



FSG LUP 006

Land Use Planning

TANK CONNECTIONS EXPLAINED, BUSHFIRE MANAGEMENT OVERLAY

BACKGROUND

The Bushfire Management Overlay (BMO) is a Victorian planning control that applies to areas of high bushfire risk. One of the aims of the BMO is to ensure that all new development has access to water for fire fighting purposes.

This water source serves two purposes:

1. To enable residents or occupants to conduct fire fighting (if their bushfire survival plan includes this); and / or
2. To assist the CFA in protecting life and property.

To enable the fire brigade to defend your property it is critical that the CFA can access the water source easily. This includes being able to connect CFA's hoses onto the tank and supply water to a fire truck when required.

SCOPE & OBJECTIVE

This Fire Service Guideline outlines the connection requirements to ensure that CFA can access water within a static water tank installed in accordance with BMO requirements (where required).

Specifically, Table 4 to Clause 53.02-5 may require fire authority fittings and access to a water tank (depending on the property size).

CONNECTION REQUIREMENTS EXPLAINED

If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2¹/₂ inch. A 65 mm BSP (2¹/₂ inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.



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The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling.

