



WATER SUPPLY REQUIREMENTS

(Bushfire Management Overlay)

Why is a dedicated water supply important?

Reticulated water supplies may be compromised during major fire events, as was experienced in the Black Saturday fires. The provision of a dedicated water supply, with appropriate volume, access and markings will ensure that, in the event of a bushfire, a property is well equipped to defend against a bushfire if required. It is important that the water supply tank (and outlets) do not combust or melt during a fire event.

How much water is required?

All new development must incorporate a static water supply for fire fighting purposes. The minimum volume of water supply will depend on the intended purpose of the water supply; i.e. whether it will be used for:

- Personal fire fighting (e.g. the occupant of the land); and/or
- Fire authority (e.g. CFA)

You can refer to Clause 52.47 of the planning scheme and Practice Note 65 published by the Department of Transport, Planning and Local Infrastructure for further information on how much water is required and whether fire authority fittings are required.

When is it anticipated that the fire authority will also need to access the water?

In a major fire event¹, you should not rely upon CFA to assist. However in some circumstances firefighters may be available to provide support.

¹ FRV, page 9

Where it is anticipated that the fire authority will need to connect to the tank, the outlet must be compatible with CFA's fittings. The water supply also needs to be located within proximity of any accessways and buildings on the property so that it can be reached by the fire authority in the event of a fire. The water supply must include the appropriate signage and identification.

What are the standard planning permit conditions?

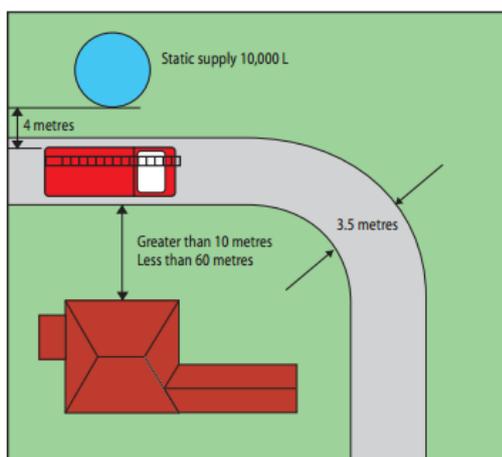
If you obtain a permit the standard conditions are the starting point for the construction standard ([link to conditions page](#)).

What does compliance with the conditions look like?

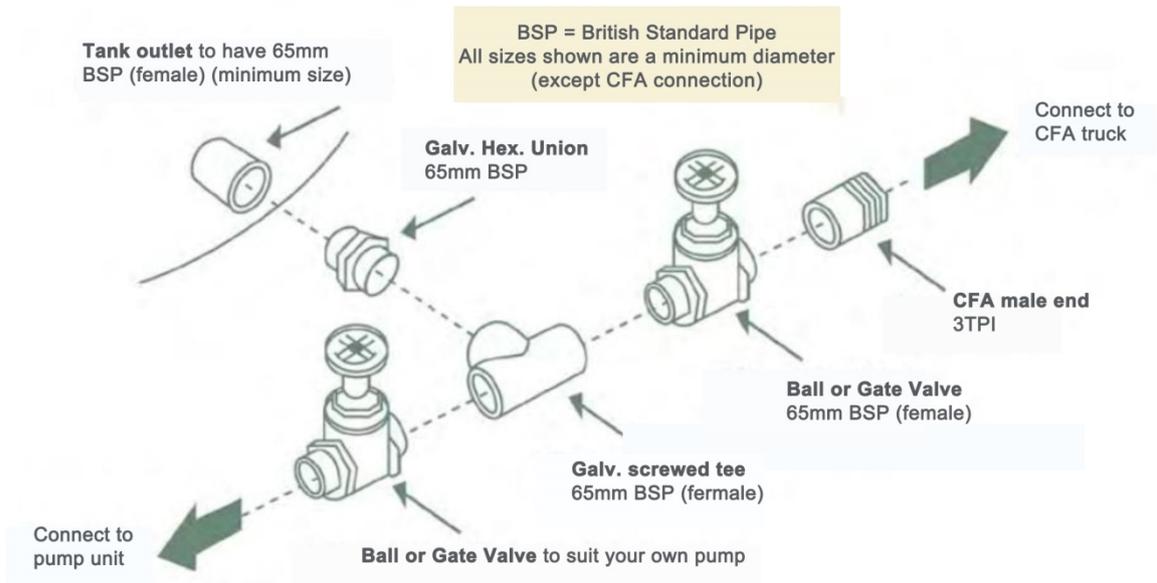
Effective volume of water

The water supply needs to be useable in the event of an emergency by occupants of the property or fire fighters. The ability to draw water can be impeded where the water level drops below a certain level and starts to suck air (i.e. creating a vortex). Section 5 of AS 2419 explains how a vortex inhibitor or additional water capacity can be used to overcome this suction issue.

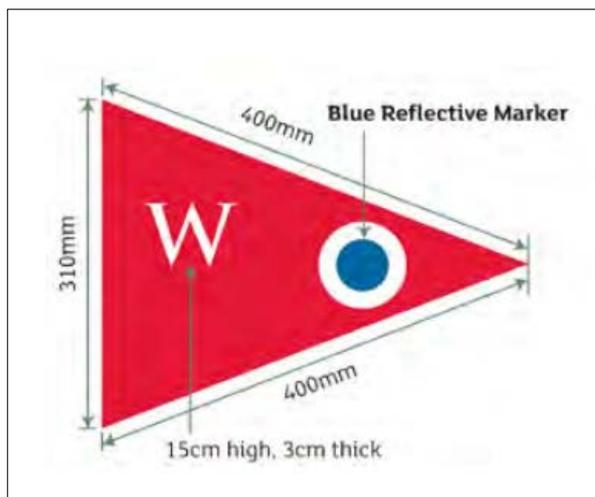
Location of the tank



Water supply outlet, pipe work, valves



Water supply signage – required where it is anticipated that CFA may access the water supply



Water supply signage can be purchased from:

- Reflective Road Safety, 44 Swift Way, Dandenong South, 9706 4646; or
- Papillon Australia P/L @ Knoxfield (ph) 9764 8200

Varying the standard water supply requirements?

CFA may consider an alternative design for static water supply where volume, reliability, access and performance of a system are demonstrated to achieve equivalence to the standard requirements. However, these systems are not generally encouraged. CFA considers that dams and swimming pools are not suitable as an alternative static water supply due to the potential for reduced capacity and water quality (e.g. through silting) in drought conditions.