

Requirements for Hydraulic Plans



Information

The following information has been compiled to assist prospective clients in the preparation of submissions and outlines the standards acceptable by Council

Service Provider

- Sewer Connection Form and one (1) set of hydraulic plans showing size, location and depth of new sewer connection if required
- Water Connection Form and one (1) full set of hydraulic plans showing location of main meter and submeters

Council Requires

- Four (4) full sets of hydraulic services plans accompanied by advice from the Service Provider (Water Entity) about sub-meters for that particular building plans cannot be assessed without this information
- Three (3) of Fire Services Plans (*if applicable*)

Plumbing and Drainage System

The design and method of installation should be clearly designated. Design will be in accordance with:

1. Plumbing and Drainage Act 2002.
2. Standard Plumbing and Drainage regulations 2003.
3. Approved sections of AS3500
4. Relevant Australian Standards.

Symbols

- Symbols shall be defined by legend.

Site Plan

The following information is required to be shown:

1. Location of sewer and sewer connection point. Council records are available for information on inquiry at the Customer Service Centre.
2. Invert levels and corresponding finished surface levels of the house drain at:
 - (a) Council sewer connection point.
 - (b) End of branch drains more than 2m in length.
 - (c) Inspection pipes adjacent to buildings main drain.
 - (d) At overflow relief gully show the following levels, invert, finished ground and O.R.G. grate.
3. Location of walls, floor and beam thickness (*if applicable*)
4. Location and sizes of water services (*commercial and fire*) "Galvanised pipe is not permitted"
Note: Fire Services are required as per relevant Australian Standards.
5. Tables specifying number, type of fixtures, length of service and required flow rates in relation to pressure available at Council main included with site plans
6. Tables specifying size of fire service (*if required*) length of pipe, bends etc in relation to pressure available at Council main shall be included with site plan (*available likely pressure at Council main may be obtained on request*)
6. Materials to be used in the construction of the Plumbing and Drainage.
7. A diagrammatic layout of the plumbing services is to be included with the site plan.

Sewerage Manholes

No building shall be constructed such that an existing manhole cannot be serviced at any time by Council employees.

Grease Traps

Grease traps shall be sized in accordance with Council Trade Waste Policy and fitted with a 100mm vent pipe. All interceptors to have externally trapped outlet with C.O.S.L

Trade Wastes

If a building will produce trade waste, the quantity, type and other applicable information, a Trade Waste Application form should be submitted to Council.

Relationship of House Drainage to Structure

Where drains pass through structural member or are adjacent to footings and the location is such that the footings could easily be undermined, the hydraulic drawings should be endorsed by the Structural Engineer with the following comment:

"These drawings number Issued

have been perused by myself and no conflict with the structure was observed and/or the structural drawings reflect the requirements of these drawings."

Signature (*Structural Design Engineer for the Project*)

Septic/Sullage Design

Where the area is not seweraged, a site and soil evaluation complying with the guidelines below should be submitted.

- Soil test results based on the requirement of Australian Standard 1547 with calculated waste water loadings shall be submitted to check trench sizes.
- The soil tested shall indicate permeability and solid texture of trench area.

Condensate Wastes

Designers shall ensure condensate from air conditioning and cold rooms is collected for discharge to sewer.

Services

Designers shall investigate and detail any possible clash of services such as stormwater and air conditioning.

Stormwater

Stormwater details are required to be submitted.

Approval of other Government Bodies

The requirements of the Workplace Health and Safety, State and Council's Environmental Health Section and Community Services Directorate (*if applicable*) shall be ascertained prior to submission of plans for tenancies or single unit developments.

CSBPS015 – 19/07/2016