

Hydraulic Plans Minimum Standards

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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. These standards apply to both electronic and hard copy hydraulic plans.

Minimum Plan Size

Two full sets of hydraulic plans for all class 2-9 buildings and community title schemes are to be submitted at time of application (if submitting plans in hard copy format).

Class 1a single detached dwelling (community title scheme only) – A3 size.

Class 10a non habitable building or structure (community title scheme only) – A3 size.

Tenancy fitouts – A3 size.

All other applications – A3 to A1 size minimum scale 1:1.

Note: building classifications are as defined in the Building Code of Australia.

Hydraulic designs are to be drawn on separate plans. Hydraulic plans submitted on the building plans will not be approved.

Scale

Site Plan – 1:200 to 1:500.

Floor Plan – 1:100 minimum.

Civil site plan 1:500 minimum (premises sewer and water).

Levels

AHD to three decimal places; and surface levels and invert levels to be shown.

Dimensions

Meters to three decimal places.

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 sanitary drainage must be shown.

Multiple Buildings/Units

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 plans prior to final inspection.

Site Plans

- To show all property boundaries;
- To include all street names outside the property boundary;
- To show dimension and bearings; and
- To include all existing structures onsite.

Infrastructure Services

All infrastructure services are to be shown on plans including

- Sewer drainage locations and sizes;
- Manhole location details and numbers;
- Surface levels, invert levels and location;
- Sewer connection branch location and details;
- Water main location and sizes; and
- Fire hydrants

Additional Details Required

- Owner/s name (not developer);
- Address of project;
- Legal description (lot and plan);
- Consultant name, address and contact details; and
- Designer licence number.

Design Criteria

All plumbing and drainage designs within the property boundaries are to be in accordance with the Plumbing and Drainage Act 2018, the Plumbing and Drainage Regulation 2019 and Australian/New Zealand Standards 3500.

Designs to Be Included on Plans

- Sanitary drainage
- Rainwater reticulation
- Sanitary plumbing
- Backflow prevention devices
- Trade waste
- Hot water systems
- Irrigation services
- Bin wash
- Legend
- Hot and cold water services
- Rainwater tanks
- Fire services
- Pump rooms/pump stations

Stack and Water Service

Stack and water services diagrammatics are 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.

Water Meter and Sub Meters

Water meters and sub meters are to be provided to all individually titled unit developments and commercial premises. The type and location of meters are to comply with Unitywater standards.

Site Investigation Details

The consultant should carry out a site investigation prior to submission to Council to determine the practicality of the existing services and the proposed hydraulic services design.

Sewer and Water

Premises sewer and water design must comply with legislative requirements and shall include –

- Site plan
- Detailing
- Sewer and water reticulation
- Legend
- Sewer connection type details A, B or C
- Valve and hydrants
- Long sections
- Manhole details
- House water connection
- Thrust blocks

Should the minimum requirements as listed not be provided and additional scrutiny fee may be charged for the resubmission to Council.

Further Information

Please contact Council for more information

Building and Plumbing – 5329 6480

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