

Proposed Alpine Fire Safety Policy - Consultation Paper

This paper outlines a proposed fire safety policy for tourist and visitor accommodation in the NSW Alpine Region. The paper has been developed for consultation purposes only.

Background

Kosciuszko National Park is one of the best known and most popular tourist destinations in Australia, attracting around three million visitors each year. The region accommodates a high volume of overnight and short-stay guests, and the majority of development in the park is for tourist and visitor accommodation. Accommodation types include self-contained cabins and eco-lodges, holiday houses and townhouses, serviced apartments, alpine lodges and chalets, ski club lodges, resorts and hotels.

Most tourist and visitor accommodation in the Kosciuszko National Park was built from the 1960s onwards. Over the years, building work has been variously regulated through local government ordinances, National Parks and Wildlife Service (NPWS) building controls, *National Construction Code - Building Code of Australia* (BCA) provisions and NSW planning legislation.

Planning controls for development in Kosciuszko National Park are currently set out in *State Environmental Planning Policy (Precincts-Regional) 2021* (the Precincts SEPP), with building regulations based on the BCA (which includes specific building safety and accessibility requirements for Alpine areas).

Under the Precincts SEPP, the Minister for Planning and Public Spaces is the consent authority for development requiring consent in mapped areas within the Kosciuszko National Park (known as the 'Alpine Region'). The Department of Planning, Housing and Infrastructure (the Department) undertakes development assessment in the Alpine Region on the Minister's behalf.

A primary objective of the Precincts SEPP is to minimise the community's risk of exposure to environmental hazards. This includes establishing planning controls for buildings to ensure the safety of persons using the buildings in the event of a fire.

This paper outlines a proposed policy to strengthen the assessment and regulation of building fire safety measures in tourist and visitor accommodation in the Alpine Region.

Why develop an Alpine-specific fire safety policy?

Development in the Alpine Region is regulated differently from elsewhere in NSW as the region is situated entirely within a national park. The unique land ownership, land management and NPWS leasing arrangements, combined with the high influx of tourists and the impacts of broader regional economic development, all contribute to the need for a tailored approach to planning policy and development control in the region.

The changing nature of planning, development and building regulation in the Alpine Region has resulted in a mix of tourist and visitor accommodation across different building types and scales, variable approaches to building classification, changes to building requirements over time and different fire safety measures and standards across existing building stock.

The Department acknowledges the need to address building fire safety risks, especially for tourist and visitor accommodation, as temporary occupants are less likely to be familiar with a building's layout and safety features than long-term or permanent residents. This is particularly the case for small-scale tourist and visitor accommodation, as these buildings generally have fewer fire safety features than larger holiday accommodation such as hotels and motels.

The short-term rental accommodation (STRA) Fire Safety Standard that applies elsewhere in NSW was developed for a similar reason. The objective of the STRA Standard is to provide for the safety of users of short-term rental accommodation, who may be less familiar with the dwelling. The STRA Standard requires simple fire safety measures (such as kitchen fire blankets, portable fire extinguishers and evacuation diagrams) in addition to BCA requirements to ensure that short-term visitors can safely respond and evacuate in the event of an emergency even if they are not familiar with the dwelling.

The STRA policy only applies to *residential accommodation*, which is prohibited in the Alpine Region. The prohibition of residential accommodation aligns with NSW national parks legislation which does not allow people to permanently reside in a national park. Most accommodation in the Alpine Region is characterised as *tourist and visitor accommodation*, including small-scale short-term holiday rentals, lodges and chalets, and larger resorts, which experience a significant influx during the winter ski season.

To date, the Department has been managing building fire safety risks in the Alpine Region through the assessment of individual development proposals and through fire safety orders. Due to the high concentration of small-scale holiday accommodation in the region, the Department has required additional safeguards beyond BCA requirements,

including fire safety measures from the previous NPWS Building Code and supporting NPWS's leasing arrangements that require annual fire safety statements for all tourist accommodation. The Department also provides advice to proponents when developing proposals and building practitioners when undertaking building classification to encourage the adoption of high standards of building design and fire safety in the region

This current planning approach to building and fire safety is applied on a case-by-case basis and does not provide certainty to proponents, industry or other stakeholders on planning requirements, or consistency in the application of fire safety measures across new building stock. Concerns about the adequacy of building fire safety measures and disputes related to building classification have contributed to slowing down development assessment and certification processes in the Alpine Region. There is also evidence to suggest that this has impacted development interest in the region, and discouraged proponents from seeking approval to undertake works.

To address the above concerns, the Department is keen to establish a planning policy for the Alpine Region setting out clear and consistent fire safety measures for tourist and visitor accommodation, with a particular emphasis on ensuring adequate fire safety in small-scale holiday accommodation.

Recent policy development

The Department has recently been exploring options on how these concerns around Alpine building fire safety policy and assessment could be addressed.

Initial policy work in 2023/2024 focused on providing guidance on BCA building classification in the Alpine Region (via a draft Planning Circular) to ensure that stricter fire safety standards were applied through BCA requirements.

The Department has since reviewed the draft circular in light of submissions received and further policy work. While providing guidance on BCA building classification of tourist accommodation in the Alpine Region may have encouraged higher standards of building design and fire safety, there were a number of concerns raised around the legal and practical effect of the advice set out in the circular. This included building practitioner concerns in relation to what their obligations are when undertaking certification functions and building classification. There was also concern that the draft circular may put into question the BCA classification of tourist accommodation elsewhere in NSW.

The Department supports an objective reading and interpretation of the BCA and recognises the role of certifiers and professional building surveyors in undertaking building classification in accordance with the Governing Requirements of the BCA.

In response, the Department has decided not to proceed with the previous draft Planning Circular on the classification of tourist accommodation in the Alpine Region.

The Department has been working closely with Alpine stakeholders and building practitioners to develop an alternative policy approach that will achieve adequate fire safety measures across tourist and visitor accommodation in the Alpine Region, irrespective of the building class assigned to a building.

A key component of recent policy work has been the review of historical building fire safety measures and standards that have applied in the Alpine Region in the past. The Department commissioned expert fire safety design advice to inform the review work and to compile a list of baseline building fire safety measures suitable for the different types and scales of tourist and visitor accommodation found in the region.

The proposed Alpine Fire Safety Policy draws on this technical advice, including the adoption of baseline fire safety measures in a proposed Alpine Fire Safety Standard [SCHEDULE A].

A summary of the proposed Alpine Fire Safety Policy is outlined below.

Proposed policy

Policy Objective

- Ensure adequate fire safety measures are in place across tourist and visitor accommodation in the Alpine Region.

Guiding principles and intended outcomes of the Policy

- Provide clear and consistent rules for achieving adequate fire safety in tourist and visitor accommodation in the Alpine Region, with a focus on fire safety measures for small-scale holiday accommodation.
- Policy solutions will not rely solely on building classification (and related BCA requirements) to implement fire safety measures.
- Support faster and more efficient processing of DAs, including clearer resolution of assessment issues related to applicable building fire safety standards.
- Ensure consistency and alignment with existing statutory obligations under planning legislation and complement national building laws.

Proposed Policy Approach

- Establish an **Alpine Fire Safety Standard** setting out baseline fire safety measures for tourist and visitor accommodation and implement through the development application (DA) process.

Policy mechanisms

The Policy package will comprise a number of inter-related tools:

- the Alpine Fire Safety Standard
- related conditions of consent
- Supporting SEPP and regulation amendments
- Assessment Guidance
- Planning Portal updates

Alpine Fire Safety Standard

The main component of the proposed Policy is an *Alpine Fire Safety Standard*. The Standard will provide baseline fire safety measures for tourist and visitor accommodation in the Alpine Region.

SCHEDULE A includes a draft of the proposed *Alpine Fire Safety Standard*.

The provisions of the proposed Standard have been informed by independent expert advice in building surveying and fire safety design.

In summary, the key features of the proposed Standard include:

- a requirement for the consent authority to be satisfied there will be adequate provision for fire safety in the proposed development; and
- a set of baseline fire safety measures to assist the consent authority in determining whether the proposed development includes adequate provision for fire safety.

The baseline fire safety measures include:

- continued application of current BCA fire safety requirements for new buildings;
- application of a consistent set of fire safety measures for all new small-scale tourist and visitor accommodation and additional requirements for buildings that exceed certain size thresholds;

- supplementary fire safety features such as kitchen fire blankets, portable fire extinguishers and evacuation diagrams in line with the STRA fire safety standard that applies elsewhere;
- requirements that fire safety measures in all new buildings be maintained and annually reported on.

These measures will ensure that new buildings used for tourist and visitor accommodation in the Alpine Region have robust building fire safety requirements.

Please refer to the draft Alpine Fire Safety Standard at **SCHEDULE A** for further details.

Application to existing buildings

It is also proposed that the Alpine Fire Safety Standard be applied to DAs for existing buildings (e.g. DAs for alterations and additions or change of use). Depending on the nature and extent of the proposed changes, the consent authority may consider applying the baseline fire safety measures of the Alpine Standard and/or may require an expert fire safety engineering assessment to be undertaken (for instance where existing fire safety measures may be affected by the proposed development).

The Department may prepare guidance material outlining how the proposed policy will apply to existing buildings, including types of minor works that may not require further consideration of fire safety.

Please refer to the draft Alpine Fire Safety Standard at **SCHEDULE A** for further details.

The Department is also considering whether the proposed policy should apply to applications to modify a development consent (modification applications), for instance where the modification proposal seeks to amend or affect aspects of the development that may relate to fire safety matters.

Supporting tools

The final Policy package will comprise a number of inter-related tools to support the Alpine Fire Safety Standard, including:

- Standard condition of consent - to be placed on development consents for approved tourist and visitor accommodation in the Alpine Region, requiring compliance with the Alpine Fire Safety Standard.
- Supporting SEPP amendments - to provide that the Alpine Fire Safety Standard is applied by the consent authority as a development control in the Alpine Region.

- Consequential regulation amendments - to ensure the Alpine Fire Safety Standard works in concert with other building and fire safety provisions under the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the Environmental Planning and Assessment (Development Control and Fire Safety) Regulation 2021 (DCFS Regulation).
- Fact Sheet (external) - providing applicants and practitioners with information on the application of the Alpine Fire Safety Standard.
- Planning Portal updates to support the implementation of the Policy.

Other existing requirements

The proposed Alpine Fire Safety Policy is intended to implement baseline fire safety measures for tourist and visitor accommodation in the Alpine Region through the development assessment process under the *Environmental Planning and Assessment Act 1979*.

Other policies, legislation and related requirements will continue to apply as outlined below.

Planning provisions in the Alpine Region

The proposed Alpine Fire Safety Policy will not affect other planning provisions (such as exempt development and complying development), assessment requirements or development controls in the Alpine Region. This includes where tourist and visitor accommodation is permitted.

Note. The Precincts SEPP permits tourist and visitor accommodation to be undertaken with development consent in the following Alpine Subregions:

- Charlotte Pass Alpine Resort
- Creel Bay Alpine Accommodation
- Kosciuszko Tourist Park Alpine Accommodation
- Perisher Range Alpine Resort
- Ski Rider Alpine Accommodation
- Sponars Chalet Alpine Accommodation
- Thredbo Alpine Resort

The proposed Alpine Fire Safety Policy has been developed to support the objective of the Precincts SEPP to minimise the risk to the community of exposure to environmental

hazards, including establishing planning controls for buildings to ensure the safety of persons using the buildings in the event of a fire.

Application of planning regulations

It is not proposed at this stage to introduce or amend any planning regulations to support the proposed Alpine Fire Safety Policy.

The proposed Policy will not affect the application of existing planning regulations. For example, all requirements under Part 10 (Fire safety), Part 11 (Fire safety certificates) and Part 12 (Fire safety statements) of the DCFS Regulation will continue to apply to development in the Alpine Region where relevant.

The provisions of s62 and s64 of the EP&A Regulation will continue to apply to the determination of development applications in the Alpine Region for existing buildings, including consideration of fire safety matters. It is proposed that amendments to the Precinct SEPP be made to require the consent authority to have regard to the provisions of the proposed Alpine Fire Safety Standard when undertaking its functions under these regulation provisions.

Building classification under the BCA

The proposed Alpine Fire Safety Policy will not enable or authorise tourist and visitor accommodation to be classified differently in the Alpine Region from what is currently required under the provisions of the BCA. Buildings must be assigned an appropriate building class in accordance with the BCA's Governing Requirements for determining a building classification.

The Department acknowledges there have been differing interpretations of the BCA in terms of classifying tourist and visitor accommodation in the Alpine Region over the years, particularly for small-scale short-term holiday accommodation. Proponents, certifiers and other building practitioners are encouraged to seek further professional guidance from relevant professional bodies if they are unsure what BCA building classification might apply to a given building proposal.

Fire safety measures and other provisions of the BCA

The proposed Alpine Fire Safety Policy will not disapply or otherwise affect the application of any requirements or provisions of the BCA, including relevant performance requirements and deemed-to-satisfy provisions related to fire safety.

As a result of implementing the proposed Alpine Fire Safety Standard, some tourist and visitor accommodation in the Alpine Region may require **supplementary** fire safety measures as part of an approved development.

The requirement to include supplementary fire safety measures would be outlined in conditions of the development consent. These measures would apply in addition to any relevant BCA requirements (including fire safety requirements) that would apply to the building based on its building classification.

See **SCHEDULE A** for further details.

NPWS and leasing requirements in the Alpine Region

The alpine resorts operate under a system of leases granted to private organisations in accordance with the provisions of the *National Parks and Wildlife Act 1974*. NPWS is responsible for managing the resort leases and other commercial agreements in the region.

In addition to relevant planning requirements and consent conditions, buildings for tourist and visitor accommodation must be occupied in line with:

- the National Parks and Wildlife Regulation 2019
- the Kosciuszko National Park Plan of Management
- any specific lease terms.

The proposed Alpine Fire Safety Policy will not affect any existing provisions or requirements under national parks legislation or any NPWS leasing arrangements, and related subleasing arrangements in the Alpine Region.

Resort operators, lessees and sublessees in the Alpine Region are still required to meet their lease or contract obligations. This includes complying with any requirements that may relate to the provision, maintenance and/or reporting of fire safety measures in a building.

The Department will work with NPWS to ensure that the proposed Alpine Fire Safety Policy and NPWS leasing arrangements can operate in a complementary way.

Agency approvals, concurrence and referrals

It is not intended that the proposed Alpine Fire Safety Policy alter any existing provisions or requirements under planning or other legislation, including integrated development approvals, concurrence requirements or any other agency referral provisions. This includes:

- requirements under the Precincts SEPP to consult with NPWS on development applications in the Alpine Region
- consultation with relevant agencies on general terms approval for integrated development under s4.47 of the EP&A Act (e.g. RFS Commissioner consultation on development on bushfire prone land for a special fire protection purpose e.g. tourist accommodation)
- any consultation or concurrence requirements under planning instruments, regulations and other legislation related to tourist and visitor accommodation in the Alpine Region
- consultation with FRNSW and the Fire Commissioner in relation to construction certificates and occupation certificates for certain development involving performance solutions and work on fire safety systems.

FRNSW advice on certain tourist accommodation proposals

As part of the Alpine Fire Safety Policy, the Department is proposing to introduce a requirement for FRNSW to be consulted on fire safety matters for small-scale tourist accommodation, where the proposed building will have a total floor area exceeding 300m² (measured over the enclosing walls of the building) or would ordinarily accommodate more than 12 people.

The BCA currently applies these floor area and occupancy limits to provide building and fire safety concessions for boarding houses, hostels and guest houses. If a boarding house, hostel or guest houses exceeds these floor area or occupancy limits, they would need to be classified as a Class 3 building. These BCA classification rules will still apply.

However, **for other types of small-scale accommodation** where the 300m² floor area or 12 person occupancy limits could be exceeded, it is proposed that the advice of FRNSW will be required as part of the development assessment process.

Note. Additional fire safety requirements are also proposed for these larger buildings, such as sprinklers or specialist fire safety engineering assessment [refer to **SCHEDULE A** for details].

Further information

- The Department is accepting feedback on this Consultation Paper until **18 March 2025**.
- Please send submissions to the Alpine Resorts mailbox:
alpineresorts@planning.nsw.gov.au
- For further information on the proposed Policy, please contact the Alpine Resorts team of the Department.

Phone: 02 6448 8500

DRAFT POLICY

SCHEDULE A - Proposed Alpine Fire Safety Standard

CONTENTS

SECTION 1 GENERAL APPLICATION

SECTION 2 BASELINE FIRE SAFETY MEASURES FOR TOURIST & VISITOR ACCOMMODATION

SECTION 3 RELATIONSHIP TO OTHER POLICIES & LEGISLATION

SECTION 4 INTERPRETATION

SECTION 1. GENERAL APPLICATION

Note. Provisions in this section, if implemented, may be inserted in Chapter 4 Kosciuszko Alpine Region of the Precincts SEPP.

1.1. Objectives of Alpine Standard

The objectives of this section are as follows –

- a) to ensure the safety of occupants in tourist and visitor accommodation in the Alpine Region in the event of a fire by requiring the consent authority to be satisfied there will be adequate provision for fire safety in the proposed development;
- b) to establish a set of baseline fire safety measures to assist the consent authority in determining whether the proposed development includes adequate provision for fire safety;
- c) to require that any fire safety measures in tourist and visitor accommodation are maintained and annually reported on to ensure adequate fire safety for occupants.

1.2. Fire safety measures for tourist and visitor accommodation - new and existing buildings

(a) Development consent must not be granted to tourist and visitor accommodation in the Alpine Region unless the consent authority is satisfied that the proposed development will include adequate fire safety measures to ensure the safety of persons using the building in the event of a fire.

(b) In deciding whether a proposed development includes adequate fire safety measures, the consent authority must have regard to the following –

- (i) *for new buildings* - the **baseline fire safety measures** set out in **SECTION 2** as minimum requirements;
- (ii) *for existing buildings* - the nature and extent of any proposed works to the building or the nature of the proposed change of use, including whether the proposed development will increase the occupant capacity of the building or increase the level of risk to occupants in the event of a fire.

(c) In deciding whether a proposed development will include adequate fire safety measures under subclause (b)(ii):

(i) where the proposed development includes a change of building use, an increase in occupant capacity or the proposed building work and previous building work together represent more than half of the total volume of the building - the consent authority must have regard to the **baseline fire safety measures** set out in **SECTION 2**, and

(ii) where the existing building includes fire safety measures that are additional to, or are of a higher standard or superior specification to, the baseline fire safety measures set out in SECTION 2 - the consent authority may require submission of a **fire safety engineering report** prepared by a **suitably qualified person**.

(d) The fire safety engineering report referred to in subclause (c)(ii) must:

(i) demonstrate how the proposed development will provide adequate fire safety for building occupants, and

(ii) address the following matters:

(A) whether the **baseline fire safety measures** set out in **SECTION 2** are adequate for the proposed development

(B) whether any existing fire safety measures in the building are proposed to be retained, modified or removed as part of the proposed development.

Note 1. The reference to ‘previous building work’ and ‘total volume’ in subclause (c)(i) has the same meaning as in s64 of the EP&A Regulation.

Note 2. For proposed development to existing buildings (other than development described in subclause (c)), the consent authority is not required to consider the baseline fire safety measures in SECTION 2 or a fire safety engineering report. The consent authority is required however (under subclause (a)) to be satisfied that the proposed development will include adequate fire safety measures to ensure the safety of persons using the building in the event of a fire. The Department may prepare guidance material outlining how the proposed policy will apply to existing buildings, including types of minor works that may not require further consideration of fire safety.

SECTION 2 - BASELINE FIRE SAFETY MEASURES FOR TOURIST & VISITOR ACCOMMODATION

2.1. Baseline fire safety measures

(a) For the purposes of section 1 above, the **baseline fire safety measures** in the Alpine Region are:

(i) *for small-scale tourist and visitor accommodation -*

(A) required fire safety provisions of the BCA for the relevant building class; and

(B) **supplementary measures** outlined in **TABLE 2a** below;

(ii) *for other tourist and visitor accommodation* -

(A) required safety provisions of the BCA for the relevant building class; and

(B) in the case of Class 2 and 4 buildings, **supplementary measures** outlined in **TABLE 2b** below.

(b) For the purposes of this section, *small-scale tourist and visitor accommodation* means a building that provides temporary or short-term accommodation on a commercial basis, unless the building has been or would be classified as a Class 2, Class 3 or Class 4 building in accordance with the Governing Requirements of the BCA.

Note. See **SECTION 3** for provisions in relation to when the supplementary measures apply if equivalent or similar BCA provisions also apply.

TABLE 2a - Supplementary measures for small-scale tourist and visitor accommodation	
Requirements	Specifications/Notes
Smoke alarms must be located in every bedroom.	The smoke alarms in the bedrooms must be interconnected with other smoke alarms required under the BCA. All other relevant smoke alarm requirements under the BCA continue to apply.
A system of lighting must be installed to assist evacuation of occupants in the event of a fire.	The evacuation lighting system must be consistent with the provisions of 9.5.5 (Part 9.5, Housing Provisions, BCA)
Building exits must be operational and exit areas clear of obstructions to allow free passage of persons.	This includes designated fire exit areas, fire doors and fire exit doors, as well as other building exits. It includes management of snow build-up.
"OPEN INWARDS" signage must be placed on external doors that open inwards and that may be subject to a build-up of snow.	The door is to be marked "OPEN INWARDS" on the inside face of the door in letters not less than 75 mm high and in a colour contrasting with that of the background. Note. 12.2.2 of Part 12.2 Construction in alpine areas (Housing Provisions, BCA) requires external doors that may be subject to a build-up of snow to open inwards or slide.
A sprinkler system must be installed where the building: a) has a total floor area exceeding 300m ² (measured over the enclosing walls of the building); or b) would ordinarily accommodate more than 12 people,	Sprinkler system to be compliant with AS 2118.1, 2118.4, FPAA101D or FPAA101H as appropriate. If the proposed development will not include a sprinkler system, the fire safety engineering report required by this provision must demonstrate how the proposed development will:

TABLE 2a - Supplementary measures for small-scale tourist and visitor accommodation	
Requirements	Specifications/Notes
unless a fire safety engineering report has been prepared by a suitably qualified person.	<p>(a) provide adequate fire safety to protect persons using the building, if there is a fire; and</p> <p>(b) facilitate the safe egress of persons from the building, if there is a fire; and</p> <p>(c) restrict the spread of fire from the building to other buildings nearby.</p> <p>Note. All other fire safety measures required by this Standard continue to apply.</p>
A portable fire extinguisher must be installed in an accessible location in the kitchen.	The extinguisher is to be a 2.5kg ABE portable fire extinguisher installed in accordance with Section 3 of AS 2444.
A fire blanket must be installed in an accessible location in the kitchen.	The fire blanket is to be installed in accordance with Section 6 of AS 2444.
<p>An evacuation diagram must be affixed:</p> <p>(a) within the building on or adjacent to the entrance door to the building; and</p> <p>(b) within each bedroom on or adjacent to the door to the room.</p>	<p>The evacuation diagrams must:</p> <p>(a) be located no less than 1200mm and not more than 1600mm above the finished floor level; and</p> <p>(b) be clear, legible and durable; and</p> <p>(c) include the date of issue; and</p> <p>(d) be at least A4 in size; and</p> <p>(e) include the title 'EVACUATION DIAGRAM'; and</p> <p>(f) be orientated to the direction of egress;</p> <p>(g) include a legend of symbols; and</p> <p>(h) exhibit a "YOU ARE HERE" indicator; and</p> <p>(i) identify the property address; and</p> <p>(j) include a pictorial representation of the layout of the building and common areas on the storey; and</p> <p>(k) identify the location of the exit door from the building; and</p> <p>(l) identify the designated exits of the building (shown in green); and</p> <p>(m) identify the path of travel to the exit (shown in green); and</p> <p>(n) identify the location of any fire hose reels (shown in red); and</p> <p>(o) identify the location of any portable fire extinguishers in the building and any common areas on the same storey (shown in red);</p> <p>(p) identify the location of any fire blankets within the building (shown in red); and</p> <p>(q) identify the location of any evacuation assembly area for the building; and</p> <p>(r) identify the national emergency services number (000); and</p> <p>(s) advise guests to download the Emergency+ app, developed by Australian Government and State and Territory Emergency Services.</p>

TABLE 2a - Supplementary measures for small-scale tourist and visitor accommodation	
Requirements	Specifications/Notes
<p>Tourist and visitor accommodation must be registered on the <i>Alpine Building Fire Safety Register</i>, unless the building is or would be subject to the annual fire safety statement (AFFS) provisions of Part 12 of the EP&A(DCFS) Regulation.</p>	<p>Alpine Building Fire Safety Registration -</p> <ul style="list-style-type: none"> The owner or property manager is to apply to register the building on the Alpine Building Fire Safety Register on the NSW Planning Portal. The application for registration must be in an approved form and may require information on (among other things): <ul style="list-style-type: none"> the type of tourist and visitor accommodation provided, including existing and approved floor plans expected and maximum occupancy and bed numbers a list of the required fire safety measures provided in the building, including the standard to which each measure is to be installed, maintained and regularly checked. The building must be listed on the Register before it is made available for tourist and visitor use. <p>Annual Certification -</p> <ul style="list-style-type: none"> To retain registration, the owner or property manager must provide annual certification that the building's required fire safety measures are maintained and operating correctly. For a building requiring a sprinkler system, the annual certification is to include a statement from an accredited practitioner (fire safety) that the sprinkler system has been inspected and is capable of performing to the required standard.

TABLE 2b - Supplementary measures for tourist and visitor accommodation in Class 2 and Class 4 buildings	
<p>A portable fire extinguisher must be installed in an accessible location in the kitchen.</p>	<p>The extinguisher is to be a 2.5kg ABE portable fire extinguisher installed in accordance with Section 3 of AS 2444.</p>
<p>A fire blanket must be installed in an accessible location in the kitchen.</p>	<p>The fire blanket is to be installed in accordance with Section 6 of AS 2444.</p>
<p>An evacuation diagram must be affixed:</p> <ul style="list-style-type: none"> (a) within the dwelling on or adjacent to the entrance door to the dwelling; and (b) within each bedroom on or adjacent to the door to the room. 	<p>The evacuation diagrams must:</p> <ul style="list-style-type: none"> (a) be located no less than 1200mm and not more than 1600mm above the finished floor level; and (b) be clear, legible and durable; and (c) include the date of issue; and (d) be at least A4 in size; and (e) include the title 'EVACUATION DIAGRAM'; and (f) be orientated to the direction of egress; (g) include a legend of symbols; and (h) exhibit a "YOU ARE HERE" indicator; and

	<ul style="list-style-type: none"> (i) identify the property address; and (j) include a pictorial representation of the layout of the dwelling and common areas on the storey; and (k) identify the location of the exit door from the dwelling; and (l) identify the designated exits from the storey of the building on which the dwelling is located (shown in green); and (m) identify the path of travel to the exit (shown in green); and (n) identify the location of any fire hose reels (shown in red); and (o) identify the location of any portable fire extinguishers in the dwelling and any common areas on the same storey (shown in red); (p) identify the location of any fire blankets within the dwelling (shown in red); and (q) identify the location of the evacuation assembly area for the building; and (r) identify the national emergency services number (000); and (s) advise guests to download the Emergency+ app, developed by Australian Government and State and Territory Emergency Services.
--	---

SECTION 3 - RELATIONSHIP TO OTHER POLICIES & LEGISLATION

3.1. Relationship to land use provisions in Precincts SEPP

The Alpine Standard does not alter or otherwise affect the land use provisions of the Precincts SEPP, including what land uses are permitted and where they are permitted within the Alpine Region.

3.2. Relationship to BCA building classification

The Alpine Standard does not enable or authorise buildings to be classified differently from what is required under the provisions of the BCA.

Note. Buildings in the Alpine Region must be assigned an appropriate building class in accordance with the BCA's Governing Requirements for determining a building classification.

3.3. Relationship to BCA requirements or provisions

(a) The Alpine Standard does not disapply or otherwise affect the application of any requirements or provisions of the BCA, including performance requirements and deemed-to-satisfy provisions related to fire safety, except as set out in subclause (b).

(b) If a **supplementary measure** listed in **Table 2a** or **Table 2b** of **SECTION 2** is a **similar** fire safety measure to a requirement under a relevant BCA provision, but the supplementary measure is of a higher standard or superior specification, the Alpine Standard will apply.

(c) If a supplementary measure listed in Table 2a or Table 2b of SECTION 2 is an **equivalent** fire safety measure (in terms of standard and specification) to a requirement under a relevant BCA provision, or is of a **lower standard or inferior specification**, then the BCA requirement applies and the provision in the Alpine Standard does not need to be complied with.

Note. As an example, the Alpine Standard requires smoke alarms to be provided in each bedroom in small-scale tourist and visitor accommodation. The BCA requires Class 1b buildings to have smoke alarms in each bedroom. If a Class 1b building is used for tourist accommodation then both the Alpine Standard and the BCA would require smoke alarms in each bedroom. Compliance with the BCA smoke alarm provision will be taken to mean the building also complies with the equivalent Alpine Standard provision.

SECTION 4 - INTERPRETATION

4.1. Definitions

accredited practitioner (fire safety) has the same meaning as in Schedule 2 of the DCFS Regulation.

Note. An *accredited practitioner (fire safety)* is defined in Schedule 2 of the DCFS Regulation as the holder of an accreditation under the *Building and Development Certifiers Act 2018* that authorises the holder to exercise the functions of an accredited practitioner (fire safety) who is acting in relation to matters to which the accreditation relates.

Alpine Region means the following Alpine Subregions identified on maps in the Precincts SEPP:

- (a) Blue Cow Terminal,
- (b) Bullocks Flat Terminal,
- (c) Charlotte Pass Alpine Resort,
- (d) Creel Bay Alpine Accommodation,
- (e) Kosciuszko Tourist Park Alpine Accommodation,
- (f) Mount Selwyn Alpine Resort,
- (g) Perisher Range Alpine Resort,
- (h) Ski Rider Alpine Accommodation,
- (i) Sponars Chalet Alpine Accommodation,
- (j) Thredbo Alpine Resort,
- (k) Thredbo Ranger Station Alpine Accommodation.

BCA means the Building Code of Australia.

Building has the same meaning that it has under the EP&A Act.

building classification refers to the process of assigning a building class under the BCA to a building so that the building must meet appropriate technical design and construction requirements suited to the building type.

Building Code of Australia has the same meaning that it has under the EP&A Act.

DCFS Regulation means the Environmental Planning and Assessment (Development Control and Fire Safety) Regulation 2021.

Department is a reference to the NSW Department of Planning, Housing and Infrastructure.

EP&A Act means the NSW *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021.

fire safety engineering report means a report based on a fire safety engineering assessment of the proposed building, which includes fire engineering analysis and design against agreed acceptance criteria and identified relevant Performance Requirements (Performance Based Design Brief process) incorporating stakeholder commentary.

Note: A fire engineering assessment is a reference to the fire engineering process as established in the *Australian Fire Engineering Guidelines 2021*, Australian Building Codes Board.

Minister means the Minister that has portfolio responsibility for planning and for the administration of the provisions of the EP&A Act.

National Construction Code means the *National Construction Code - Building Code of Australia* and has the same meaning as *Building Code of Australia*.

National Parks and Wildlife Regulation means the NSW National Parks and Wildlife Regulation 2018.

NCC means the National Construction Code.

NPWS means the NSW National Parks and Wildlife Association.

Precincts SEPP means the *State Environmental Planning Policy (Precincts-Regional) 2021*.

Small-scale tourist and visitor accommodation means a building that provides temporary or short-term accommodation on a commercial basis, except where the building has been or would be classified as a Class 2, Class 3 or Class 4 building in accordance with the Governing Requirements of the BCA.

Suitably qualified person is a reference to an appropriately qualified fire engineer or suitably qualified and accredited building surveyor.

Tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis.

4.2 Australian Standards

AS 2444 means the version of the Australian Standard entitled AS 2444- 2001- Portable fire extinguishers and fire blankets – Selection and location

AS 2118.1 means the version of the Australian Standard entitled AS 2118.1 – 2017 Automatic Fire Sprinkler Systems

AS 2118.4 means the version of the Australian Standard entitled AS 2118.4 – 2012 Automatic fire sprinkler systems – Sprinkler protection for accommodation buildings not exceeding four storeys in height

FPAA101D means the version of the Fire Protection Association Australia entitled FPAA101D – Automatic fire sprinkler system design and installation – drinking water supply.

FPAA101H means the version of the Fire Protection Association Australia entitled FPAA101H- Automatic fire sprinkler system design and installation – hydrant water supply.

DRAFT POLICY