

# DRAINAGE PLAN REQUIREMENTS

Plumbing and Drainage Act 2018

## WHEN DO YOU NEED TO SUPPLY A DRAINAGE PLAN?

If your application meets one or both of these criteria, you need to include a drainage plan. Please note that Fast Track applications do not require a drainage plan.

### Drainage

Where the application shows below ground/in ground slab drainage, a drainage plan is required for approval.

### Sanitary drainage

Where the application shows above ground sanitary drainage, a drainage plan is required for approval. Total length of sanitary drainage includes stacks, EPW risers, and excludes lengths of fixture discharge pipes and vents.

Note: Where electronic lodgement is not used, and the submitted documentation is larger than A3 document size, four copies of the larger documentation is required for all applications.

## WHAT TO INCLUDE ON A DRAINAGE PLAN

### Sewered areas

The scaled site plans/floor plans are required to show:

- » scales of 1:100, 1:200 or 1:500
- » full property description, including all street names outside the property boundary
- » all boundaries
- » dimension and bearings
- » all building(s) or structure(s)
- » location of existing drains shown as broken lines e.g. -  
-----)
- » location of new drains shown as continuous lines e.g.  
\_\_\_\_\_)
- » location of Council sewer and boundary connection, including dimensions and depth
- » inspection openings, inspection shafts, venting, gullies, reflux valves, trade waste pretreatment devices, etc.
- » name of the person who designed the plumbing and/or drainage plan.

### Unsewered areas and greywater diversion systems

The on-site sewerage facility (OSSF) design and site and soil evaluation report must be completed by a qualified OSSF designer registered with Council, and be in accordance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2000. The design must show:

- » scales of 1:100, 1:200 or 1:500
- » full property description, including all street names outside the property boundary
- » all boundaries
- » dimension and bearings
- » all building(s) or structure(s)
- » location of existing drains shown as broken lines, e.g. --  
-----)
- » location of new drains shown as continuous lines, e.g.  
\_\_\_\_\_)
- » inspection openings, venting, gullies, reflux valves, trade waste pretreatment devices, etc.
- » name of person who designed the plumbing and/or drainage plan
- » fall of the land and bearings
- » location of drains discharging to on-site sewerage facility
- » location of treatment plant, and land application area
- » separation distances from the land application area
- » location and design of delineation mounds, cut off drains or diversion mounds
- » cross section of the land application area
- » floor plan layout showing bedrooms.

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## Commercial or multi-unit residential developments

The scaled, site plans/floor plans are required to show:

- » scales of 1:100, 1:200 or 1:500
- » full property description, including all street names outside the property boundary
- » all boundaries
- » dimension and bearings
- » all building(s) or structure(s);
- » location of existing drains shown as broken lines e.g. - (-----)
- » location of new drains shown as continuous lines e.g. (\_\_\_\_\_)
- » location of Council sewer and boundary connection, including dimensions and depth
- » inspection openings, inspection shafts, venting, gullies, reflux valves, trade waste pretreatment devices, etc.
- » name of person who designed the plumbing and/or drainage plan
- » schematics of sanitary drainage stack and water services are to be provided indicating; pipe sizes, fixture unit loads, test openings and expansion joints
- » pump station and pump room schematics and specifications
- » water services fire services, (including hydrants, hose reels and sprinkler systems)
- » location of backflow prevention devices, submetering, hot water systems, any jacking pumps or the like and rainwater systems
- » scaled elevations of any structures designed to exclude rainwater from drainage points discharging to sewer e.g. bin wash or car wash areas without first flush device
- » floor plans showing tenancies or unit numbers
- » thrust block details where installed
- » a legend where abbreviations have been used.

## MINIMUM DRAFTING STANDARDS

All hydraulic plans submitted to Council's Assets and Hydraulics Unit for plumbing or drainage assessment must be completed to the following minimum standards before approval of the plans will be considered:

- » drawn to an acceptable industry standard
- » drawn in black pen or print
- » to scale, 1:100, 1:200 or 1:500 – larger scales may be used for acreage site plans;

- » any drainage lines are to be clearly legible from other drawing lines
- » all text shall be of uniform size and clearly legible
- » all text for plumbing and drainage purposes shall be clearly legible from any other text
- » the plan shall show the location on the premises of all fixtures, using the legend below:
  1. WC (floor level) S.T. Stack
  2. WC (ground level) J.U. Jump up
  3. Urinal V. Vent
  4. Sink O.R.G. Over flow relief gully
  5. Bath D.G. Disconnecter gully
  6. Basin I.S. Inspection shaft
  7. Shower I.P. Inspection pipe
  8. Tubs C.O.S. Clear out to surface
  9. Spa F.W.F.F. Floor waste frog flap.

## Commercial as constructed drainage plans

Hydraulic plans are to be drafted to the minimum drafting standard and requirements, with the addition of:

- » all measurements are to be shown for the completed drainage
- » where the works includes submeters, the hydraulic as constructed drawings for the development must include a table of:
  - submeter serial numbers (and MIU serial numbers if applicable)
  - the unit numbers they serve
  - the location of the submeters
  - the date of installation of the submeters
  - the submeter readings on installation.

## Domestic as constructed drainage plans

Hydraulic plans are to be drafted to the minimum drafting standards and requirements, taking note of the following:

- » drawings are to be drawn to an approximate scale of either 1:100 or 1:200.

## MORE INFORMATION

If you require further information, visit Council's website [townsville.qld.gov.au](http://townsville.qld.gov.au), or call Council's Customer Service Centre on 13 48 10.