




RFS

Planning for Bush Fire Protection

A guide for councils, planners,
fire authorities and developers

ADDENDUM JANUARY 2025





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1. Introduction

The purpose of this Addendum to Planning for Bush Fire Protection, 2019 (PBP 2019) is to prescribe bush fire protection measures (BPMs) relating to access and internal tenability which are to be implemented in relation to the construction of school buildings (being a primary and/or secondary school).

PBP 2019, PBP Addendum 2022 and the National Construction Code 2022 (NCC) (which is produced and maintained by the Australian Building Codes Board) contains BPMs which relate to the construction of school buildings. In this Addendum, PBP 2019 and the PBP Addendum 2022 is referred to together as “PBP”.

Volume 1 of the NCC includes Deemed-to-Satisfy Provisions (DTS) in Section G5 relating to construction in bushfire prone areas. Section G5 includes DTS provision G5D4 (NSW) that requires, in certain circumstances, compliance with ‘Specification 43’, except as amended by ‘Planning for Bush Fire Protection’¹.

In relation to primary and/or secondary schools, this Addendum therefore:

- Amends PBP to adopt and include this Addendum;
- Amends Appendix B of PBP Addendum 2022 in relation to vehicular access by removing the applicability of the specific requirements in Table 3 (SFPP Development Access – Specific Requirements); and
- Amends specification S43C9 (internal tenability) and S43C14 (Vehicular access) in Specification 43 as referred to in Section G5D4 of the NCC (NSW) (see Appendix A of this Addendum).



¹As defined in NCC, Volume One, Schedule 1 Definitions

2. Application

2.1. Date this Addendum commences

This Addendum commences on the date the amendment to clause 271 of the Environmental Planning and Assessment Regulation 2021 is published on the NSW Legislation website to include this Addendum within the definition of PBP.

2.2. Construction to which this Addendum applies

This Addendum applies to construction of buildings which are primary and/or secondary school buildings.

3. Amendment to Planning for Bushfire Protection 2019 and Addendum 2022

Chapter 6 of PBP 2019, as amended by Addendum 2022 contains BPMs for the carrying out of SFPP.

Notwithstanding anything that is said in PBP, by operation of this Addendum, Appendix B of Addendum 2022 is amended to exclude primary and/or secondary school buildings from Table 3, Addendum 2022. This means that the specific requirements set out in Table 3 of Addendum 2022 do not apply to primary and/or secondary school buildings.

4. Amendment to National Construction Code 2022 – Specification 43

In relation to the construction of primary and/or secondary school buildings, specifications S43C9 (Internal tenability) and S43C14 (vehicular access) of Specification 43 of the NCC 2022, are amended as set out in Appendix A of this Addendum and are to be applied as is set out in Appendix A.

This Addendum amends these specifications in Specification 43 of the NCC for the purposes of applying the DTS solution at clause G5D4(a) under Part G5 of the NCC (NSW) for primary and/or secondary school buildings.

Note: G5D2 of NCC 2022 (NSW) provides that there are no DTS solutions under Part G5 ‘Construction in bushfire prone areas’ for a Class 9 building that is a special fire purpose located in an area subject to a Bushfire Attack Level (BAL) exceeding BAL-12.5 (determined in accordance with PBP 2019).

Appendix A

Amendments to Specification 43 of the NCC 2022

Amendment 1: Internal tenability – NCC 2022, Specification S43C9 of Specification 43

For the purposes of applying the Deemed-to-satisfy (DTS) provision at clause G5D4(a) under Part G5 of the NCC 2022 (NSW), Specification S43C9 is amended as follows:

(1) The following text is to be inserted after paragraph (d):

In respect of a building that is, or forms part of, a primary and/or secondary school, Specification S43C9 does not apply, unless:

- (a) any part of the building is on land, or is within 100 metres of land, that is categorised as Vegetation Category 1 on a bush fire prone land map certified by the Commissioner of the NSW RFS under section 10.3 of the EP&A Act; and
- (b) the area of land categorised as Vegetation Category 1:
 - i. is greater than 5 hectares in size but is not a corridor with a width of 120 metres or less at its widest point (where ‘width’ refers to the narrowest dimension of the corridor); or
 - ii. is within 100 metres in any direction of another area of land categorised as Vegetation Category 1 which meets (1)(b)(i).

Amendment 2: Vehicular access – NCC 2022, Clause S43C14 of Specification 43

For the purposes of applying the DTS solution at clause G5D4(a) under Part G5 of the NCC 2022 (NSW), Specification S43C14 of Specification 43 is amended as follows:

(1) The following text is to be inserted into S43C14:

If the building is a building that is, or forms part of, a primary and/or secondary school, then this clause S43C14 does not apply, provided that the performance criteria or acceptable solutions in Table 6.8b of PBP 2019 are complied with.

Note: This requires compliance with the Table 6.8b of PBP 2019, not Table 3 of Addendum 2022.





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