

All hydraulic plans submitted to Council for plumbing approval must be completed to the following minimum standards before approval of the plans will be considered.

## 1. General Information

- 1.1 Four (4) full sets of hydraulic plans are to be submitted at time of application.
- 1.2 Minimum plan size:-
  - Class 1a (i) Single Detached Dwelling - A3 size
  - Class 10 (a non-habitable building or structure) - A3 size
  - Tenancy fit-outs - A3 size
  - If the work is in relation to a building classified under BCA as a Class 1 building on a lot that is part of a community titles scheme or a Class 2 and 9 building, the plan must be drawn to scale, minimum 1:100 and A1 size.
- 1.3 Scale:-
  - Dimensional Site Plan - 1:200 to 1:500
  - Dimensional Floor Plan - 1:100 (minimum)
  - Civil Site Plan 1:500 minimum (premium sewer & water)
  - Hydraulic Plan 1:100
- 1.4 Levels:-
  - AHD to three (3) decimal places
  - Surface levels and invert levels to be shown
- 1.5 Dimensions:-
  - Metres to three (3) decimal places
- 1.6 Tenancies:-
  - Tenancy applications are to include a locality plan showing where the tenancy is located within a building, on the property. An as constructed drawing of existing drainage, sanitary plumbing and water services, including Backflow protection must be shown.
- 1.7 Applications with a typical floor plan for multiple buildings or unit type:-
  - Applications that have typical ground floor drainage and water services designs for two or more building or unit types are required to nominate unit or lot numbers and record as constructed information on site and resubmit as constructed plans prior to Final Inspection including 1 Electronic copy.
- 1.8 Hydraulic designs are to be drawn on separate plans. Hydraulic plans submitted showing details on the building plans will not be approved.
- 1.9 Site Plans:
  - To show all property boundaries
  - To include all street names outside the property boundary
  - To show dimension & bearings: and
  - To include all existing structures on site
- 1.10 All Council services are to be shown on plans including:-
  - Sewer drainage locations and sizes
  - Manhole locations details and numbers
  - Surface levels and invert levels and locations
  - Sewer connection branch (location) and details
  - Water main location and sizes
  - Fire Hydrants

1.11 Plans are to indicate:-

- Owners name (not developer)
- Address of project
- Real property description
- Consultants name, address, phone, fax number and e-mail address (if available)
- Designer's licence / registration number

## 2. Design Criteria

2.1 All plumbing and drainage designs within the property boundaries are to be in accordance with the Plumbing and Drainage Act 2002.

2.2 Designs to be included on plans for:-

- Sanitary Drainage
- Sanitary Plumbing
- Trade Waste
- Hot and cold water service
- Fire services
- Irrigation service
- Rainwater reticulation
- Backflow prevention devices
- Legend
- Hot water system
- Rainwater tanks & systems
- Pump room / pump stations
- Bin wash

2.3 Stack and water services diagrammatic to be provided indicating pipe sizes, fixture unit loads, test openings and expansion joints. Drainage is to include inspection opening to surface, invert levels, fixture loading and overflow relief gully with levels to ORG demonstrating compliance.

2.4 Water meters are to be provided to all individually titled unit developments and commercial premises. The type and location of meters are to comply with Council's standard details (copies available on request).

2.5 The consultant should carry out a site investigation prior to submission to Council to determine the practicality of:-

- The existing services
- The proposed hydraulic services design

2.6 Premises Sewer and Water shall comply with Council requirements and must include:

- Site plan
- Sewer and water reticulation
- Sewer connection type details A, B, or C
- Long sections
- Diagrammatic drawings for water & sewer
- House water connection and detailing
- Legend
- Valves and hydrants
- Manhole details
- Thrust blocks and design

**Should the minimum requirements as listed above not be provided, an additional scrutiny fee may be charged for the resubmission to Council.**

Please do not hesitate to contact Council's Planning & Development Directorate Plumbing Section on (07) 5481 0644 if further information or clarification is required on the information listed in these minimum standards.