided throughout the building and the required performance standard appears to be in accordance with Clauses E4.5, 4.6, 4.8 BCA, AS2293.1 - 2005. The measure is designed to identify the required exits within the building. The system appears to be on shared circuits with a testing device.	
3.1.	Testing – Refer to your Service Provider for test results, for defects identified during the most recent routine inspection and test.	Defects identified are to be rectified prior to the submission of the annual fire safety statement to the relevant authorities.

Item	Performance Issues / Required Actions	Rectification
4.	<p><u>Fire Blankets</u></p> <p>Fire blankets have been installed throughout the building and provide coverage in accordance with Clause E1.6 BCA, AS2444-2001.</p> <p>The Fire blankets have been routinely inspected on a six-monthly basis.</p>	
4.1.	No defects were found that would prevent system function to its performance standard.	
5.	<p><u>Fire Doors</u></p> <p>Self-closing fire door sets have been installed throughout the building and the required performance standard appears to be AS1905.1-2005. The doors have been found in the main electrical switch room. Their installation is designed to keep these areas fire separated from the remainder of the building. The fire separation is needed to isolate a high risk (electrical switch rooms). The inspected door sets were found to be suitably tagged as having an FRL of-/120/30.</p>	
5.1.	No defects were found that would prevent system function to its performance standard.	
6.	<p><u>Fire Hydrant Systems</u></p> <p>A fire hydrant system has been installed outside the building, the required performance standard appears to be in accordance with Clause E1.3 BCA AS2419.1-2005. The system is supplied from the street supply mains only and due to buildings size being under 2,000m<sup>2</sup>, has no requirement for a Brigades booster as the point within front yard is the feed point for Brigades appliances.</p>	
6.1.	No defects were found that would prevent system function to its performance standard.	
7.	<p><u>Hose Reel Systems</u></p> <p>A hose reel system has been installed throughout the building in positions which indicate the required performance standard to be in accordance with clause E1.4 BCA, AS2441-2005. The manufacture date of the units is 2008 which can indicate the approximate installation date.</p> <p>The system has been routinely inspected and tested on a six-monthly basis.</p>	
7.1.	No defects were found that would prevent system function to its performance standard.	



Item	Performance Issues / Required Actions	Rectification
8.	<p><b><u>Lightweight Construction</u></b></p> <p>Vermiculite has been sprayed on the load bearing columns which provide structural support to the fire walls from the office section of the main building from the adjacent production area. The vermiculite provides thermal insulation for the effects of fire for a specified period of time.</p> <p>This assessment can only determine if the construction itself has been compromised (e.g. cracking). A destructive test is not warranted thus this assessment is limited to the visual inspection of the external portions of the wall. Consequently reliance is placed on the Final Fire Safety Statement issued at the time of construction which was required to have been issued by the installers certifying the correct installation of the light weight construction to the manufactures specification. Confirmation of the statement is suggested.</p>	
8.1.	The lightweight construction installed throughout the building in positions which indicate the required performance standard to be in accordance with clause C1.8 Spec C1.8 BCA.	
9.	<p><b><u>Portable Fire Extinguishers</u></b></p> <p>Extinguishers have generally been installed throughout the building and provide coverage to most areas in accordance with Clause E1.6 BCA, AS2444-2001.</p> <p>The extinguishers have been routinely inspected and tested on a six-monthly basis.</p>	
9.1.	No defects were found that would prevent system function to its performance standard.	
10.	<p><b><u>Division 7 Assessment; Fire Exits, Doors Relating To Fire Exits &amp; Paths of Travel to Exits</u></b></p> <p>The Regulation requires a properly qualified person to be engaged to ensure there was no issue/s found that would "disclose any grounds for a prosecution under Division 7 EP&amp;A Regulations 2000. Division 7 requires that any path of travel leading to a building's fire exit, is kept clear of anything that may impede the free passage of persons, and must ensure any door in the fire exit is not impeded, obstructed or interfered with and would appear to comply with Division 7 Clause 186 EPA Regulations 2000.</p>	
10.1.	At the time of assessment, paths of travel were found to be clear and free from obstruction.	

## Section 4 Conclusion

This report has assessed the essential fire safety measures capability of performing (in the event of a fire) to their design & install standards and no deficiencies have been noted.

The Statement is endorsed for signing by building owner or the owner's agent and can be submitted to the relevant authority and emailed to Fire and Rescue NSW ([afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au)).



Malcolm Saunders.

Fire Systems Consultant  
Wormald Assessment & Engineering

## Fire Safety Statement

# 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

35 Grand Avenue Camellia NSW 2142

Lot No. (if known)

DP/SP (if known)

Building name (if applicable)

EARTHPOWER TECHNOLOGIES

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

CLASS 5 (OFFICE), CLASS 8 (FACTORY). RISE OF 1. TYPE C.

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

Name

Address

### Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Automatic fire detection & alarm systems	AS1670.1-2004	10/08/2021	F020941A
Emergency lighting	Clause E4.2, E4.4 BCA, AS2293.1 - 2005	10/08/2021	F020941A
Exit signs	Clauses E4.5, 4.6, 4.8 BCA, AS2293.1 - 2005	10/08/2021	F020941A
Fire doors	specification C3.4 of BCA and AS1905.1-2005	10/08/2021	F020941A
Fire hydrant systems	Clause E1.3 BCA AS2419.1-2005	10/08/2021	F020941A
Hose reel systems	clause E1.4 BCA, AS2441-2005	10/08/2021	F020941A
Lightweight construction	Clause C1.8 Spec C1.8 BCA	10/08/2021	F020941A
Portable fire extinguishers & fire blankets	Clause E1.6 BCA, AS2444-2001	10/08/2021	F020941A

\* 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	10/08/2021	F020941A

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



# Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



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

Full name	Phone	Email	Accreditation No.*	Signature
Malcolm Saunders	133166	msaunders@wormald.com.au	F020941A	

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

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

Full name	
Organisation (if applicable)	Title/Position (if applicable)
Phone	Email

# 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, \_\_\_\_\_ (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:
  - 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	Date issued

## Section 9: Supplementary fire safety statement declaration

I, \_\_\_\_\_ (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.