

BUILDING CODE OF AUSTRALIA COMPLIANCE OVERVIEW REPORT

IZAKAYA RESTAURANT AND PIZZA SHOP

1 FRIDAY DRIVE, THREDBO

DATE ► 22/10/2024

REPORT NO. ► 12480 Rev.00 [Izakaya]

PREPARED FOR ► Kosciuszko Thredbo Pty Ltd

PREPARED BY ► AE&D



AEDGROUP

Innovation & expertise in building regulations



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REVISION STATUS				
REPORT NO/REV	DATE	STATUS	WRITTEN	CHECKED
12480 Rev.00 [Izakaya]	22/10/2024	ISSUED TO CLIENT	NH	NH/BF

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1.0 EXECUTIVE SUMMARY AND RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2022 assessment of Izakaya Restaurant and Pizza Shop, located at 1 Friday Drive, Thredbo, for the purposes of identifying issues to be addressed as part of a Building Certificate and possible Development Application process.

The primary purpose of this report is to identify the non-compliance matters contained in the proposed design against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

The works comprise minor internal alterations and required works. It is not considered reasonable for any Development Consent to required full upgrade to the current BCA for the entire building under Clause 64 of the Environmental Planning and Assessment Regulation. The works recommended by this report could be considered to demonstrate to the Consent Authority to require **partial** upgrade of the relevant areas of the building only.

64 Consent authority may require upgrade of buildings

(1) This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

(3) In this section—

previous building work means building work completed or authorised within the previous 3 years.

total volume of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

1.1 Recommendations

Section 4.0 of this report has listed the specific recommendations for each tenancy.





2.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 assessment of Izakaya Restaurant and Pizza Shop, located at 1 Friday Drive, Thredbo, for the purposes of initial design.

This report provides a BCA overview of the significant issues to achieve a suitable level of health and safety and to facilitate the issue of a Building Certificate for BCA Compliance. It must be noted that it is unreasonable for the building to be upgraded to full compliance with the current BCA, as the existing building and structure was constructed in or around 1960's and these retail outlets have been altered internally several times since initial build.

This report provides recommendations for a suitable level of upgrade while considering the proposed minor works associated with both retail tenancy fitouts.

2.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2022. The scope of services is limited to Sections C – “Fire Resistance”, Section D – “Access & Egress”, Section E – “Services & Equipment”, Section F “Health and Amenity”, Section G “Ancillary Provisions” and Section I “Special use Buildings”

This report is based on a desktop assessment of the proposed plans, with specific reference to the following documents:

	Document Title	Issued By	Document No.	Revision	Dated
1.	Combined Development/Building Application and Building Approval – Thredbo Alpine Hotel	NSW National Parks and Wildlife Service	94/C.52	---	21/11/1994
2.	Existing & Proposed Boundaries of Proposed Licence Extension	Thredbo Alpine Hotel	---	---	17/05/2024
3.	Location Map	Thredbo Alpine Hotel	---	---	17/05/2024
4.	Annual Fire Safety Statement (AFSS)	Kosciuszko Threbo Pty Ltd			13/08/21

- The Building Code of Australia 2022, prepared by the Australian Building Codes Board, used as a guide for compliance only.

2.2 Purpose of the Report

The purpose of this report is to assess the following:

- Assessment under the current Building Code of Australia 2022 as a guide for compliance only.
- Provide recommendations to address identified significant non-compliances, and/or identify potential performance solutions.

2.3 Limitations of the Report

This report does not assess the following:

- This assessment has been undertaken for the purposes of DA/Building Certificate application submission.
- Structural Provisions of the BCA (Section B) have not been considered. A suitably qualified Structural Engineer should be engaged to determine compliance.
- Accessibility Provisions of the BCA have been assessed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Energy Efficiency Provisions of the BCA (Section J) have not been considered. A suitably qualified Energy Consultant should be engaged to determine compliance.
- Section I Special Use Buildings of the BCA 2022 has not been considered as part of this assessment.
- Reporting on hazardous materials, WHS matters, or site contamination.





- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building.
- Consideration of any fire services operations (including hydraulic, electrical, or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems, or security systems.
- Heritage significance.
- Consideration of energy or water authority requirements.
- Consideration of Council's local planning policies.
- Environmental or planning issues.
- Requirements of statutory authorities.
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not been carried out).
- Provision of any construction approvals or certification under the Environmental Planning & Assessment Act 1979 or its Regulations.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA have not been carried out.
- BCA 2022 does not directly specify slip-resistance classification(s) for all *accessible paths of travel*; however, we highlight the need under AS 1428.1-2009 for all *accessible paths of travel* to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.



3.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the Building Code of Australia 2022 in respect to the compliance assessment of the Izakaya Restaurant and Pizza Shop, located at 1 Friday Drive, Thredbo.

BCA Building Classifications:	6 (Retail)
Building rise in storeys:	4 (determined in accordance with C2D3 of the BCA). Relating to overall Thredbo Alpine Hotel Building
Type of Construction:	A (determined in accordance with C2D2 and C2D6 of the BCA). Relating to overall Thredbo Alpine Hotel Building
Floor area:	> 500m ² - Relating to overall Thredbo Alpine Hotel Building
Effective Height (m):	Less than 25m - Relating to overall Thredbo Alpine Hotel Building
Climate Zone (Thermal Design)	8 (determined in accordance with ABCB Climate Map, Sept 2019)

3.1 Location of Fire Source features

The potential *fire source features* to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road bounding the allotment.

In this instance the following setbacks are determined in respect to the fire source features applicable to the building:

- No Fire Sources Features Applicable to this assessment as the works are all internal within existing areas.

3.2 Summary of Fire Services Required





Summarised below are the BCA Deemed-to-Satisfy fire services required for the building (only as applicable to the relevant retail tenancies):





- A sprinkler system must be provided to serve all parts of the building in accordance with BCA Clause E1D2 and AS 2419.1. **Existing sprinklers provide coverage, and this is existing coverage will not to be altered.**
- A fire hydrant system must be provided to serve all parts of the building in accordance with BCA Clause E1D2 and AS 2419.1. **Existing hydrants provide coverage, and this is existing coverage will not to be altered.**
- A fire hose reel system must be provided in accordance with BCA Clause E1D3 and AS 2441, located externally or internally within 4 metres of the exits. **Existing hose reels provide coverage, and this is existing coverage will not to be altered.**
- Portable fire extinguishers must be provided in accordance with BCA Clause E1D14 and must be selected, located, and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001. **Extinguishers are generally installed throughout both tenancies.**
- An automatic smoke and fire detection must be provided in accordance with BCA Part E2, BCA Specification 20, AS 1670.1. **Detection is existing throughout both tenancies and not required to be changed by the current minor works.**
- Emergency lighting must be provided throughout the building in accordance with BCA Clause E4D2, E4D4 and AS 2293.1. **Emergency lighting is existing throughout both tenancies and not required to be changed by the current minor works.**
- Exit signage must be provided throughout the building in accordance with BCA Clause E4D5, NSW E4D6, E4D8 and AS 2293.1. **Exit signage is existing throughout both tenancies and not required to be changed by the current minor works.**
- Service penetrations through building elements required to be fire-resisting must be provided with fire sealing in accordance with BCA Clause C4D15, Specification 13 and AS 1540.4-2014. **Numerous penetrations and fire rated elements must be repaired/rectified/provided as part of the proposed works.**

4.0 RECOMMENDATIONS

The following is a list of recommendations for satisfactory fire and life safety, based site inspections carried out for both tenancies. Please note the inspection reports included below in this report. The main areas to be addressed are summarised below.

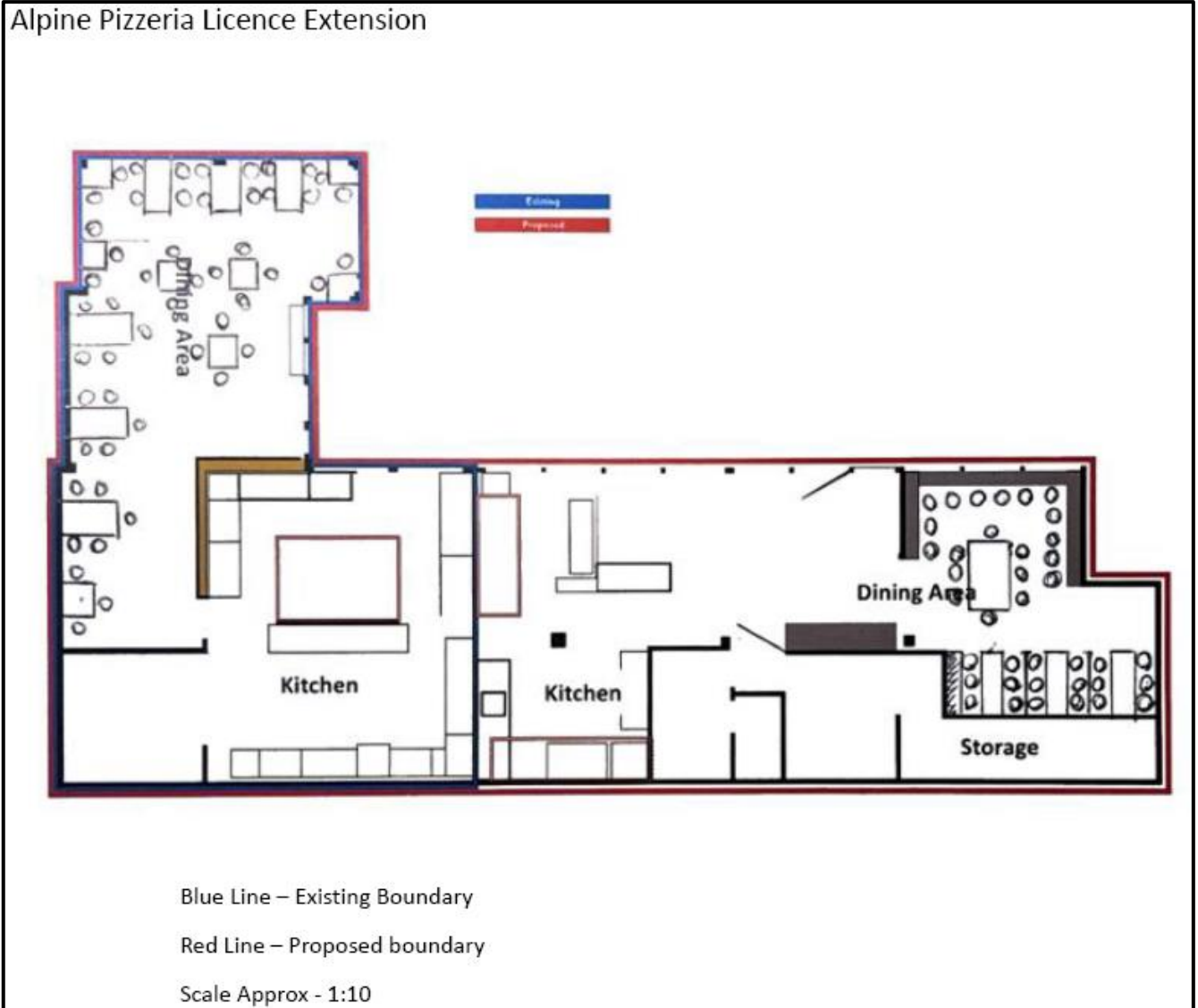
BCA Clause	Deemed-to-Satisfy Provision to be addressed	Photo Example
<p>Openings for services in fire rated construction</p> <p>BCA C4D15</p>	<p>Except where contained in fire isolated shafts, as per item below, penetrations in the floor in all services cupboards must be fire stopped in accordance with BCA C4D15 and Specification 13.</p> <p>The areas to be upgraded are:</p> <ul style="list-style-type: none"> - Downlights to be provided with fire rated covers. - Penetrations in the fire rated walls between the retail and hotel areas. - Fire rate conduits from rear storeroom with fire collar in Izakaya tenancy. - Repair existing fire collars installed in rear storeroom of Izakaya tenancy - Remove redundant mechanical ductwork and fire rate opening. - The fire dampers within the existing ductwork, must be checked for compliant operation and verified by the fire safety assessor as operational, if not to be rectified/ replaced for compliance with AS 1682. - The exhaust ducts running to the ceiling and to the roof must also be contained within a fire rated shaft and not discharge closer than 3m to another opening within the building. 	  
<p>Widths of paths of travel</p> <p>BCAD2D8</p>	<p>Some existing paths of travel have widths of less than 1m. The BCA requires 1m.</p> <p>Performance solutions are proposed to address these issues.</p>	

BCA Clause	Deemed-to-Satisfy Provision to be addressed	Photo Example
BCA D3D22 - Handrails	<p>Install a handrail to the small set of stairs at the rear of the Izakaya Tenancy to comply with BCA Clause D3D22.</p> <p>Contrasting non-slip nosings also to be installed</p>	
Sprinklers BCA E1D6	<p>It is recommended to replace all sprinkler heads with fast response heads.</p> <p>If the exhaust hoods are to be used, the hood sprinklers are to be reactivated for use.</p>	
Smoke Detection BCA E2D8	<p>The smoke detection system within both tenancies are to be maintained and a sound pressure test undertaken to ensure a minimum level of 75dbA within both tenancies. The system must be checked for compliant operation and verified by the fire safety assessor as operational, if not to be rectified/ replaced for compliance with AS 1670.1.</p> <p>In a number of locations the smoke detectors must be relocated away from obstructions, such as light fittings.</p>	
Exit Signage BCA E4D8	<p>The existing exit and emergency lighting system must be maintained to AS 2293.1. The system must be verified by an electrician or electrical consultant as being compliant.</p>	

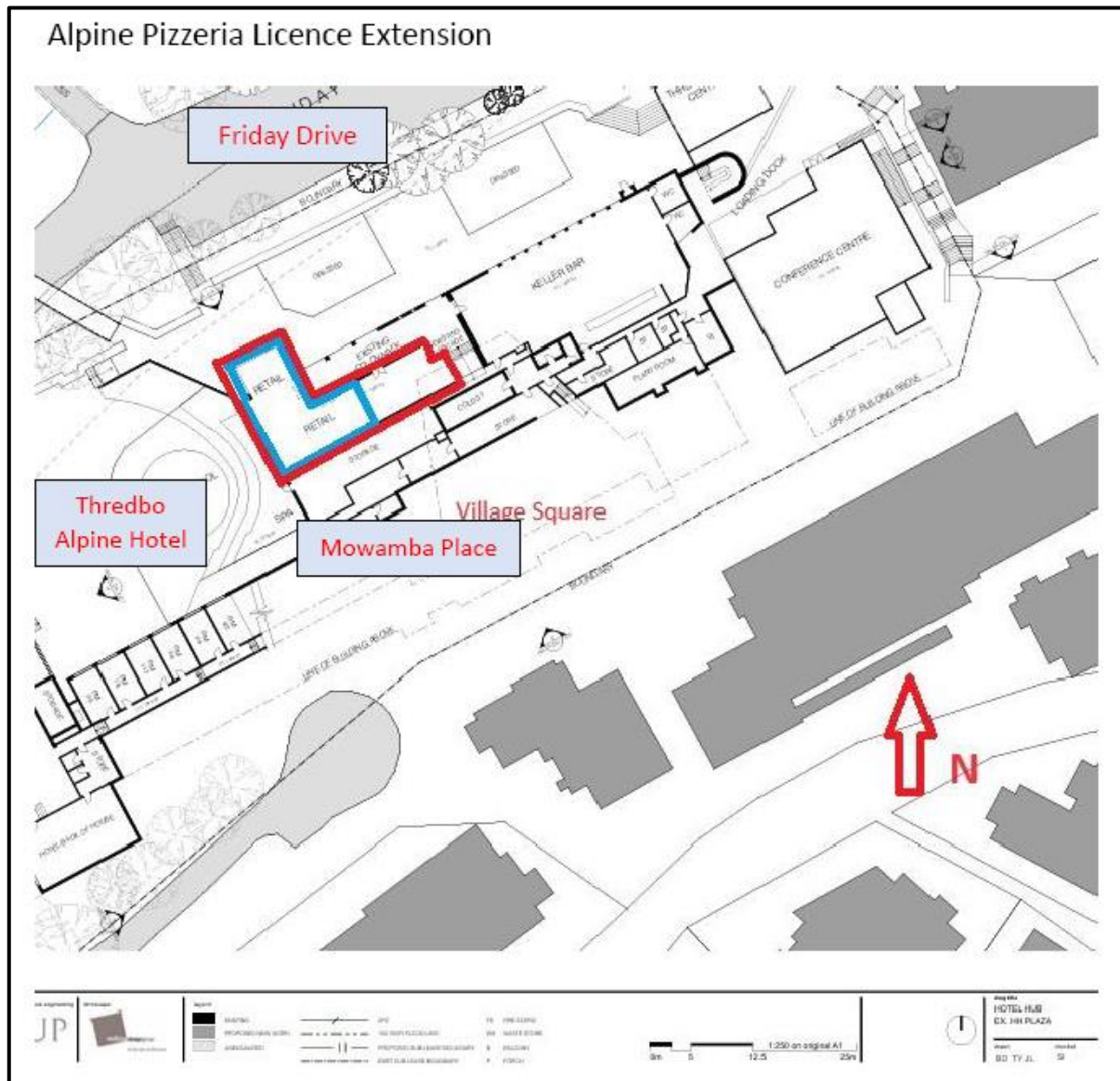
BCA Clause	Deemed-to-Satisfy Provision to be addressed	Photo Example
Accessible Entry – Izakaya Tenancy BCA D4D3	Threshold Ramp to be installed to entry doorway to comply with AS 1428.1-2009.	
Accessible Entry – Pizza Shop Tenancy BCA D4D3	Ramped landing to be installed to front entry and performance solution required for justification under the BCA. Screen door to be removed. Clear opening to doorway must be not less than 850mm. Doorway is likely to require adjustments.	
Floor Surfaces to both tenancies BCA Part D4	It is recommended that the floor surfaces of both tenancies have a non-slip finish applied.	
Food Premises Upgrades AS 4674-2004	Timber shelving in the Izakaya tenancy to be replaced with stainless steel shelving for compliance with	

Sanitary facilities are existing and provided within the Thredbo Alpine Hotel building for use of all guests and public, including patrons of the retail outlets. It is not proposed to alter or change this arrangement. The number of guests will remain consistent with the existing uses.

4.1 Existing and Proposed Floorplan Boundaries



4.2 Location Map





5.0 INSPECTION PHOTOS

5.1 AED inspection 26/09/2024











RECORD OF INSPECTION





Non-Mandatory Inspection





Project Number	12480
Project Name	Izakaya Restaurant and Thredbo Pizza Shop
Address	FRIDAY DRIVE, THREDBO
Particulars of Inspection	Site
Date of Inspection	26/09/2024
Date Reported	Not applicable – not a critical mandatory building works inspection
Inspection Type	Photographic evidence to support BCA consulting reporting
Registered Certifier	Nathan Halstead, BDC0161
Signature of Registered Certifier	
Inspection Result	<p>See also photos below as well as comments herewith</p> <p>Izakaya and Pizza Tenancy Issues to be addressed</p> <ul style="list-style-type: none">➤ Fire-rate downlights if they are not already➤ Paths of travel width 800mm to rear food storage and dishwasher area➤ check and clean operation of fire damper in mech exhaust➤ handrail to stairs to food storage room➤ fire-rate electrical conduit in food storage room➤ Repair fire rating to rear of tenancy between Izakaya and Back of house hotel.➤ access to front door has threshold. Ramp required to AS1428.1➤ additional exhaust hood sprinklers required in kitchen areas. Or confirm exhaust hoods disused.➤ timber shelving to be replaced with stainless steel in dry store room➤ sprinkler heads throughout to be changed for new fast response heads➤ smoke detector in kitchen area obstructed by fluro light – relocate to comply with AS 1670.1.➤ floor to have non-slip finish applied throughout➤ Penetrations and mechanical exhaust issues must be addressed and fire rated where passing through the rear tenancy wall to the back of house hotel areas. There are numerous penetrations and openings to be rectified.











No.	Status / Comment	Photo
IZAKAYA TENACY		
1.	access to front door has threshold. Ramp required to AS1428.1	
2.	access to front door has threshold. Ramp required to AS1428.1. Door to have compliant accessible hardware / handles.	
3.	Exit sign existing and satisfactory for tenancy size.	
4.	Fire-rate downlights if they are not already sprinkler heads throughout to be changed for new fast response heads.	





No.	Status / Comment	Photo
5.	Emergency lighting installed and considered satisfactory for existing and proposed use.	
6.	General photo showing smoke detection system installed.	
7.	Sprinklers in kitchen areas.	
8.	Sprinkles installed to exhaust areas.	





No.	Status / Comment	Photo
9.	As above	
10.	As above	
11.	Fire rated ceiling	
12.	Sprinklers to exhaust hood	





No.	Status / Comment	Photo
13.	Smoke detector is obstructed by Fluro light fitting. To be relocated as per AS 1670.1.	
14.	Sprinklers provided to clear exhaust ductwork – exhaust ductwork should be removed if no longer in use.	
15.	Portable fire extinguishers installed in kitchen areas to AS 2444	
16.	Fire blanket installed in kitchen to AS 2444	





No.	Status / Comment	Photo
17.	Coolroom has warning/alert bell	
18.	Portable fire extinguishers (PFE's) installed in storage areas to AS 2444	
19.	PFE's tagged	
20.	Coolroom warning bell.	





No.	Status / Comment	Photo
21.	As above	
22.	Exit door – with compliant exit signage	
23.	Steps in storeroom to have handrail to one side and performance solution to address reduced width	
24.	Penetrations in fire rated ceilings to be fire stopped with an approved fire rated and tested system.	





No.	Status / Comment	Photo
25.	Downlights to have fire rated covers installed/verified as being installed.	
26.	Conduit in rear storeroom to be fire stopped.	
27.	Smoke detection system to remain as installed.	
28.	Services penetrations to be fire stopped with an approved system in wall separating back of house areas and restaurant.	

No.	Status / Comment	Photo
29.	Kitchen fitout acceptable in terms of food premises code.	
30.	As above.	
31.	As above	
32.	Timber shelving should be replaced with stainless steel shelving for food premises compliance.	





No.	Status / Comment	Photo
33.	Paths of travel width less than 1m – to be addressed via performance solution, which is achievable based on low occupancy numbers.	
34.	As above – 800mm	
35.	As above.	
36.	As above	





No.	Status / Comment	Photo
37.	Floor to be non-slip.	
38.	Fire damper access panel cant be opened – to be checked and verified as compliant by fire safety assessor.	
39.	Ductwork to be checked for fire rating to roof top via shaft	
PIZZA SHOP TENANCY		
40.	Front door clearance to comply with AS 1428.1.	

No.	Status / Comment	Photo
41.	Redundant mechanical ductwork to be removed and wall fire rated.	
42.	Penetrations in the fire rated wall at the back of Izakaya tenancy to be fire stopped.	
43.	Cable penetrations to be fire sopped with an approved tested fire system	
44.	Gaps in fire rated wall to be fire rated/stopped.	

No.	Status / Comment	Photo
45.	Conduit to be fire stopped.	
46.	Install compliant fire damper to mechanical ductwork, or remove ductwork if redundant and fire rated wall.	
47.	Relocate ductwork exhaust to a compliant position away from fresh intake to the restaurant above to comply with AS 1668. Where the exhaust ductwork is required to be fire rated through the roof areas, the discharge point must be not closer than 3m to another opening within the building.	
48.	Install compliant fire damper to mechanical ductwork, or remove ductwork if redundant and fire rated wall	

No.	Status / Comment	Photo
49.	Install landing and compliant ramp to AS 1428.1 or seek performance solution	
50.	As above	
51.	Smoke detection installed	
52.	General premises fitout to Food Premises Code.	

No.	Status / Comment	Photo
53.	As above	
54.	As above	
55.	Path of travel between pizza shop and kitchen less than 1m. Performance Solution required to address this matter	
56.	PFE;s installed to AS 2444-2001.	

No.	Status / Comment	Photo
57.	As above	
58.		
59.	Tenancy door from inside the shop.	
60.	Exit signage and emergency lighting over eit door - compliant	

6.0 CONCLUSION

This report provides a Building Code of Australia (BCA) 2022 assessment of Izakaya Restaurant and Pizza Shop, located at 1 Friday Drive, Thredbo, for the purposes of identifying issues to be addressed as part of a Building Certificate and possible Development Application process.

The primary purpose of this report is to identify the non-compliance matters contained in the proposed design against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

The works comprise minor internal alterations and required works. It is not considered reasonable for any Development Consent to required full upgrade to the current BCA for the entire building under Clause 64 of the Environmental Planning and Assessment Regulation. The works recommended by this report could be considered to demonstrate to the Consent Authority to require **partial** upgrade of the relevant areas of the building only.



Nathan Halstead
For AE&D



ATTACHMENT A - INSPECTION & MAINTENANCE

Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All firefighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the building (i.e. the main entry foyer)

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

Good Housekeeping

The ongoing management of the building should ensure good housekeeping procedures. The following matters should be considered by building management:

- ❖ Ensure exits and paths of travel to exits remain unobstructed (in particular stairways)
- ❖ Avoid storage of materials in unoccupied areas
- ❖ Limit storage of flammable/combustible materials to designated and approved areas
- ❖ Prevent chocking open fire/smoke doors
- ❖ Prevent storage of materials that could hinder access to firefighting equipment



**ATTACHMENT B – TYPE C CONSTRUCTION REQUIREMENTS**

This Attachment contains requirements for the fire-resisting construction of building elements in a building of Type C Construction.

S5C2 Exposure to fire-source features	<p>(1) A part of a building element is exposed to a fire-source feature if any of the horizontal straight lines between that part and the fire-source feature, or vertical projection of the feature, is not obstructed by another part of the building that—</p> <ul style="list-style-type: none">(a) has an FRL of not less than 30/–/–; and(b) is neither transparent nor translucent. <p>(2) A part of a building element is not exposed to a fire-source feature if the fire-source feature is—</p> <ul style="list-style-type: none">(a) an external wall of another building that stands on the allotment and the part concerned is more than 15 m above the highest part of that external wall; or(b) a side or rear boundary of the allotment and the part concerned is below the level of the finished ground at every relevant part of the boundary concerned. <p>(3) If various distances apply for different parts of a building element—</p> <ul style="list-style-type: none">(a) the entire element must have the FRL applicable to that part having the least distance between itself and the relevant fire-source feature; or(b) each part of the element must have the FRL applicable according to its individual distance from the relevant fire source feature. <p>(4) The requirements of (3) do not override or permit any exemption from S5C3.</p>
S5C3 Fire protection for a support of another part	<p>(1) Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part, subject to (2), must—</p> <ul style="list-style-type: none">(a) have an FRL not less than that required by other provisions of this Specification; and(b) if located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required—<ul style="list-style-type: none">(i) for the supporting part itself; and(ii) for the part it supports; and(c) be non-combustible—<ul style="list-style-type: none">(i) if required by other provisions of this Specification; or(ii) if the part it supports is required to be non-combustible. <p>(2) The following building elements need not comply with (1)(b) and (1)(c)(ii):</p> <ul style="list-style-type: none">(a) An element providing lateral support to an external wall complying with S524(1)(b) or C2D12.(b) An element providing support within a carpark and complying with S5C25.(c) A roof providing lateral support in a building—<ul style="list-style-type: none">(ii) of Type C construction.(d) A column providing lateral support to a wall where the column complies with S5C6(1) and (2).(e) An element providing lateral support to a fire wall or fire-resisting wall, provided the wall is supported on both sides and failure of the element on one side does not affect the fire performance of the wall.
S5C4 Lintels	<p>(1) A lintel must have the FRL required for the part of the building in which it is situated.</p> <p>(2) A lintel need not comply with (1) if it does not contribute to the support of a fire door, fire window or fire shutter, and—</p> <ul style="list-style-type: none">(a) it spans an opening in—<ul style="list-style-type: none">(i) a wall of a building containing only one storey; or(ii) a non-loadbearing wall of a Class 2 or 3 building; or(b) it spans an opening in masonry which is not more than 150 mm thick and—<ul style="list-style-type: none">(i) not more than 3m wide if the masonry is non-loadbearing; or



	(ii) not more than 1.8 m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall.
S5C5 Method of attachment not to reduce the fire-resistance of building elements	The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.
S5C6 General concessions	<p>(1) Steel columns — A steel column, other than one in a fire wall or common wall, need not have an FRL in a building that contains—</p> <ul style="list-style-type: none"> (a) only 1 storey; or (b) 2 storeys in some of its parts and 1 storey only in its remaining parts if the sum of the floor areas of the upper storeys of its 2 storey parts does not exceed the lesser of— <ul style="list-style-type: none"> (i) 1/8 of the sum of the floor areas of the 1 storey parts; or (ii) in the case of a building to which one of the maximum floor areas specified in Table C3D3 is applicable — 1/10 of that area; or (iii) in the case of a building to which two or more of the maximum floor area specified in Table C3D3 is applicable — 1/10 of the lesser of those areas. <p>(2) Timber columns — A timber column may be used in a single storey building if—</p> <ul style="list-style-type: none"> (a) in a fire wall or common wall the column has an FRL not less than that listed in the appropriate Tables S5C24a to S5C24e; and (b) in any other case where the column is required to have an FRL in accordance with Tables S5C24a to S5C24e, it has an FRL of not less than 30/—/—. <p>(3) Structures on roofs — A non-combustible structure situated on a roof need not comply with the other provisions of this Specification if it only contains—</p> <ul style="list-style-type: none"> (a) lift motor equipment; or (b) one or more of the following: <ul style="list-style-type: none"> (i) Hot water or other water tanks. (ii) Ventilating ductwork, ventilating fans and their motors. (iii) Air-conditioning chillers. (iv) Window cleaning equipment. (v) Other service units that are non-combustible and do not contain flammable or combustible liquids or gases. <p>(4) Curtain walls and panel walls — A requirement for an external wall to have an FRL does not apply to a curtain wall or panel wall which is of non-combustible construction and fully protected by automatic external wall-wetting sprinklers.</p> <p>(5) Balconies and verandahs — A balcony, verandah or the like and any incorporated supporting part, which is attached to or forms part of a building, need not comply with Tables S5C24a to S5C24e, if—</p> <ul style="list-style-type: none"> (a) it does not form part of the only path of travel to a required exit from the building.
S5C7 Mezzanine floors: Concession	<p>(1) This Clause does not apply to a Class 9b building that is a spectator stand or audience viewing area accommodating more than 100 persons as calculated according to D2D18.</p> <p>(2) A mezzanine and its supports need not have an FRL or be non-combustible provided—</p> <ul style="list-style-type: none"> (a) the total floor area of all the mezzanines in the same room does not exceed 1/3 of the floor area of the room or 200 m², whichever is the lesser; and (b) the FRL of each wall and column that supports any other part of the building within 6 m of the mezzanine is increased by the amount listed in Table S5C7.
S5C8 Enclosure of shafts	<p>(1) Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building.</p> <p>(2) The provisions of (1) need not apply to—</p>

	<p>(a) the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or</p> <p>(b) the bottom of a shaft if it is non-combustible and laid directly on the ground</p>
S5C24 Type C fire-resisting construction — fire-resistance of building elements	<p>(1) In a building required to be of Type C construction—</p> <p>(a) a building element listed in Tables S5C24a to S5C24e and any beam or column incorporated in it, must have an FRL not less than that listed in the Table for the particular Class of building concerned; and</p> <p>(b) an external wall that is required by Tables S5C24a to S5C24e to have an FRL need only be tested from the outside to satisfy the requirement; and</p> <p>(c) a fire wall or an internal wall bounding a sole-occupancy unit or separating adjoining units must comply with Specification 6 if it is of lightweight construction and is required to have an FRL; and</p> <p>(d) in a Class 2 or 3 building, an internal wall which is required by Tables S5C24a to S5C24e to have an FRL must extend—</p> <p>(i) to the underside of the floor next above if that floor has an FRL of at least 30/30/30 or a fire-protective covering on the underside of the floor; or</p> <p>(ii) to the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or</p> <p>(iii) to the underside of the roof covering if it is non-combustible, and except for roof battens with dimensions of 75 mm x 50mm or less or sarking-type material, must not be crossed by timber or other combustible building elements; or</p> <p>(iv) 450 mm above the roof covering if it is combustible; and</p> <p>(e) in a Class 2 or 3 building, except where within the one sole- occupancy unit, or a Class 9a health-care building, or a Class 9b building, a floor separating storeys, or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor, must—</p> <p>(i) have an FRL of at least 30/30/30; or</p> <p>(ii) have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal; and</p> <p>(f) in a Class 9c building a floor above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor, must—</p> <p>(i) have an FRL of at least 30/30/30; or</p> <p>(ii) have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal.</p> <p>(2) For the purposes of Table S5C24a and Table S5C24b, <i>external wall</i> includes any column and other building element incorporated within it or other external building element.</p>

Table S5C24a: Type C construction: FRL of parts of external walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	-/-/-	60/60/60	60/60/60	60/60/60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C24b: Type C construction: FRL of external columns not incorporated into an external wall

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3 m	-/-/-	60/-/-	60/-/-	60/-/-



3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
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Table S5C24c: Type C construction: FRL of common walls and fire walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Non-loadbearing column	90/90/90	90/90/90	90/90/90	90/90/90

Table S5C24d: Type C construction: FRL of internal walls

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Bounding public corridors, public lobbies and the like	60/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	60/60/60	-/-/-	-/-/-	-/-/-
Bounding a stair if required to be rated	60/60/60	60/60/60	60/60/60	60/60/60



ATTACHMENT C – 2021 ANNUAL 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

17 FRIDAY DRIVE, THREDBO VILLAGE NSW 2625

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
861	DP 1128686	THREDBO ALPINE HOTEL

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

TOURIST ACCOMMODATION, OFFICES, RETAIL, BARS, NIGHT CLUB, RESTAURANTS AND CONFERENCE CENTRE
RISE IN STOREYS OF FOUR, TYPE A CONSTRUCTION

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

Name

THREDBO ALPINE HOTEL

Address

17 FRIDAY DRIVE, THREDBO VILLAGE NSW 2625

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
ACCESS PANELS, DOORS AND HOPPERS TO FIRE RESISTING SHAFTS	BCA CLAUSE C3.13, AS 1905.1 – 2005, AS 1530.4 AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
AUTOMATIC FAIL- SAFE DEVICES – SMOKE DOORS CLOSING	BCA SPEC C3.4 AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	05/08/2021	MW
AUTOMATIC FIRE DETECTION & ALARM SYSTEM INCLUDING MANUAL CALL POINTS	BCA CLAUSE G4.8 & SPEC E2.2A AS1670.1 - 2004 FIRE DETECTION AND ALARMS MODIFIED AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	05/08/2021	MW
AUTOMATIC FIRE SUPPRESSION SYSTEM	BCA SPEC. E1.5, AS 2118.1- 1999 SPRINKLER SYSTEM UPGRADE AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	05/08/2021	MW

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BUILDING OCCUPANT WARNING SYSTEM	BCA SPEC C1.5 & SPEC E2.2A AS 1670.1-2004 BOWS PROVIDED THROUGHOUT AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D	05/08/2021	MW
DOOR LATCHES	BCA CLAUSE D2.21	03/06/21	JA
EMERGENCY LIGHTING INTERNAL AND EXTERNAL	BCA CLAUSES E4.2, E4.4 & G4.4 AS 2293.1 - 2005 SYSTEM MODIFICATION TO MEET BCA G4.4	05/08/2021	MW
EXIT SIGNS	BCA CLAUSE E4.5, E4.6 & E4.8 AS 2293.1 - 2005	05/08/2021	MW
FIRE ALARM MONITORING	BCA SPEC E2.2A AS 1670.3 - 2004	05/08/2021	MW
FIRE BLANKETS	AS 2444 - 2001	05/08/2021	MW
FIRE DAMPERS	BCA CLAUSE E2.2, AS 1668.1 -1991 FIRE DAMPERS CERTIFICATION AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	05/08/2021	MW
FIRE DOORS	BCA CLAUSE C2.12 & C3.13 AS 1905.1 - 1997 FIRE DOOR UPGRADES AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
FIRE HOSE REELS	BCA CLAUSE E1.4 & G4.8 AS 2441 - 2005	05/08/2021	MW
FIRE HYDRANTS	BCA CLAUSE E1.3 & G4.8 AS2419.1 2005/ AMNT 1 - 2007 HYDRANT UPGRADE AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	05/08/2021	MW
FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS	BCA CLAUSE C3.15 & SPEC C3.15 AS 1530.4 UPGRADED AS PER AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
FIRE ORDERS & EVACUATION PROCEDURES	BCA CLAUSE G4.9	03/06/21	JA
LIGHTWEIGHT CONSTRUCTION	BCA SPEC C1.1 & SPEC C1.8 UPGRADED AS PER AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
MECHANICAL AIR HANDLING SYSTEM	BCA CLAUSE E2.2, BCA SPEC. 2.2B, AS 1668.1-1998 CERTIFIED AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	05/08/2021	MW
PATHS OF TRAVEL, STAIRWAYS, PASSAGEWAYS AND RAMPS	BCA SECTION D AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6, AS 2444 - 1995	05/08/2021	MW
SELF-CLOSING SOLID DORE DOORS	BCA CLAUSE C3.11 AS MODIFIED BY NPWS APPROVAL F265 DATED 1/11/1982 UPGRADED AND CERTIFIED AS PER J2 CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA

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SIGNS ON DOORS (OPENING INWARDS)	BCA CLAUSE G4.3 UPGRADED AS PER J ² CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
SMOKE DOORS	BCA SPEC C3.4 NPWS APPROVAL F265 DATED 1/11/1982. UPGRADED AS PER J ² CONSULTING ENGINEERS PTY LTD - UPGRADE STRATEGY # 1113 REV D.	03/06/21	JA
FIRE ENGINEERED PERFORMANCE SOLUTION FOR 1. FIRE RESISTING CONSTRUCTION 2. ACCESS AND EGRESS 3. FIRE SEPARATION	THREDBO ALPINE HOTEL FIRE SAFETY UPGRADE STRATEGY APPENDIX B FINE ENGINEERED REPORT NO. 1113 REV E		


* 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 *
FIRE EXITS	21/07/21	JA
DOORS RELATING TO FIRE EXITS	21/07/21	JA
PATHS OF TRAVEL TO FIRE EXITS	21/07/21	JA

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

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

Full name	Phone	Email	Accreditation No.*	Signature
JAMES ALEXANDER	02 6456 1285	JAMES.ALEXANDER@JSQUARED.COM.AU	F053474A	
MARK WINTER	0413734554	MARK.WINTER@HIGHLANDER.NET.AU	F004088A	

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

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

Full name
Andrew Harrigan

Organisation (if applicable)
Kosciuszko Thredbo Pty Ltd

Title/Position (if applicable)

Phone
0423 422 860

Email
Andrew_harrigan@evt.com

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, Andrew Harrigan (insert full name) being the: ☐ owner ☒ owner's agent
declare that:

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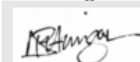
Fire Safety Statement

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- 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

13/08/2021

Section 9: Supplementary fire safety statement declaration

I, [Click here](#)

(insert full name) being the: ☐ owner ☐ owner's agent

declare that each critical fire safety measure specified in 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.

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Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form



Please note:

The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment Regulation 2000*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in clause 3 of the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements can be emailed to Fire and Rescue NSW at afss@fire.nsw.gov.au. Alternately, statements can be posted to Fire and Rescue NSW, Locked Bag 12, Greenacre NSW 2190. For further information about this process, please visit the 'Lodge a fire safety statement' page at www.fire.nsw.gov.au.
- As soon as practicable after issuing the fire safety statement, the building owner must display a copy (together with a copy of the current fire safety schedule) in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety' page of the Department's website at www.planning.nsw.gov.au.

Section 1: Type of statement

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under clause 175 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under clause 178 of the Regulation and relates to each critical fire safety measure that applies to the building.

Section 2: Description of the building or part of the building

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

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

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in clause 165 of the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

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- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire exits, fire safety notices, doors relating to fire exits and paths of travel to fire exits in the building or part of the building and found there has been no breach of Division 7 of Part 9 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

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

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to endorse the relevant part of the fire safety statement.
- The first industry accreditation scheme for APFS has been approved by the NSW Government.
- From July 1 2020, a building owner must select an APFS from a register of accredited practitioners. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of the APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at www.fairtrading.nsw.gov.au.

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

- The purpose of this section of the form is to detail the name and contact details of the person who is issuing the statement i.e. the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person issues the statement on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person issuing the statement as a representative of the organisation must have the appropriate authority to do so.
- Where a person issues the statement on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may issue the statement, however each of the other owners must authorise the owner who issues the statement to act as their agent.
- The person issuing the statement must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.
- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation. The building owner(s) are also responsible

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Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form



for ensuring that essential fire safety measures are maintained in accordance with clause 182 of the Regulation. An agent cannot be made responsible for these requirements.

Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is issuing the annual fire safety statement in accordance with clause 175 of the Regulation and is the same person as detailed in section 7. The person issuing the statement must identify if they are the owner or the owner's agent.
- In issuing the statement, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form and issuing the statement.
- The person who issues the statement by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is issuing the supplementary fire safety statement in accordance with clause 178 of the Regulation and is the same person as detailed in section 7. The person issuing the statement must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

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