

Fact Sheet

TANK CONNECTIONS IN THE BUSHFIRE MANAGEMENT OVERLAY EXPLAINED



This Fact Sheet outlines the connection requirements to ensure that CFA can access water from a water tank installed in accordance with the Bushfire Management Overlay requirements (where required).

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 firefighting purposes.

This water source serves two purposes:

1. To enable residents or occupants to conduct firefighting (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.

Connection requirements explained

If specified within Table 2 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 64mm.

65mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is equivalent to the old 2 ½ inch. A 65mm BSP (2 ½ inch) fitting exceeds CFA's requirements and will therefore comply with CFA standard permit conditions in the BMO.

Figure 1 (over page) shows some common tank fittings available at most plumbing supplier which meet the connection requirements.

It includes:

- 65mm tank outlet
- Two 65mm ball or gate valves with 65mm male to 64mm CFA three (3) threads per inch 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 occupant of the building.

Please note fire brigade connections are only required for volumes of water 10,000 litres or greater.



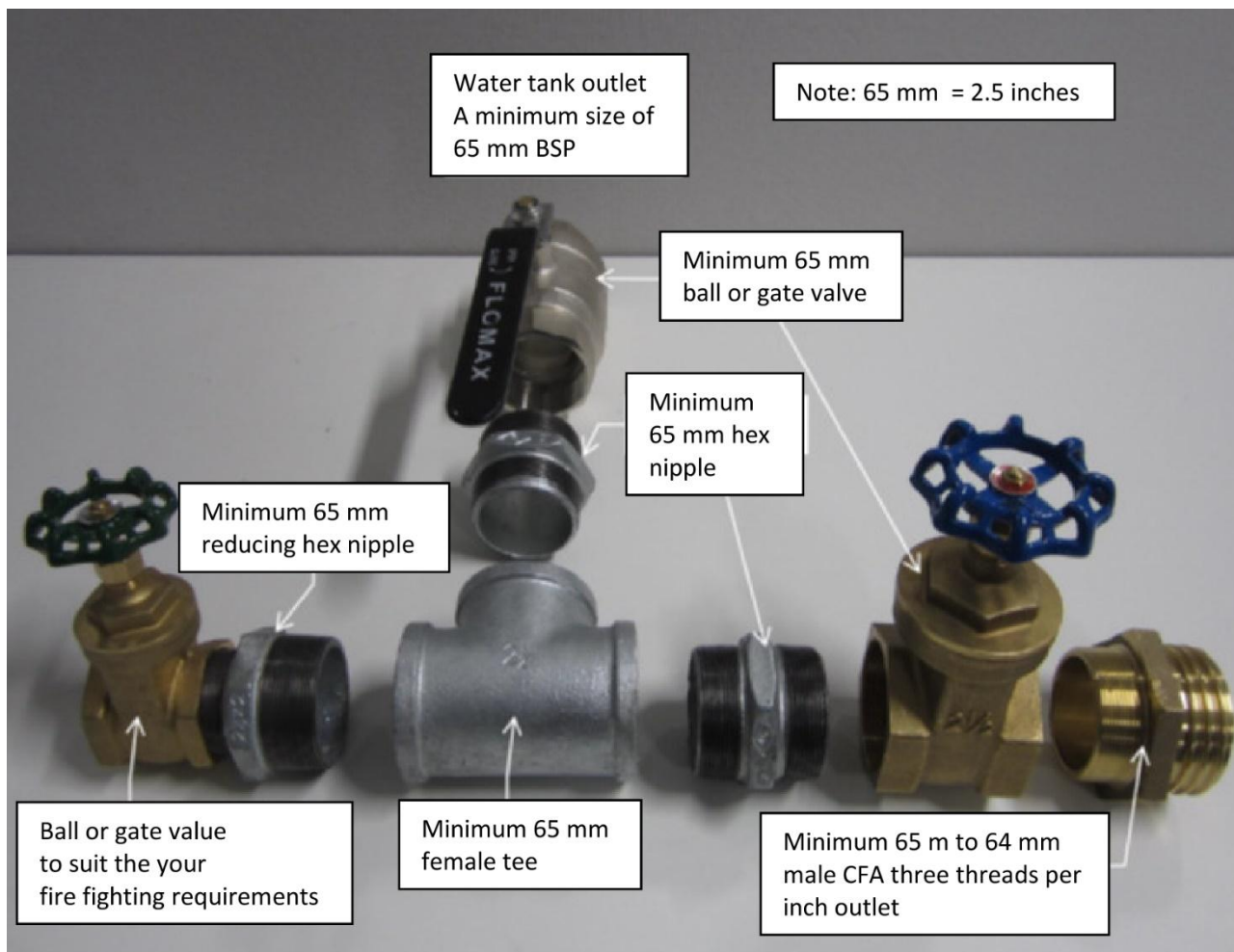


Figure 1: Common tank fittings

For more information on water tank fittings please contact CFA's Bushfire Planning Team on 03 9262 8444.