

Alpine Tourist and Visitor Accommodation Fire Safety Standard

1. PRELIMINARY

Application

- 1.1. This document is the *Alpine Tourist and Visitor Accommodation Fire Safety Standard (FS Standard)* published by the NSW Department of Planning, Housing and Infrastructure in July 2025.
- 1.2. The FS Standard takes effect on the commencement of the *State Environmental Planning Policy (Precincts–Regional) Amendment (Alpine Region Fire Safety) 2025 (SEPP Amendment)* on 1 October 2025. The SEPP Amendment amends the *State Environmental Planning Policy (Precincts–Regional) 2021 (Precincts Regional SEPP)*.
- 1.3. For the purposes of section 4.25A(4) of the Precincts Regional SEPP (as amended by the SEPP Amendment), Part 2 of the FS Standard sets out fire safety measures for the consent authority to consider when determining whether proposed development will include adequate fire safety measures.
- 1.4. Part 3 of the FS Standard provides advisory information relating to proposed development of existing buildings for tourist and visitor accommodation in the Alpine Region for:
 - (a) consent authorities for the purposes of section 62 and section 64 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)*; and
 - (b) certifiers for the purposes of section 14(3) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (DCFS Regulation)*.
- 1.5. Unless otherwise indicated, all references to clauses and paragraphs throughout this document relate to provisions of this FS Standard.
- 1.6. The objective of this FS Standard is to guide decision makers when determining whether proposed development for tourist and visitor accommodation in the Alpine Region will provide for the safety and protection of building occupants in the event of a fire.

Definitions

- 1.7. In this FS Standard:

Alpine Region has the same meaning as in Schedule 4A to the Precincts Regional SEPP.

Annual fire safety statement (AFSS) has the same meaning as in Part 12 of the DCFS Regulation.

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 Certification 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*.

Kosciuszko National Park Plan of Management has the same meaning as in Schedule 4A to the Precincts Regional SEPP.

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

National Construction Code means the National Construction Code, published by the Australian Building Codes Board, as in force from time to time.

Note. Volumes 1 and 2 of the National Construction Code constitute the Building Code of Australia.

NCC means the National Construction Code.

NPWS means the National Parks and Wildlife Service.

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

small-scale tourist and visitor accommodation means a building providing tourist and visitor accommodation, except buildings that would be classified at the construction certificate stage as a Class 2 building, Class 3 building or Class 4 part of a building in accordance with the Governing requirements under Part A6 of the BCA.

Standard Instrument means the Standard Instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

tourist and visitor accommodation has the same meaning that it has under the Standard Instrument.

Australian Standards

1.8. In this FS Standard:

AS 1670.1 means the version of the Australian Standard entitled AS 1670.1 – 2018 Fire detection, warning, control and intercom systems - System design, installation and commissioning - Fire (incorporating amendment 1)

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

AS 3786 means the version of the Australian Standard entitled AS 3786 – 2014 Smoke alarms using scattered light, transmitted light or ionization (incorporating amendment 1 and 2)

2. FIRE SAFETY MEASURES

- 2.1.** This Part sets out baseline fire safety measures for tourist and visitor accommodation in the Alpine Region, recommended as minimum requirements for proposed development.
- 2.2.** A building providing ***small-scale tourist and visitor accommodation*** in the Alpine Region is taken to provide fire safety measures consistent with this FS Standard if it satisfies the measures in **TABLE A**.
- 2.3.** A building providing ***tourist and visitor accommodation*** (other than small-scale tourist and visitor accommodation) is taken to provide fire safety measures consistent with this FS Standard if it satisfies the measures in **TABLE B**.
- 2.4.** The fire safety measures for small-scale tourist and visitor accommodation set out in **TABLE A** include:
- (a) all fire safety requirements of the BCA that would apply to the building based on its building classification;
 - (b) supplementary fire safety requirements including:
 - i. applying equivalent Class 1b deemed-to-satisfy provisions under the BCA to Class 1a buildings
 - ii. building exit maintenance requirements
 - iii. firefighting installations and evacuation signage
 - (c) building registration and annual certification of fire safety measures for buildings that would not otherwise require the issue of an annual fire safety statement under the DCFS Regulation.
- 2.5.** The fire safety measures for tourist and visitor accommodation (other than small-scale tourist and visitor accommodation) set out in **TABLE B** include:
- (a) all fire safety requirements, firefighting equipment and smoke hazard management measures of the BCA that would apply to the building based on its building classification;
 - (b) supplementary fire safety requirements for Class 2 buildings and Class 4 parts of a building, including firefighting installations and evacuation signage.

TABLE A - Fire safety measures for small-scale tourist and visitor accommodation

Requirements		Specifications/Notes
BCA compliance for small-scale tourist and visitor accommodation		
A1	The building includes all required fire safety provisions of the BCA applying to the relevant building class.	Refer to the relevant provisions of the BCA relating to the building class that will be assigned to the building.
Supplementary requirements for small-scale tourist and visitor accommodation, if not already required under the BCA		
A2	Smoke alarms are located in every bedroom.	<p>The smoke alarms in the bedrooms are to be interconnected with other smoke alarms in the building as required under the BCA.</p> <p>All other relevant smoke alarm requirements under NCC 2022, Housing Provisions, Part 9.5 continue to apply including location, interconnection, relevant AS compliance, power and installation requirements.</p> <p>Note. NCC 2022, Housing Provisions, Part 9.5 requires that smoke alarms in Class 1 buildings must comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building.</p>
A3	A system of lighting is installed to assist evacuation of occupants in the event of a fire.	The evacuation lighting system is to be consistent with the provisions of 9.5.5. of Part 9.5, Housing Provisions, NCC 2022.
A4	"OPEN INWARDS" signage is placed on external doors that open inwards and that may be subject to a build-up of snow.	<p>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.</p> <p>Note. 12.2.2 of Part 12.2 (Construction in alpine areas), Housing Provisions, NCC 2022 requires external doors that may be subject to a build-up of snow to open inwards or slide.</p>
Building exit maintenance		
A5	Building exits are operational and exit areas clear of obstructions to allow free passage of persons.	<p>This includes designated fire exit areas, exit doors, as well as other building exits.</p> <p>Keeping building exits and exit areas clear of obstructions includes management of snow build-up.</p>
Firefighting installations and evacuation signage		

TABLE A - Fire safety measures for small-scale tourist and visitor accommodation

Requirements		Specifications/Notes
A6	A portable fire extinguisher is 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.
A7	A fire blanket is installed in an accessible location in the kitchen.	The fire blanket is to be installed in accordance with section 6 of AS 2444.
A8	An evacuation diagram is affixed: (a) within the building on or adjacent to the entrance door to the building; and (b) within each bedroom on or adjacent to the door to the room.	The evacuation diagrams are to: (a) be located no less than 1200mm and not more than 1600mm above the finished floor level; (b) be clear, legible and durable; (c) include the date of issue; (d) be at least A4 in size; (e) include the title 'EVACUATION DIAGRAM'; (f) be orientated to the direction of egress; (g) include a legend of symbols; (h) exhibit a "YOU ARE HERE" indicator; and (i) identify the property address; (j) include a pictorial representation of the layout of the building and common areas on the storey; (k) identify the location of the exit door from the building; (l) identify the designated exits of the building (shown in green); (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); (o) identify the location of any portable fire extinguishers in the building and any common areas on the same storey (shown in red); (p) identify the location of any fire blankets within the building (shown in red); (q) identify the location of any evacuation assembly area for the building; (r) identify the national emergency services number (000); (s) advise guests to download the Emergency+ app, developed by Australian Government and State and Territory Emergency Services.
Building registration and annual certification of fire safety measures		
A9	Fire safety measures in the building are maintained and annually certified either through: (a) the annual fire safety statement (AFSS) provisions of Part 12 of the DCFS Regulation, if required by those provisions; or	Annual fire safety statements For buildings providing tourist and visitor accommodation that require AFSSs, refer to Part 12 of the DCFS Regulation. Alpine Building Fire Safety Register For buildings providing tourist and visitor accommodation that do not require AFSSs, the owner or property manager is to apply to the Planning Secretary to register the building on the Alpine Building Fire Safety Register on the NSW Planning Portal.

TABLE A - Fire safety measures for small-scale tourist and visitor accommodation

Requirements	Specifications/Notes
(b) the Department's Alpine Building Fire Safety Register on the NSW Planning Portal, if the AFSS provisions of the DCFS Regulation do not apply to the building.	<p>The application for registration is to be in an approved form and may require information on (among other things):</p> <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, including relevant bed allocation/accommodation numbers from the Kosciuszko National Park Plan of Management or accommodation lease/sublease conditions relevant accommodation booking agent or online booking systems that will be used to manage the property's tourist and visitor accommodation bookings 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. <p>The building is to be listed on the Alpine Building Fire Safety Register (if established) before the building is made available for tourist and visitor use.</p> <p>Annual registration renewal and certification</p> <p>To retain registration, the owner or property manager is to apply to renew the building's registration each year by:</p> <ul style="list-style-type: none"> providing notice of any changes to the registration information to the Planning Secretary in the approved form, and providing certification that the building's required fire safety measures are maintained and operating correctly.

TABLE B - Fire safety measures for tourist and visitor accommodation (other than small-scale tourist and visitor accommodation)

Requirements		Specifications/Notes
BCA compliance for tourist and visitor accommodation (Class 2, 3 and 4)		
B1	The building includes all required fire safety provisions of the BCA applying to the relevant building class.	Refer to the relevant provisions of the BCA relating to the building class that will be assigned to the building.
Supplementary requirements for Class 2 buildings and Class 4 parts of a building		
B2	For a Class 2 building or Class 4 part of a building, a portable fire extinguisher is 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.
B3	For a Class 2 building or Class 4 part of a building, a fire blanket is installed in an accessible location in the kitchen.	The fire blanket is to be installed in accordance with section 6 of AS 2444.
B4	For a Class 2 building or Class 4 part of a building, an evacuation diagram is affixed: (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.	The evacuation diagrams are to: (a) be located no less than 1200mm and not more than 1600mm above the finished floor level; (b) be clear, legible and durable; (c) include the date of issue; (d) be at least A4 in size; (e) include the title 'EVACUATION DIAGRAM'; (f) be orientated to the direction of egress; (g) include a legend of symbols; (h) exhibit a "YOU ARE HERE" indicator; (i) identify the property address; (j) include a pictorial representation of the layout of the dwelling and common areas on the storey; (k) identify the location of the exit door from the dwelling; (l) identify the designated exits from the storey of the building on which the dwelling is located (shown in green); (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); (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); (q) identify the location of the evacuation assembly area for the building; (r) identify the national emergency services number (000); (s) advise guests to download the Emergency+ app, developed by Australian Government and State and Territory Emergency Services.

3. ADVISORY NOTES FOR EXISTING BUILDINGS

Development applications for a change of building use of an existing building

- 3.1.** For the purposes of section 62(2)(a) of the EP&A Regulation, the consent authority may take into consideration this FS Standard when considering whether the fire protection of a building to be used for tourist and visitor accommodation in the Alpine Region will be appropriate to the building's proposed use.
- 3.2.** Clause 3.1 does not limit the consent authority's responsibility to consider other matters that may be relevant to the operation of section 62(2)(a) or section 62 (more broadly) of the EP&A Regulation. The consent authority must still undertake its functions (in full) under section 62 of the EP&A Regulation, including to:
- (a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use; and
 - (b) be satisfied that the building will comply with the Category 1 fire safety provisions that are applicable to the building's proposed use (if section 62(2)(b) applicable).

Development applications for rebuilding or alteration of an existing building

- 3.3.** For the purposes of section 64(2) of the EP&A Regulation, the consent authority may take into consideration the following when considering whether it is appropriate to require an existing building to be brought into total or partial conformity with the BCA:
- (a) whether section 4.25A of the Precincts Regional SEPP would apply to the proposed development; and
 - (b) if section 4.25A of the Precincts Regional SEPP does apply:
 - i. whether the consent authority is satisfied the proposed development will include adequate fire safety measures to ensure the safety of persons in the event of a fire; and
 - ii. that this FS Standard includes a provision that, if applied to the proposed development under section 4.25A of the Precincts Regional SEPP, would require that the building meet all required fire safety provisions of the BCA applying to the relevant building class.
- 3.4.** Clause 3.3 does not limit the consent authority's responsibility to consider other matters that may be relevant to the operation of section 64(2) or section 64 (more broadly) of the EP&A Regulation. The consent authority must still undertake its functions (in full) under section 64 of the EP&A Regulation.

Construction certificate applications for alteration building work

- 3.5.** For the purposes of section 14(3) of the DCFS Regulation, the certifier may take into account the application of this FS Standard to alteration building work for tourist and visitor accommodation in the Alpine Region when determining whether the fire protection of completed building work will not be reduced.

3.6. Under clause 3.5, the certifier should consider:

- (a) whether the development consent the subject of the construction certificate application includes conditions requiring development to comply with the fire safety measures of this FS Standard or any other fire safety requirements;
- (b) whether the completed building work will comply with those consent conditions, having regard to:
 - i. relevant building work plans and specifications
 - ii. the conditions to be placed on the construction certificate
- (c) the level of fire protection provided by compliance with those consent conditions, having regard to:
 - i. the requirement under section 4.25A of the Precincts Regional SEPP for the consent authority to not grant consent unless the consent authority is satisfied that the development will include adequate fire safety measures to ensure the safety of persons in the event of a fire;
 - ii. the inclusion of all fire safety provisions of the BCA for the relevant building classification in the FS Standard;
 - iii. the inclusion of fire safety measures in the FS Standard, additional to those required by the BCA; and
 - iv. the provisions of the FS Standard being based on expert fire safety advice, which indicated that the fire safety measures in the FS Standard are suitable for tourist and visitor accommodation without the building also needing to comply with previous NPWS fire safety requirements.

Note. *Previous NPWS fire safety requirements* is a reference to fire safety requirements in Part 6 of the *Interim NSW National Parks and Wildlife Service Building Code (1995)* or similar requirements in other versions of that Code.

3.7. Clauses 3.5 and 3.6 do not limit the certifier's responsibility to consider other matters that may be relevant to the operation of section 14(3) or section 14 (more broadly) of the DCFS Regulation. The certifier must still undertake its functions (in full) under section 14 of the DCFS Regulation.