

# HYDRAULIC PLAN REQUIREMENTS



*Dedicated to a better Brisbane*

BRISBANE CITY COUNCIL | PLUMBING SERVICES

This guide is supplementary to the requirements set out in *Plumbing and Drainage Regulation 2019, Schedule 6*. Full details on application lodgement, fees and assessment timeframes as well as Council's requirements for amendments and staging may be viewed by visiting [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and searching 'plumbing'.

## General requirements

1. A locality plan (aerial view) indicating where the work is proposed, the surrounding streets and tenancy floor level must be included on the cover page or first page.
2. A minimum of a 40 mm x 10 mm space or box in the top right-hand corner of every page must be provided for the drainage plan number, e.g. Drainage plan no.:..... The designer must then include the number inserted by Council on all future revisions and as-constructed drawings.
3. A space of at least 150 mm x 100 mm must be provided on the cover sheet or first page to allow Council to place the approval stamps.
4. The owner's name on every page.
5. The official Council address for the property on every page.
6. When the proposed work is for a tenancy the following must be included on every page:
  - tenant's name
  - business/trading name
  - floor level
  - shop/tenancy number.
7. The Real Property Description (RPD), including the proposed description when applicable, on the cover sheet or first page.
8. The number of chargeable sanitary fixtures and the fixture unit loading at the top right-hand corner of the cover sheet or first page. Council includes capped points for future use as chargeable fixtures. The full list of chargeable sanitary fixtures can be viewed by visiting [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and searching 'plumbing'.
9. A legend defining all symbols used on the plan on the cover sheet or first page.
10. A table of revisions on the cover sheet or first page.

## Design requirements

1. No hand-drawn floor plans will be accepted.
2. All views to be oriented to a nominated north point on the plans.
3. All floor plans drawn to a minimum scale of 1:100 and show all associated plumbing work for the proposed installation. For clarity, the water should be on a separate plan to the wastewater.
4. A diagrammatic (not to scale) must be provided for the following:
  - all sanitary plumbing
  - elevated pipework
  - cold water
  - heated water
  - fire hydrant system
  - fire hose reels
  - rainwater
  - greywater
  - recycled water.
5. All floor levels up to and including ground floor level must be shown as Australian Height Datum (AHD) to three decimal places.
6. Reduced levels are required for the installation of overflow relief gullies (ORG) and overflow relief valves (ORV) to show:
  - the finished ground level adjacent to the ORG or ORV
  - the grate of the ORG or at the invert of the outlet of the ORV
  - the finished floor level for the lowest fixture connected to the sanitary house drain.

## Performance-based solutions

Performance-based solutions must be included in the submitted plans and be accompanied by all relevant supporting documentation. Additional charges apply.

### Sub-water meter table

Sub-water metering requirements can be obtained from Queensland Urban Utilities. Where sub-water meters are proposed, a table must be included within the submitted plans as per the example below.

Sub-meter table for (no)street, suburb (p/code) – plumbing application no 000000					
Unit no.	Serial no.	Meter location	Installation date	Meter reading – installation	Meter reading – end of construction
Master meter		Left hand side of driveway front boundary			
Unit 1		Path box right hand side of pedestrian entry			
Unit 2		Path box left hand side of pedestrian entry			
Unit 3		Path box left hand side of pedestrian entry			

### Testable backflow prevention device table

Where testable backflow prevention device/s are proposed, a table must be included within the submitted plans as per the example below.

Make	Type	Location of testable device and reason for its installation	Size (mm)	Serial no.
TYCO	RPZD	Adjacent to grease trap rear right hand ground floor loading dock area, to clean grease trap	15	
TYCO	DCV	Front right hand corner of property adjacent to master water meter for fire hydrant and hose reel system	100	
TYCO	DCV	Front right hand corner of property adjacent to master water meter for irrigation system	25	

## Trade waste

Trade waste requirements can be obtained from Queensland Urban Utilities. Where pre-treatment of the fixtures is proposed, a table must be included in the submitted plans as per the example below. The table is also to include all existing fixtures discharging into the pre-treatment device.

Tenancy/ unit no.	Tenancy peak hourly trade waste volume (l/hr) (A)	Tenancy peak hourly trade waste load (l/hr) (B = A x 1.2)	Arrestor no.	Arrestor peak working capacity (l/hr) Total of B's	Arrestor capacity (l)
1	650	780	BW2635		
2 (new)	400	480	BW2635	1260	2000
3 (new)	1550	1860	BW2636	1860	1500

## As-constructed plans

- The as-constructed plans must be drawn to the same format and standard as the approved plan issued by Council and include the same information outlined in the general requirements.
- All as-constructed plans must include the words 'AS-CONSTRUCTED' on every page.
- Any minor amendments previously confirmed by the hydraulic consultant during construction must be included in the as-constructed plans.
- All tables of installed testable backflow prevention devices and sub-water meters must be completed in full and contain all required device details and readings.

## Assistance

For more information, please contact Plumbing Services application assessment team on 3403 8888.

**Disclaimer:** The content of this document has been developed to provide general advice and information on Council's required information for hydraulic plans and the role of Plumbing Services. Brisbane City Council expressly disclaims all liability for errors and omissions of any kind whatsoever whether negligent or otherwise for any loss, damage, injury or other consequences that may arise from reliance on this publication.