



FSG LUP 006

Land Use Planning

TANK CONNECTIONS EXPLAINED, BUSHFIRE MANAGEMENT OVERLAY (BMO)

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. Assist the CFA to defend your 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 requirements to ensure that CFA can access water within a static water tank installed in accordance with BMO requirements.

Specifically, Mandatory Standard BF10 of the BMO which states:

"All buildings and works must provide a static water supply and access to this water supply which meets the requirements of the relevant authority."

CFA's requirements for water supplies and access in the BMO can be found on page 33 of the document *Planning for Bushfires Victoria* (CFA 2011).

CFA CONNECTION REQUIREMENTS EXPLAINED

If the fire brigade needs to access your water supply, CFA standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64mm.

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

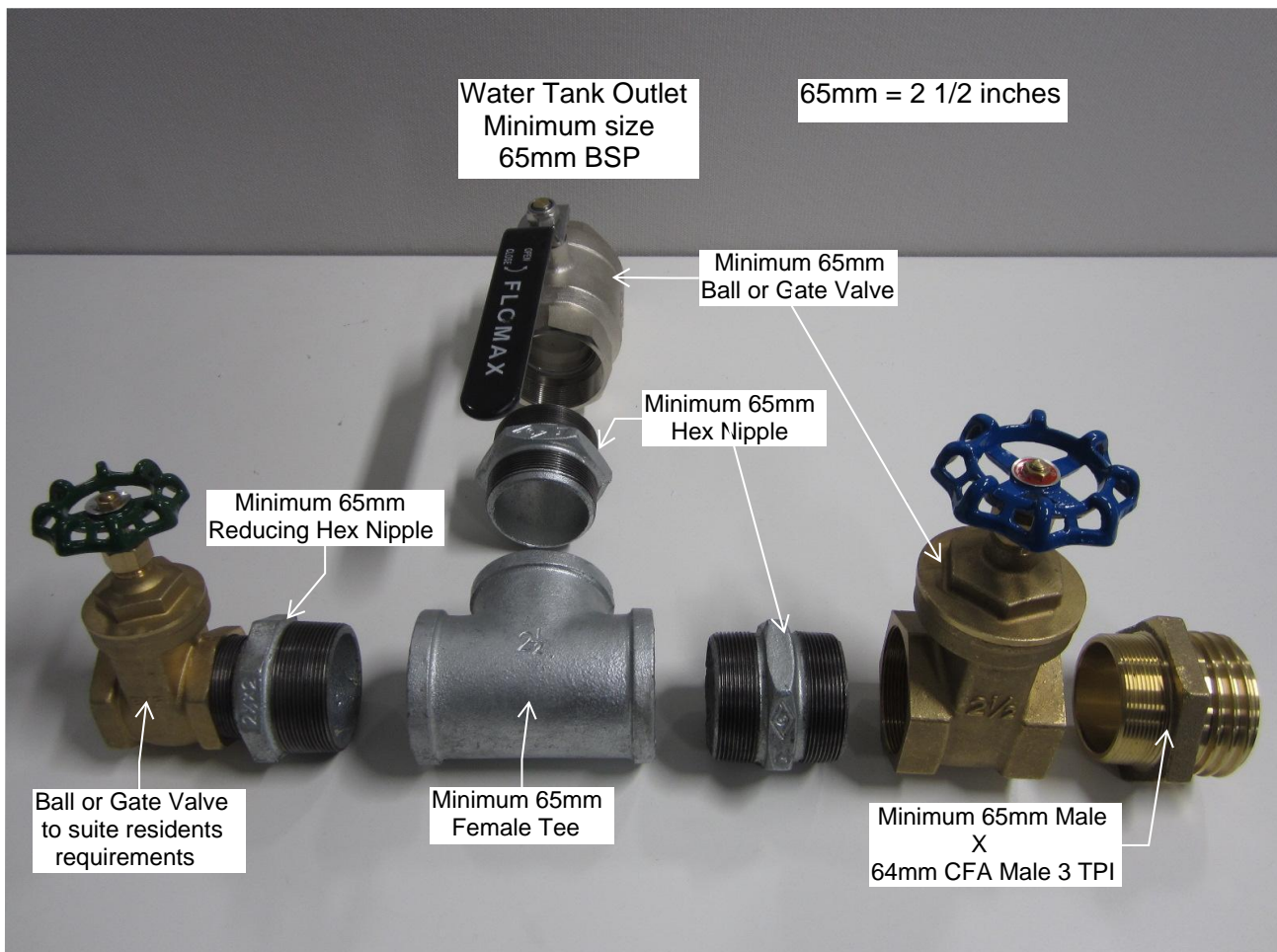
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The diagram below shows tank fittings available at most plumbing suppliers. It includes a 65mm tank outlet, two 65mm ball or gate valves with a 65mm male to 64mm CFA 3 threads per inch (TPI) male coupling. This is a special fitting which allows the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



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