



Frank Zipfinger &lt;frank.zipfinger@gmail.com&gt;

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**SLOPES: Annual Fire Safety Statements in the NSW Alpine Resort**

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SLOPES &lt;slopes.au@gmail.com&gt;

29 July 2014 at 18:32

Bcc: frank.zipfinger@gmail.com

Dear SLOPES Members and Associates

This email from the Department of Planning and Environment (**Planning**) is forwarded for your information.

The background is this:

1. all Clubs (and Commercials) are required annually to provide Planning with an Annual Fire Safety Statement (**AFSS**)
2. Clubs typically would engage, for a fee, a Service Provider to do maintenance on their lodge fire safety systems and then issue their AFSS
3. Clubs would then submit that AFSS to Planning to satisfy their annual obligation (both under the relevant statute - s177(1) of the EPA Regulation - and under the terms of their lease from NPWS)
4. if Planning finds deficiencies in an AFSS, Planning goes back to the Club with the details, leaving the Club to sort out the issues with it's Service Provider
5. apparently, Planning is finding more frequent cases of AFSS deficiencies; and is adopting a more rigorous approach to assessing their completeness which no doubt, at least short term, will lead to more AFSS deficiencies being identified - and so problems for Clubs to deal with
6. accordingly, Planning has taken the pre-emptive step of contacting all the Service Providers in the terms below to bring to their attention Planning's requirements - in the expectation that being forewarned will improve the process of issuing the AFSSs and minimise instances of deficiency
7. Clubs do not need to do anything in response to this email. But, if you have a problem of this kind with your next AFSS, you now have the background to push back on your Service Provider and have them correct any deficiency.

As always with matters involving Planning, if you have any questions please contact Daniel James (who attends our SLOPES AGMs each year) as follows:

Daniel James  
Team Leader  
Alpine Resorts Team  
Planning and Infrastructure

PO Box 36  
Jindabyne NSW 2627  
Ph: (02) 6456 1733  
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Mob: 0438 441 671  
Email: [daniel.james@planning.nsw.gov.au](mailto:daniel.james@planning.nsw.gov.au)

Regards

Frank Zipfinger  
President  
SLOPES

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----- Forwarded message -----

From: <[alpineresorts@planning.nsw.gov.au](mailto:alpineresorts@planning.nsw.gov.au)>  
Date: 18 July 2014 13:34  
Subject: Annual Fire Safety Statements in the NSW Alpine Resort  
To:  
Cc: Daniel James <[Daniel.James@planning.nsw.gov.au](mailto:Daniel.James@planning.nsw.gov.au)>

Please see email correspondence below which has been sent to Fire Safety Measure Service Providers in an attempt to improve the standard of incoming annual fire safety statements.

Please do not hesitate to contact me if you require any further information.

Regards

Daniel James  
Team Leader

Dear Fire Safety Measures Service Provider

I am writing to update you on actions being taken by the Department of Planning and Environment (DP&E) to ensure that buildings in the NSW Alpine Resorts (Thredbo, Perisher Valley, Smiggin Holes and Guthega) are adequately provided for in terms of fire safety.

All building owners are being encouraged to provide up to date Annual Fire Safety Statements (AFSS) for the existing measures in buildings. If an AFSS is deemed inadequate it is being returned to the building owner and additional information is being requested.

A few common mistakes that we are seeing with regard to submitted AFSS are:

- No fire safety schedule attached to the AFSS (as required by cl 181(2) of the EP&A Regulation). Please note that you should also inform your clients that the fire safety schedule must also be displayed in the building.
- Incorrect Australian Standard references - Some providers are referencing AS 1851. This is a maintenance standard not referenced in the Building Code of Australia (BCA). The correct Australian Standard that should be referenced on AFSS will vary depending on the measure and it will be a performance standard that applied at the time the measure was installed.
- Inaccurate or no BCA reference/s - In most cases there will be relevant clause references to the BCA which should also be listed. Again this will be the clause that applied when the measure was installed.
- Incomplete list of measures - In some cases documentation does not cover all measures in the building. A common example is light weight construction. A full list of measures can be found in Clause 166 of the EP&A Regulation (copy attached).
- Alternate solutions not listed on the AFSS - In some cases, an alternate solution may have been developed for the building. This must be identified in any AFSS and confirmation made that it's provisions have been complied with. If you are not comfortable in providing annual certification of an alternative solution you should seek advice from a BCA consultant and/or fire engineer.

If your client does not have a fire safety schedule for the building then in accordance with cl 182(2) of the EP&A Regulation, the building owner can request that the Department prepares a fire safety schedule.

I have attached our most recent AFSS template. If it is your intention as a service provider that your certificate should be attached to our template and then signed off by the owner then you need to make them aware of this. Please send them our template.

If you have any queries or are unsure about any of the matters covered here, our staff are more than happy to answer your questions.

Thank you for your attention, we look forward to working with you to achieve a safer environment.

Daniel James  
Team Leader

**Alpine Resorts Team**  
**Dept of Planning & Environment**  
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**2 attachments**

 **Fire Safety Schedule Template July 2014.doc**  
139K

 **Clause 166 EP&A Reg.pdf**  
51K



**FIRE SAFETY SCHEDULE**  
 Issued under Clause 168 and/or 182(2)  
 of the Environmental Planning and Assessment Regulation 2000

<b>ADDRESS:</b>	
<b>LESSEE:</b>	
<b>ADDRESS:</b>	
<b>DESCRIPTION OF BUILDING:</b>	
<b>BCA CLASSIFICATION:</b>	
<b>USE:</b>	

<b>EXISTING FIRE SAFETY MEASURES</b>	<b>MINIMUM STANDARD OF PERFORMANCE</b>
<b>Access panels, doors and hoppers to fire-resisting shafts</b>	BCA Clause C3.13 & AS 1530.4
<b>Automatic fail-safe devices</b>  <b>(Magnetic door holders)</b>	BCA Clause C3.8
<b>Automatic fire detection and alarm system. Including a manually operated fire alarm system with call points</b>	BCA Specification E2.2a, BCA Clause G4.8, AS 1670.1-1995, AS 1670.4 -1995.  BCA Clauses E2.2 & G4.8, BCA specification E2.2, AS 1603, AS1603 Part 4 and AS 1670.1  BCA Clause E2.2 and G4.8, BCA Specification E2.2 and AS 1670.1
<b>Automatic fire suppression system.</b>  <b>Sprinklers with fast response heads</b>	BCA Spec. E1.5 & AS 2118.1, 4 & 6 – 1995.  BCA Clause E1.5, BCA Clause NSW H101.17.1 and AS 2118.1
<b>Emergency lighting</b>	BCA Clause E4.2, BCA Clause E4.4, BCA Clause G4.4, AS/NZS 2293.1-2005.  BCA Clauses E4.2, E4.4 & G4.8 and AS 2293.1.

<b>EXISTING FIRE SAFETY MEASURES</b>	<b>MINIMUM STANDARD OF PERFORMANCE</b>
<b>Emergency warning and intercommunication systems</b>	BCA Specification E4.9 and AS 2220 Parts 1 & 2.
<b>Exit signs</b>	BCA Clauses E4.5, E4.6 & E4.8 & AS/NZS 2293.1 – 2005. BCA Clauses E4.5, E4.6, E4.8 and AS 2293.1.
<b>Fire blanket</b>	AS 2444-2001
<b>Fire dampers</b>	AS 1668.1 BCA Clause C3.15, AS 1668.1-1998 & AS 1682.1 & 2 - 1990
<b>Fire Door</b>	BCA Clause C3.5 and AS 1905.1 – 1997. BCA Part C3 and AS 1905.1 BCA C3.2, C3.4, C3.5, C3.6, C3.7, C3.8, C3.11 and AS1905.1
<b>Fire hose reel systems</b>	BCA Clause E1.4, G4.8 AS 2441-1998. BCA Clauses E1.4 & G4.8, AS1221 and AS 2441
<b>Fire hydrant systems</b>	BCA Clause E1.3 and AS 2419.1. BCA Clauses E1.3, G4.8 and AS 2419.1
<b>Fire orders</b>	BCA Clause G 4.9
<b>Fire seals protecting openings in fire-resisting components of the building</b>	BCA Clause C3.15, BCA Specification C3.15, AS 1530.4 and AS 1668-1 BCA Clause C3.12 and C3.15, BCA Specification C3.15
<b>Fire shutters</b>	
<b>Fire windows</b>	
<b>Light weight construction</b>  (Fire rated internal walls and floors bounding public corridors & sole occupancy units including ceilings with a resistance to the incipient spread of fire)	BCA Specification C1.1, Specification C1.8. BCA Clause C1.8 and AS 1530.3 BCA Clause C1.1 and C1.8
<b>Mechanical air handling systems</b>	BCA Clause E2.2, AS 1668.1 and AS 1668.2 BCA Clause C2.4 & E2.2 &, AS/NZS 1668.1

EXISTING FIRE SAFETY MEASURES	MINIMUM STANDARD OF PERFORMANCE
<b>Portable Fire Extinguishers</b>	BCA Clause E1.6, AS 2444-2001 BCA Clause E1.6 and AS 2444 BCA Clause E1.6 of the BCA & AS 2444
<b>Smoke and heat vents</b>	
<b>Smoke dampers</b>	BCA Clause C2.5 & E2.2; AS1668.1 & AS1682.1 & 2
<b>Smoke doors</b>	
<b>Solid core doors with self closers</b>	BCA Clause C3.11 BCA Clauses C3.11 and D2.21
<b>Standby power systems</b>	
<b>Wall-wetting sprinkler and drencher systems</b>	
<b>Warning and operational signs</b>	BCA Clauses G4.3 and G4.9

<b>NOTES</b>	<p>An annual fire safety statement shall be caused to be lodged with the Department of Planning by the owner within 12 months of the Department receiving the first fire safety certificate and then annually within 12 months of the last such date.</p> <p>A copy of the statement is to be given to the commissioner of the NSW Fire Brigades, and a further copy is to be prominently displayed in the building.</p>
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<b>DATE</b>	
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<b>Building occupant warning system</b>	BCA Spec E2.2a & 1670.1-2004
<b>Directional signs</b>	BCA Clause E4.6 and AS 2293.1
<b>Emergency Evacuation and Management Procedures</b>	AS 3745 in accordance with Alternative Solution prepared by ...
<b>Exit doors and latches</b>	BCA Clauses D 2.19, D 2.20, D 2.21 and G 4.3.
<b>Fire alarm monitoring</b>	AS 1670.4-2004
<b>Fire collars</b>	BCA Clause C3.15 and AS 4072.1-2005
<b>Magnetic door release</b>	BCA clause D 2.21 and AS 1670
<b>Manual call points</b>	BCA Clause G4.8 and AS 1670-1995
<b>Smoke detectors and heat detectors</b>	BCA Specification E2.2A and AS 1670.1
	BCA Specification E2.2a part 3
<b>System monitoring</b>	BCA Specification E 2.2a part7 and AS 1670.1

## **Environmental Planning and Assessment Regulation 2000**

### **166 Statutory fire safety measures**

The fire safety measures listed in the Table to this clause are *statutory fire safety measures* for the purposes of this Part.

Access panels, doors and hoppers to fire-resisting shafts  
 Automatic fail-safe devices  
 Automatic fire detection and alarm systems  
 Automatic fire suppression systems  
 Emergency lifts  
 Emergency lighting  
 Emergency warning and intercommunication systems  
 Exit signs  
 Fire control centres and rooms  
 Fire dampers  
 Fire doors  
 Fire hose reel systems  
 Fire hydrant systems  
 Fire seals protecting openings in fire-resisting components of the building  
 Fire shutters  
 Fire windows  
 Lightweight construction  
 Mechanical air handling systems  
 Perimeter vehicle access for emergency vehicles  
 Portable fire extinguishers  
 Safety curtains in proscenium openings  
 Smoke alarms and heat alarms  
 Smoke and heat vents  
 Smoke dampers  
 Smoke detectors and heat detectors  
 Smoke doors  
 Solid core doors  
 Standby power systems  
 Wall-wetting sprinkler and drencher systems  
 Warning and operational signs



Whole title | Parent Act | Historical versions | Historical notes | Search title  
PDF |

## Environmental Planning and Assessment Regulation 2000

Current version for 31 May 2014 to date (accessed 18 July 2014 at 10:34)

Part 9 > Division 1 > Clause 166

<< page >>

### 166 Statutory fire safety measures

(cf clause 80A of EP&A Regulation 1994)

The fire safety measures listed in the Table to this clause are *statutory fire safety measures* for the purposes of this Part.

#### Table

Access panels, doors and hoppers to fire-resisting shafts	Fire shutters
Automatic fail-safe devices	Fire windows
Automatic fire detection and alarm systems	Lightweight construction
Automatic fire suppression systems	Mechanical air handling systems
Emergency lifts	Perimeter vehicle access for emergency vehicles
Emergency lighting	Portable fire extinguishers
Emergency warning and intercommunication systems	Safety curtains in proscenium openings
Exit signs	Smoke alarms and heat alarms
Fire control centres and rooms	Smoke and heat vents
Fire dampers	Smoke dampers
Fire doors	Smoke detectors and heat detectors
Fire hose reel systems	Smoke doors
Fire hydrant systems	Solid core doors
Fire seals protecting openings in fire-resisting components of the building	Standby power systems
	Wall-wetting sprinkler and drencher systems
	Warning and operational signs

Top of page