

# Country Fire Authority Victoria ('CFA')

## Fire Fighting, Water Storage Requirements

### Summary / Extracts

Date last updated; Dec 2021

#### Tank / Water Storage Requirements

The Victorian Government Planning Authority 'Bushfire Management Overlay' local government approval processes for fire prone dwellings are:

- 1) Static (in place and permanent water pipelines as opposed to temporary) water supply for both firefighting and also property protection purposes AM 1.3.
- 2) Vehicle access to the water storage outlets in accordance with provisions provided at clause 52.47-2.3.
- 3) That 'CFA' water storage and residential / commercial storages can be accommodated in the same tank.
- 4) 'CFA' designated storage for:
  - a. Accommodation (other than a residential dwelling or dependent person's unit), for example, "childcare centre, school or university, hospital, leisure and recreation buildings or church AM 4.2:
    - i. 'CFA' water of 10,000 ltrs per 1,500 square metres of floor space up to a maximum of 40,000 ltrs.
    - ii. Access to the storage in accordance with Table 5 to Clause 52.47-3.
  - b. Residential accommodation:
    - i. Storage capacity in accordance with Table 4.
      1. Land size up to 500 sq mtrs, 'CFA' water of 2,500 ltrs (no firefighting fittings required).
      2. Land size from 500 to 1,000 sq mtrs, 'CFA' water of 5,000 ltrs, if a firefighting hydrant is available (within 120mtrs) and 'CFA' water of 10,000 ltrs if no firefighting hydrant is available (no firefighting fittings are required if a hydrant is available within 120mtrs).
      3. Land size above 1,000 sq mtrs, 'CFA' water of 10,000 ltrs
- 5) Tank construction
  - a. Concrete or metal (if metal it must be corrosive resistant metal, note, no definition of corrosive resistance is provided).
  - b. Located and installed above ground.
  - c. All externally pipe works must be made from anti corrosive metal (no specifics provided, however, fittings usually accepted by the 'CFA' are usually brass or hot dipped galvanised iron).
  - d. Where the 'CFA' tank capacity prescribed is 10,000 ltrs or more;
    - i. The tank has to be identified with signage.
    - ii. Located within 60 meters of the outer edge of the proposed building and within four (4) meters of road access (driveway or road).
    - iii. Incorporate a separate ball and gate valve (65mm British Standard Pipe).

#### Required Outlet Pipe Works

Minimum outlet pipe works required to satisfy CFA guidelines and commentary are:

- a) Minimum sizing of 64mm diameter of all outlets and pipe works excluding 'CFA' coupling.
- b) 65mm BSP (British Standard Pipe) is the most common size used and available at plumbing suppliers.
- c) In metal, usually brass or hot dipped galvanised cast iron.
- d) The outlet provided for fire-fighting must be separate from residential outlets and its use is to be exclusively and only for firefighting purposes.

## **References**

1. <http://www.cfa.vic.gov.au>
2. CFA Vic Document; FSG006-LUP-BMO-Water-Tank-Connections-Outlet-Pipe-Work-aug14
3. [http://s3.dpcd.vic.gov.au/planning\\_scheme\\_history/61b7a7fbfe8cdcc223a523531d0ff0ff.pdf](http://s3.dpcd.vic.gov.au/planning_scheme_history/61b7a7fbfe8cdcc223a523531d0ff0ff.pdf)  
Planning Victoria Bushfire Management Overlay Clause 44.06, Table 4 to Clause 52.47-3, Table 5 to Clause

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