

PLUMBERS COPY
TO REMAIN
ONSITE

PLUMBING & DRAINAGE ADVISORY NOTE

The Private Certifier is to assess matters relating to Council's Planning Scheme Policies, Local Laws and Building Certification functions to ensure compliance with the above.

PLUMBING & DRAINAGE ADVISORY NOTE

This approval is granted only for the Plumbing and Drainage hydraulic design pursuant to the Plumbing and Drainage Act 2018. This approval is not to be taken as approval by Council for any other development and does not alleviate the need to comply with all development requirements of Council's Planning Scheme and any relevant Local Laws and Policies.

Provision shall be made to ensure that the maximum static pressure at any outlet, other than fire service outlets within the building does not exceed 500 Kpa.

TEMPORARY SITE SERVICES

32 EASTRIDGE STREET

STAPYLTON QLD 4207

GENERAL NOTES

- THE INSTALLATION SHALL COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE PLUMBING AND DRAINAGE ACT AND REGULATION, THE BUILDING ACT, WATER AND SEWERAGE ACT, THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA, AS/NZS5500, AS/NZS 2441, AS/NZS 2449, AS/NZS 2451, AS/NZS 5601, AS/NZS 1596, QUEENSLAND DEVELOPMENT CODE (QDC), QUEENSLAND PLUMBING & WASTEWATER CODE, WORKPLACE HEALTH AND SAFETY ACT, ENVIRONMENTAL PROTECTION ACT, SUSTAINABLE PLANNING ACT AND ALL SUB-ORDINATE AND/OR ASSOCIATED REGULATIONS, STANDARDS, GUIDELINES AND PRACTICES.
- WHERE THE DRAWINGS DO NOT INDICATE SOIL TYPES AND REQUIREMENTS FOR EXPANSION AND MOVEMENT, IT DOES NOT IMPLY THAT SOIL CONDITIONS ARE NORMAL. SJM HYDRAULICS HAVE TAKEN ALL NECESSARY STEPS TO OBTAIN THE APPROPRIATE INFORMATION, HOWEVER THE REQUIRED GEOTECHNICAL EVIDENCE MAY NOT OF BEEN AVAILABLE AT THE TIME OF DOCUMENTATION. IT IS THEN THE RESPONSIBILITY OF THE HYDRAULIC CONTRACTOR TO OBTAIN THIS INFORMATION AND INSTALL THE APPROPRIATE SYSTEMS TO ALLOW FOR CERTAIN SOIL TYPES. SJM HYDRAULICS REFER THE CONTRACTOR TO STORMPLASTICS PTY LTD FOR DETAILED INFORMATION.
- PROVIDE SERVICES CONNECTIONS TO ALL FIXTURES NOMINATED ON THE ARCHITECTURAL OR HYDRAULIC DRAWINGS & INSTALL ALL FIXTURES & EQUIPMENT TO THE REQUIREMENTS OF THE MANUFACTURER & ALL GOVERNING AUTHORITIES.
- CONTRACTOR TO ENSURE ALL PIPEWORK SHALL BE CONCEALED WHERE EVER POSSIBLE. WHERE THIS IS NOT POSSIBLE THE PIPEWORK IS TO BE CHROME PLATED UNLESS OTHERWISE APPROVED.
- ALL EXPOSED PIPEWORK IN CEILINGS AND SUSPENDED ABOVE GROUND SHALL BE CLEARLY IDENTIFIED WITH SELF ADHESIVE SIGNS SIMILAR TO SAFETYMAN, NOMINATING SERVICE AND DIRECTION OF FLOW AT NO MORE THAN 3m INTERVALS. ALL PIPEWORK BELOW GROUND SHALL BE CLEARLY IDENTIFIED BY USING CONTINUOUS TAPE INDICATING SERVICE AND DIRECTION OF FLOW AND LOCATED AT MIN. 300mm ABOVE THE OVERT OF THE PIPE.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL AND MECHANICAL CONTRACTORS FOR INTERFACES OF HYDRAULIC EQUIPMENT, SUCH AS CONTROL PANELS, HOT WATER PLANTS, METERS, URINAL FLUSHING DEVICES, FILTRATION PLANT ETC.
- THE CONTRACTOR IS TO INSPECT ONSITE, UNCOVER & VERIFY THE LOCATION & LEVEL OF ALL EXISTING SERVICES PRIOR TO THE SUBMISSION OF ANY TENDER OFFER. EXISTING SERVICES SHOWN ON THESE DRAWINGS HAVE BEEN SUPPLIED BY VARIOUS SOURCES ALL OF WHICH ARE NOT GUARANTEED BY SJM HYDRAULICS.
- UNLESS PROVIDED PRIOR, THE HYDRAULIC CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE RELEVANT PERMITS AND PAY ALL ASSOCIATED FEES REQUIRED TO COMPLETE THE HYDRAULIC SERVICES INSTALLATION.
- THESE DRAWINGS ARE NOT TO BE SCALED FROM. THE POSITION & LAYOUT OF THE DRAINS, PIPES & EQUIPMENT IN THE DRAWINGS ARE SHOWN INDICATIVELY. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL & OTHER RELEVANT DOCUMENTS FOR ALL SET-OUT DIMENSIONS AND SPECIFICATIONS OF FINAL POSITIONS, FIXTURES & FITTINGS, VALVES, RECEPTACLES, EQUIPMENT AND PLANT.
- ALL EXISTING PIPEWORK SHOWN TO BE MADE REDUNDANT AND SHALL BE REMOVED AND/OR SEALED TO AUTHORITY REQUIREMENTS.
- WHERE PIPEWORK PENETRATES FIRE RATED WALLS, FLOORS OR CEILINGS THE CONTRACTOR SHALL ENSURE THE REQUIRED FIRE RATING (FRL) OF THE STRUCTURE IS MAINTAINED. ALL MATERIALS AND PRODUCTS MUST BE APPROVED PRIOR TO INSTALLATION.
- WHERE STRUCTURES WILL BE SUBJECT TO WATER UNDER HYDROSTATIC PRESSURES, ALL PENETRATIONS, ACCESS COVERS, OUTLETS, INLETS, CHAMBERS, MANHOLES, WELLS ETC ARE TO BE MADE WATER TIGHT INCLUDING AT THE PENETRATION OF THE BASEMENT FLOOR SLAB USING PUDDLE FLANGES, PROPRIETY WATER STOPS CAST IN-SITU AND OR TANKING.
- CONTRACTOR TO ALLOW FOR CUTTING AND/OR CORING OF EXISTING CONCRETE, EXCAVATION, BACKFILLING AND MAKING GOOD EXISTING SLAB TO STRUCTURAL ENGINEERS REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR THESE WORKS.
- ALL PIPES SHALL BE ADEQUATELY SUPPORTED AND SECURED IN AN APPROVED MANNER. ALL COPPER SHALL NOT COME IN CONTACT WITH ANY OTHER SERVICE PIPES OR PART OF THE BUILDING STRUCTURE UNLESS INSULATED WITH 4mm THICK uPVC LAGGING.
- THE CONTRACTOR IS TO ALLOW TO PREPARE AND SUBMIT TO SJM HYDRAULICS COMPLETED TO SCALE IN COLOUR SKETCH FORMAT 'AS INSTALLED' DRAWINGS INCLUDE DIMENSIONS OF SERVICES PIPEWORK FROM PERMANENT BUILDING STRUCTURES, DEPTHS BELOW FINISHED &/OR GROUND LEVELS AND FOR BELOW GROUND DRAINAGE PIPE WORK RELATIVE LEVELS AND INVERT LEVELS.
- THE LOCATION OF ALL SERVICES CAPPED UNDERGROUND FOR FUTURE EXTENSION SHALL BE MARKED WITH 300SQ x 150mm THICK CONCRETE MARKER WITH 150SQ ENGRAVED PLATE INDICATING THE SERVICE TYPE, SIZE AND DEPTH.
- MAKE GOOD ANY DAMAGE TO OTHER SERVICES AND TO FLOORS, WALLS, CEILINGS, ROADWAYS, FOOTINGS, EXISTING BUILDINGS, LANDSCAPING AND SURFACES GENERALLY AND ANY OTHER WORK THAT MAY BE DISTURBED OR INJURED BY CARTAGE OR OTHER OPERATIONS IN CARRYING OUT THE WORK.
- THE HYDRAULIC CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RECTIFICATION WORKS AS REQUIRED FOR ANY DEFECTIVE WORK DUE TO MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF 12 MONTHS FROM COMPLETION.
- FOR SEISMIC REQUIREMENTS, USE GRIPPLE SEISMIC BRACES OR EQUAL . APPROVED SEISMIC BRACES SHOULD BE TESTED TO AN ISO RECOGNISED PROCEDURE SUCH AS ANSI/AASRAE 1.71 AND REQUIRED TO PASS AC-156 SHAKE TABLE TESTING. WIRE ROPE PRODUCTS MUST BE SUPPLIED IN KITS USING CERTIFIED PRE-STRETCHED WIRE. FASTENERS AND BRACKETS SUPPLIED AS TESTED. WIRE FASTENERS MUST BE LOCKABLE DEVICES RATED FOR DYNAMIC LOADS AND HAND SWAGING IS NOT ALLOWED. WHEN USING PRODUCTS THAT RELY ON CLAMPING OR FRICTION THE INSTALLER MUST ENSURE THAT THE FASTENERS ARE TORQUED AS PER MANUFACTURERS GUIDELINES. CONCRETE ANCHORS USED TO FIX SEISMIC BRACES SHOULD CONFORM TO ETA PROTOCOLS FOR SEISMIC BRACING. IN ORDER TO ENSURE CONFORMANCE TO AS 1170.4 CONTRACTORS ARE REQUIRED TO OBTAIN A FORM 15 FROM AN RPEQ CERTIFYING THAT THE DESIGN WILL CONFORM TO STANDARDS AND FORM 16 INSPECTION AT COMPLETION.

SERVICE NOTES

- ALL SANITARY PLUMBING & DRAINAGE SHALL BE DWV SNG uPVC PIPE AND FITTINGS TO AS 1254 WITH SOLVENT JOINTS. PIPEWORK UNSIZED TO BE LAID AT MINIMUM GRADES AS SPECIFIED IN AS3500.
- ALL TRADE WASTE PLUMBING & DRAINAGE ABOVE AND BELOW GROUND SHALL BE 'COESTILEN' HDPE OR EQUALLY APPROVED.
- ALL 100ø STORMWATER DRAINAGE SHALL BE SN4 DWV uPVC PIPE AND FITTINGS TO AS 1254 WITH SOLVENT WELDED JOINTS. ANY STORMWATER LARGER THAN 100ø SHALL BE SN2 PVC-U PIPE & FITTINGS TO AS 1254 WITH SOLVENT WELDED JOINTS. ALL UNSIZED DRAINAGE IS TO BE LAID AT A MINIMUM GRADE OF 1% OR EQUALLY APPROVED.
- PROVIDE COMPACT 7-10mm CRUSHED BLUE METAL BEDDING AROUND ALL INGROUND SANITARY PIPEWORK, WHERE THE MINIMUM PIPE COVER CAN NOT BE ACHIEVED, PROVIDE MEANS OF PROTECTION SUCH AS CONCRETE ENCASEMENT OR PAVING.
- ALL WATER SERVICES & GAS SERVICES PIPEWORK ABOVE GROUND SHALL BE UNLESS OTHERWISE NOTED, TYPE 'B' SOLID DRAWN COPPER TUBE AS A MINIMUM TO AS-1432. ALL PIPEWORK BELOW SLAB SHALL BE AS FOR ABOVE GROUND BUT BENT & FORMED IN ONE PIECE WITHOUT JOINTS TO SUIT APPLICATION & SPIRAL OVERWRAPPED WITH DENSO TAPE GOOD, (OR EQUALLY APPROVED). CONTRACTOR IS TO CONSIDER ANY PIPEWORK LOCATED IN CONTAMINATED & CORROSIVE AREAS AND COMPLY WITH AS3500.1.2018, 5.11, 5.12 & 5.13.
- ALL WATER SERVICES CONNECTIONS WITH PRESS-FIT FITTING MADE OF COPPER OR GUNMETAL. INSPECTION OF UN-PRESSED FITTINGS UTILISES A POSITIVE LEAK PATH FOR THE WHOLE RANGE 2.2kPa TO 300kPa WHEN A DRY PRESSURE TEST IS PERFORMED AND 100kPa TO 650kPa WITH A WET PRESSURE TEST. THIS SAFETY FUNCTION SHOULD BE FACILITATED BY A CHANNEL IN THE METALLIC BODY OF THE FITTING AND ITS EFFICACY MUST BE WARRANTED BY THE MANUFACTURER. AFTER PRESSING, THE CONNECTION IS PERMANENT AND INSEPARABLE WITH THE SAFETY FUNCTION EFFECTIVELY REMOVED DURING THE PRESSING PROCESS. THE SEAL IS MADE OF EPDM, WITH PERFORMANCE CHARACTERISTICS ALLOWING USE IN SOLAR APPLICATIONS. THE FITTING BODY HAS A CYLINDRICAL PIPE GUIDE IN FRONT OF THE SEAL. FITTINGS MUST CARRY WATERMARK APPROVAL. BE SUPPLIED BY ONE MANUFACTURER AND BE ZERO LEAD. ALTERNATIVE OPTION IS WITH SLP AND SILVER SOLDERED BRAZED JOINTS. (MIN 15% SILVER)
- ALL GAS CONNECTION WITH PRESS-FIT FITTINGS MADE OF COPPER OR GUNMETAL. INSPECTION OF UN-PRESSED FITTINGS UTILISES A POSITIVE LEAK PATH IN THE WHOLE RANGE 2.2kPa TO 300kPa WITH A DRY PRESSURE TEST. THIS SAFETY FUNCTION SHOULD BE FACILITATED BY A CHANNEL IN THE METALLIC BODY OF THE FITTING AND ITS EFFICACY MUST BE WARRANTED BY THE MANUFACTURER. AFTER PRESSING, THE CONNECTION IS PERMANENT AND INSEPARABLE WITH THE SAFETY FUNCTION EFFECTIVELY REMOVED DURING THE PRESSING PROCESS. THE SEAL IS MADE OF 'DHNBR' AND THE FITTING BODY HAS A CYLINDRICAL PIPE GUIDE IN FRONT OF THE SEAL. FITTINGS CARRY PERFORMANCE CERTIFICATIONS TO INTERNATIONAL GAS STANDARDS DVGW VP G 6.1 AND ANSI LC4. FITTINGS MUST BE SUPPLIED BY ONE MANUFACTURER ONLY AND BE ZERO LEAD. ALTERNATIVE OPTION IS WITH A SLP AND SILVER SOLDERED BRAZED JOINTS. (MIN 15% SILVER)
- ALL IN GROUND DOMESTIC AND FIRE SERVICES TO BE SDR11 PN1 & 4 OR PN20 AS NOTED OR EQUALLY APPROVED. ALL SERVICES IN GROUND ARE TO BE COLOUR CODED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND ADDITIONAL LOCAL AUTHORITIES STANDARDS.
- ALL FIRE SERVICE PIPEWORK ABOVE GROUND SHALL BE MEDIUM DUTY GALVANISED STEEL PIPE WITH ROLLED GROOVED AND/OR FLANGED CONNECTIONS.
- ALL WATER SERVICE PIPE SIZES SHOWN ARE INTERNAL BORE WHERE AN ALTERNATE PIPE MATERIAL ARE PROPOSED, APPROVAL MUST BE OBTAINED AND THE EQUIVALENT PIPE SIZES USED.
- HOT WATER FLOW AND RETURN PIPEWORK IS TO BE INSULATED WITH EQUAL MATERIAL TO THERMOTEC 4-ZERO FIRE RETARDANT CLOSED CELL POLYETHYLENE FOAM WITH INCORPORATED ALUMINIUM FOIL WRAP. INSTALL AROUND ALL PIPEWORK AS TIGHTLY AS POSSIBLE WITHOUT GAPS. ALL JOINTS SHALL BE WRAPPED IN 4-ZERO PRESSURE SENSITIVE FOIL TAPE.
- CONTRACTOR SHALL ALLOW FOR ACOUSTIC LAGGING IN ACCORDANCE WITH THE PROJECT ACOUSTIC REPORT. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM WITH PROJECT PRINCIPAL PRIOR TO SUBMISSION OF TENDER.
- WHERE OPERATION OF AUTOMATIC FIRE-EXTINGUISHING EQUIPMENT COULD EXTINGUISH A GAS APPLIANCE FLAME.
(A) ALL BURNERS OF THE GAS APPLIANCE SHALL HAVE A FLAME SAFEGUARD SYSTEM; OR
(B) THE INSTALLATION SHALL BE FITTED WITH A SYSTEM WHICH WILL SHUT OFF THE GAS SUPPLY WHEN THE FIRE EXTINGUISHING SYSTEM OPERATES. THE SYSTEM SHALL REQUIRE PRESSURE PROVING OF THE DOWNSTREAM INSTALLATION PRIOR TO RESTORATION OF THE GAS SUPPLY.
- CONTRACTOR SHALL ALLOW FOR PRESSURE REDUCING VALVES AS REQUIRED TO MEET THE REQUIRED MAXIMUM STATIC PRESSURE OF 500KPA AT ANY OUTLET WITHIN A BUILDING. DOCUMENTATION IS A GUIDE ONLY.

SYMBOLS

SYMBOLS

FLOOR WASTE GULLY (FWG)
TUNDISH (TD)
GRATED SUMP (SWO)

MANHOLE (SMH/SWMH)

OVERFLOW RELIEF GULLY (ORG)
STORMWATER/RAINWATER OUTLET
DIRECTION OF FLOW
INSPECTION OPENING (IO)
INSPECTION OPENING TO SURFACE LEVEL (IOSL)
EXPANSION JOINT
STOP VALVE ON RISER
STOP VALVE ON DROPPER
WATER POINT OR HOSE TAP WITH SV
STOP VALVE IN PATH BOX
STOP VALVE (SV)
RETICULATION SERVICE POINT
FIRE HYDRANT (FH)
DUAL PILLAR HYDRANT (DPH)
HYDRANT BOOSEL
FIRE HOSE REEL (FHR)
PUMP
THERMOSTATIC MIXING VALVE
TEMPERING VALVE (UNO)
SENSOR
PRESSURE GAUGE
REGULATOR
PRESSURE REDUCTION VALVE
METER
METER IN VALVE PIT
FUTURE METER
CHECK VALVE ASSEMBLY
DUAL CHECK VALVE ASSEMBLY
BALANCING VALVE
SOLENOID VALVE
EMERGENCY SHUT OFF VALVE
MONITORED FIRE HYDRANT ISOLATION VALVE
DOUBLE CHECK VALVE (TESTABLE) ASSEMBLY
SINGLE CHECK VALVE (TESTABLE) ASSEMBLY
REDUCED PRESSURE ZONE ASSEMBLY
BREAK
CONNECTION TO EXISTING SERVICE
RISER OFF LATERAL
DROPPER OFF LATERAL
DROPPER WITH BRANCH OR CHANGE IN LEVEL
GRATED TRENCH DRAIN
CAST IN BEAM
EXTENT OF CONCRETE TO BE CUT & REPLACED TO STRUCTURAL ENGINEERS REQUIREMENTS
CAST IN STRUCTURE

SERVICE CONTINUES ON DRAWING NOMINATED

RISE SERVICE
SERVICE SIZE
DROP

DP FLOW RATE

RISE SERVICE
SERVICE SIZE
DROP

EXISTING SERVICE
RISER/DROPPER

LINETYPES

LINETYPES

SANITARY DRAINAGE
SANITARY RISING MAIN
VENT PIPE
STORMWATER DRAINAGE
STORMWATER RISING MAIN
SYPHONIC SERVICE
SUB-SOIL DRAINAGE
TRADE WASTE DRAINAGE
TRADEWASTE VENT PIPE
COLD WATER
HOT WATER
WARM WATER
NON POTABLE COLD WATER
NON POTABLE HOT WATER
NON POTABLE WARM WATER
RAINWATER SERVICE
RECYCLED WATER SERVICE
IRRIGATION WATER SERVICE
FIRE SERVICE
FIRE SPRINKLER SERVICE
GAS SERVICE
DEMOLISHED SERVICE
REDUNDANT SERVICE
EX SANITARY/SEWER
EX STORMWATER
EX TRADE WASTE
EX VENT PIPE
EX TRADE WASTE VENT PIPE
EX RISING MAIN
EX COLD WATER
EX HOT WATER
EX WARM WATER
EX RAINWATER SERVICE
EX RECYCLED WATER SERVICE
EX NON POTABLE COLD WATER
EX NON POTABLE HOT WATER
EX NON POTABLE WARM WATER
EX GAS SERVICE
EX FIRE SERVICE
EX FIRE SPRINKLER
EX SUB SURFACE DRAIN
CIVIL WATER SERVICE
CIVIL SEWER SERVICE
CIVIL STORMWATER SERVICE
CIVIL GAS SERVICE
CIVIL ELECTRICAL SERVICE
CIVIL ELECTRICAL CONDUIT

DRAWING SERIES LEGEND:

- H000 - COVER SHEET, GENERAL NOTES, LEGEND & LOCALITY PLAN
H100 - SITE PLAN
H200 - DRAINAGE LAYOUTS OR HYDRAULIC LAYOUTS
H300 - WATER, FIRE & GAS LAYOUTS
H400 - DIAGRAMMATICS
H500 - DETAILS & SCHEDULES
H600 - FIRE COVERAGE
H700 - HYDRAULIC SETOUTS

ABBREVIATIONS

ABBREVIATIONS

AAV AIR ADMITTANCE VALVE
AC AIR CONDITIONING
ADJ ADJACENT
AMR AUTOMATIC METER READING
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
B BASIN
BB BABY BATH
BG BOX GUTTER
BGS BOX GUTTER SUMP
BID BIDET
BM BAIN MARIE
BT BUCKET TRAP
BTH BATH
BV BALANCING VALVE
BWU BOILING WATER UNIT
CD CONDENSATE DRAIN
CDR CAPPED DRAINAGE RISER
CICL CAST IRON CEMENT LINED
CM COFFEE MACHINE
COV COMB (CONVECTION OVEN)
CSK CLEANERS SINK
CT COOK TOP
CTDP COOLING TOWER DUMP POINT
CU COPPER
CV CHECK VALVE
CW COLD WATER
CWU CHILLED WATER UNIT
C/W COMPLETE WITH
DB DISABLED BASIN
DC DOMESTIC COOK TOP
DCV DOUBLE CHECK VALVE
DF DRINKING FOUNTAIN
DFR DEEP FRYER
DG DISCONNECT GULLY
DIA DIAMETER(O)
DICI DUCTILE IRON CEMENT LINED
DP DOWNPIPE
DPS DOWNPIPE SPREADER
DS DOWNSTREAM
DSHR DISABLED SHOWER
DT DISCONNECTOR TRAP
DW DISHWASHER
DWC DISABLED WATER CLOSET
DWV DRAINAGE WASTE & VENT
DWG DRAWING
EDUCT EDUCT VENT PIPE
EAVS EAVES GUTTER
EJ EXPANSION JOINT
EPD ELEVATED PIPEWORK DROPPER
EW EYE WASH
EX EXISTING
F FRIDGE
FFL FINISHED FLOOR LEVEL
FGL FINISHED GROUND LEVEL
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FRC FIBRE REINFORCED CONCRETE
FRL FIRE RATING LEVEL
FS FIRE SERVICE
FSS FIRE SPRINKLER SERVICE
FSL FINISHED SURFACE LEVEL
FTD FIRE TEST DRAIN
FTS FIRE TANK SUCTION
FU FIXTURE UNITS
FW FLOOR WASTE
FWG FLOOR WASTE GULLY
GIT GREASE INTERCEPTOR TRAP
GMS GALVANISED MILD STEEL
GO GRATED OUTLET
GR GRILLER
GS GAS SERVICE
GTD GRATED TRENCH DRAIN
GW GLASS WASH
HD HEAVY DUTY
HL HIGH LEVEL
HT HOSE TAP
HTRW HOSE TAP RAIN WATER
HTVP HOSE TAP VANDAL PROOF
HV HYDRANT VALVE
HW HOT WATER
HWF HOT WATER FLOW
HWR HOT WATER RETURN
HWU HOT WATER UNIT
IDVP INDUCT VENT PIPE
IL INVERT LEVEL
IM ICE MACHINE
IO INSPECTION OPENING
IOSL INSPECTION OPENING TO SURFACE LEVEL

IW ICE WELL
kPa KILOPASCALS
kW KILOWATT
LD LIGHT DUTY
LD LOW LEVEL
LPG LIQUEFIED PETROLEUM GAS
L/s LITRES SECOND
LVL LEVEL
MAX MAXIMUM
MD MEDIUM DUTY
mH METRES HEAD
MIN MINIMUM
MJ MEGAJOULE
MSCL MILD STEEL CEMENT LINED
NG NATURAL GAS
NP NON POTABLE
NFCW NON POTABLE COLD WATER
NFWH NON POTABLE HOT WATER
NFWW NON POTABLE WARM WATER
NTS NOT TO SCALE
OF OVER FLOW
OJ OBLIQUE JUNCTION
OL OVERT LEVEL
ORG OVERFLOW RELIEF GULLY
PDO PLANTER DRAIN OUTLET
PRV PRESSURE REDUCTION VALVE
PSVP PUMP STATION VENT PIPE
PVC POLY VINYL CHLORIDE
R REDUNDANT
RCP REINFORCED CONCRETE PIPE
RL REDUCED LEVEL
RM RISING MAIN
RO ROOF OUTLET
RFDZ REDUCED PRESSURE ZONE
RV DEVICE ASSEMBLY
RV RELIEF VENT
RW RAIN WATER
RWT RAIN WATER TANK
RWH RAIN WATER HEAD
RWO RAIN WATER OUTLET
S SEWER
SD SANITARY DRAINAGE
SDO SPOON DRAIN OUTLET
SDPS SANITARY DRAINAGE PUMP STATION
SEALD SEALED FLOOR WASTE GULLY
SHR SHOWER
SK SINK
SL SURFACE LEVEL
SMH SEWER MANHOLE
SP SANITARY PLUMBING
SPR FIRE SPRINKLER SERVICE
SPS SEWER PUMP STATION
SRM SEWER RISING MAIN
SS STAINLESS STEEL
SSD SUB SOIL DRAIN
SSHR SAFETY SHOWER
SSL STRUCTURAL SLAB LEVEL
ST SANITARY STACK
STV STACK VENT
SV STOP VALVE
SW STORMWATER
SWMH STORMWATER MANHOLE
SWO STORMWATER OUTLET
SWP STORMWATER PIT
SWPS STORMWATER PUMP STATION
SWRM STORMWATER RISING MAIN
T TUNDISH
TG TEST GATE
TMV THERMOSTATIC MIXING VALVE
TPR TEMPERATURE PRESSURE RELIEF
TR TROUGH
TV TEMPERING VALVE
TW TRADE WASTE
TWST TRADE WASTE STACK
TWVP TRADE WASTE VENT PIPE
UNO UNIT CONTROL VALVE ASSEMBLY
UNO UNLESS NOTED OTHERWISE
UR URINAL
US UPSTREAM
US UNDERSIDE
VCP VITRIFIED CLAY PIPE
VP VENT PIPE
WC WATER CLOSET
WM WASHING MACHINE
WTP WASTEWATER TREATMENT PLANT
WW WARM WATER

Council of the City of Gold Coast
Plumbing & Drainage Services
NOTE

- Council approved hydraulic plans to be kept on site
- As constructed plans are required prior to final inspection
- Approval subject to Council's conditions of approval requirements.
- The Plumbing & Drainage design is provisional only and may be amended by the site inspectors approved

PCS/2022/642. M. Elliott
Application No.:
Date: 17 March 2022

©COPYRIGHT of this design and plan is the property of SJM Hydraulics Pty Ltd. ACN 165 393 242 ABN 86 165 393 242. all rights reserved.
It must not be used, modified, reproduced or copied wholly or in part without written permission from SJM Hydraulics Pty Ltd.

Drawings depict service installation intent. It is the contractor's responsibility to confirm all services, set out dimensions and configurations prior to commencing any works onsite and submitting any tender for the works described, no costs will be accepted for failing to do so. All works shall comply with the relevant codes and regulations of the governing authorities.

COUNCIL INFORMATION

APPLICATION No.: TBA
RPD: LOT 118 ON SP316137
ADDRESS: 32 EASTRIDGE ST
STAPYLTON QLD 4207

OWNER: AUSTRALAND INDUSTRIAL No.89 PTY LTD
TENANT: TBA
LOCAL AUTHORITY: GOLD COAST CITY COUNCIL
NEW FIXTURES: ØØX NEW FIXTURE LOADING UNITS: ØØX

ISSUE	DATE	AMENDMENT DESCRIPTION	APR
01	22/03/2022	BA ISSUE	NB

KEY PLAN / NORTH POINT

ISSUE STATE

BA ISSUE

SCALE

HYDRAULIC CONSULTANT

SJM
HYDRAULICS
CONSULTING + DESIGN
BRISBANE | GOLD COAST
P:(07) 5582 0341
Po Box 3449, Robina Town Centre, QLD 4230
E:mail@sjmhydraulics.com.au

ARCHITECT

Benstead
Holdaway
PRIVATE CAPITAL
Level 3, 100 Creek Street Brisbane QLD 4000 |
GPO Box 1458 Brisbane QLD 4001

CLIENT

Tomkins
— Since — 1951
DESIGN | CONSTRUCTION | FITOUT

PROJECT

TEMPORARY SITE SERVICES
32 EASTRIDGE STREET
STAPYLTON QLD 4207

DRAWING TITLE

COVER SHEET

DESIGNED	CHECKED BY
ND	ND
SCALE	
NTS @ A1	
DATE	QBCC LICENCE No.
FEB 2022	1268850
PROJECT No.	DRAWING No.
	ISSUE

21456T H000 01

PLUMBERS COPY
TO REMAIN
ONSITE

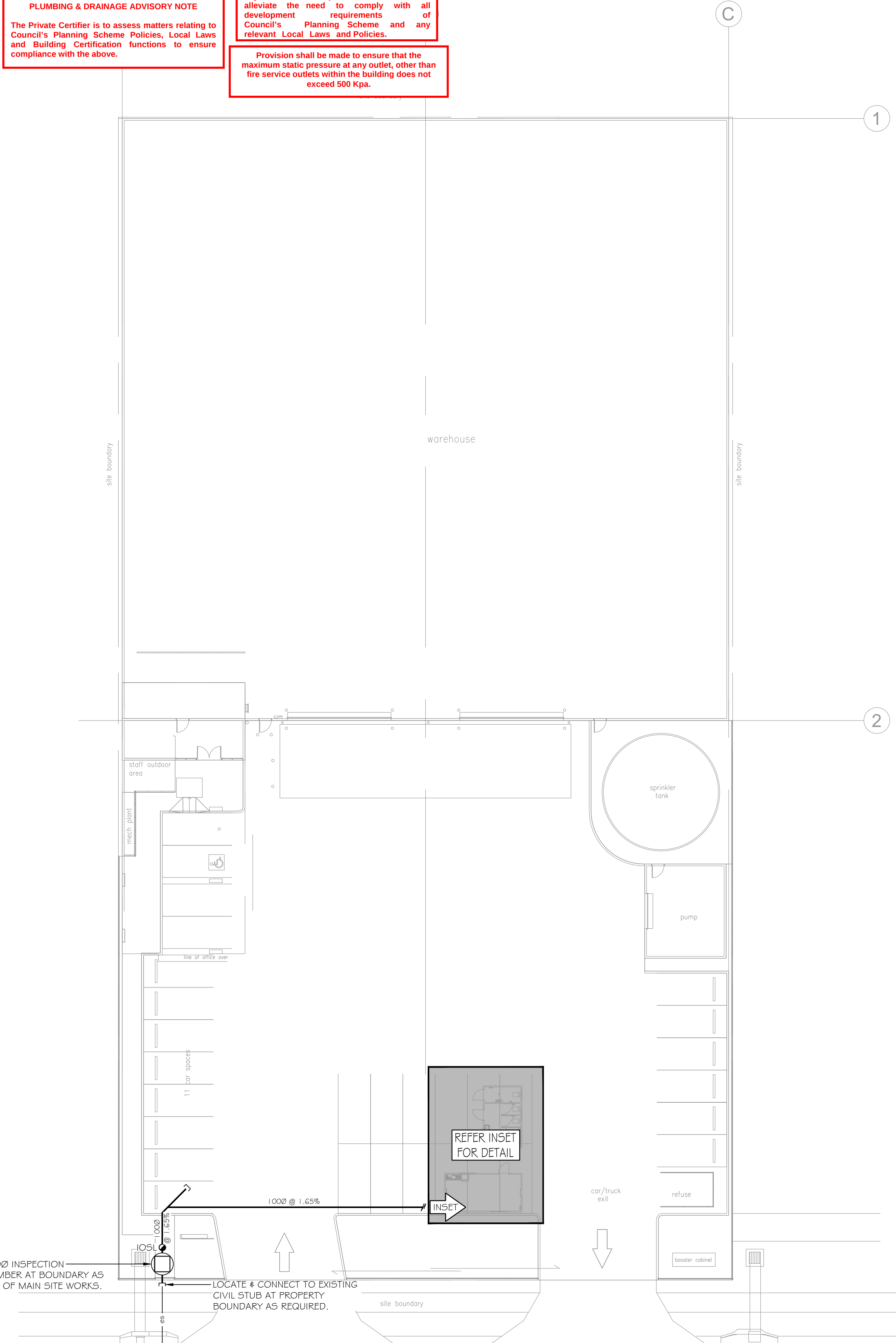
PLUMBING & DRAINAGE ADVISORY NOTE

The Private Certifier is to assess matters relating to Council's Planning Scheme Policies, Local Laws and Building Certification functions to ensure compliance with the above.

PLUMBING & DRAINAGE ADVISORY NOTE

This approval is granted only for the Plumbing and Drainage hydraulic design pursuant to the Plumbing and Drainage Act 2018. This approval is not to be taken as approval by Council for any other development and does not alleviate the need to comply with all development requirements of Council's Planning Scheme and any relevant Local Laws and Policies.

Provision shall be made to ensure that the maximum static pressure at any outlet, other than fire service outlets within the building does not exceed 500 Kpa.

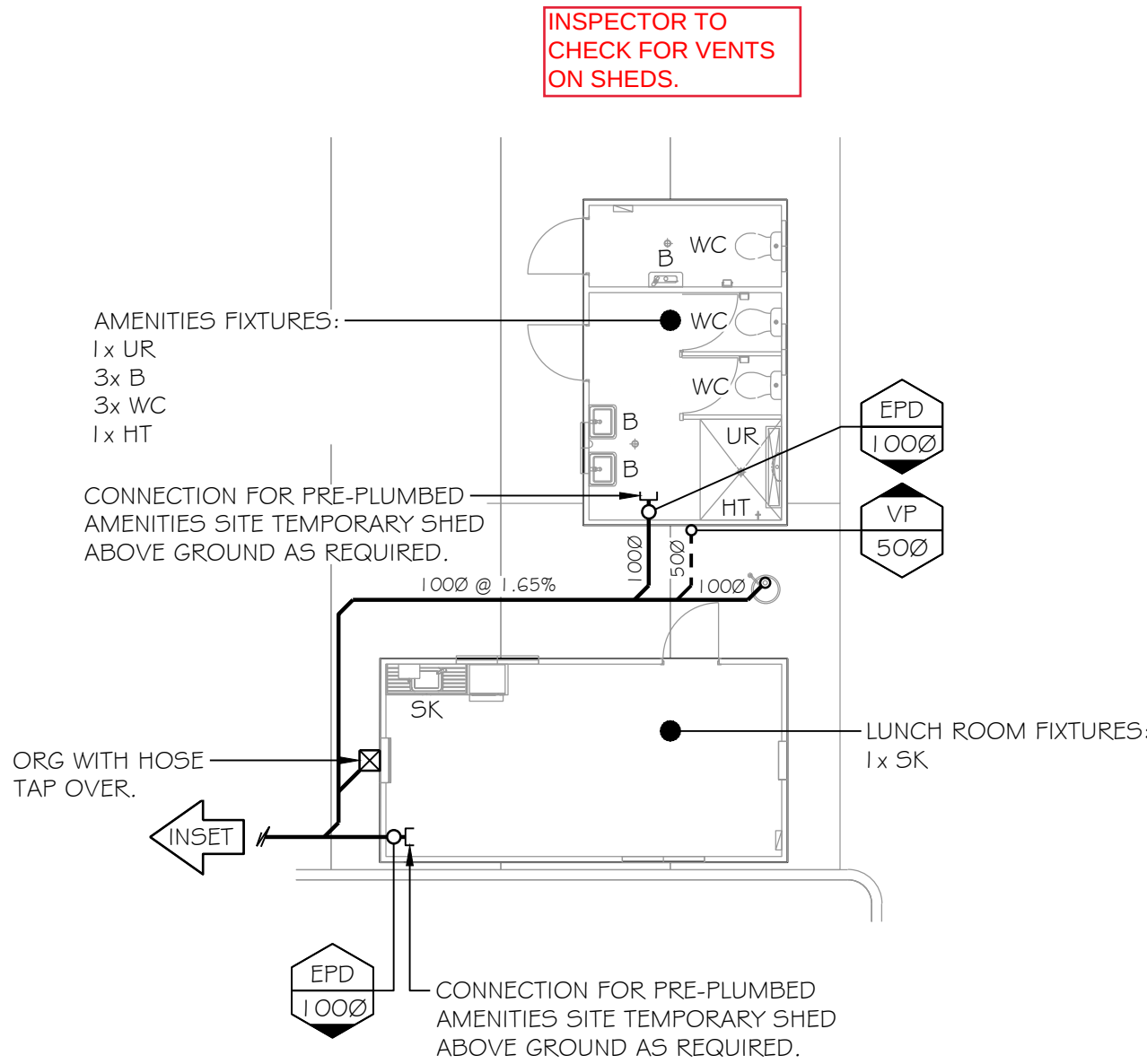


SITE PLAN
SCALE: 1:200

EASTRIDGE STREET

NOTE:
CONTRACTOR TO ENSURE IL's CAN BE ACHIEVED ON SITE PRIOR TO WORK BEING CONDUCTED. CONTRACTOR TO NOTIFY SJM HYDRAULICS IF INVERT LEVEL CANNOT BE ACHIEVED.

NOTE:
ORG TO BE A MIN. 150mm BELOW FFL & A MIN. 75mm ABOVE FSL. (PAVEMENT TO BE GRADED AWAY IN ACCORDANCE WITH AS3500).



INSET
SCALE: 1:100

Council of the City of Gold Coast
Plumbing & Drainage Services
NOTE

1. Council approved hydraulic plans to be kept on site
2. As constructed plans are required prior to final inspection
3. Approval subject to Council's conditions of approval requirements.
4. The Plumbing & Drainage design is provisional only and may be amended by the site inspectors approved

Application No.: PCS/2022/642 M. Elliott
Date: 17 March 2022

©COPYRIGHT of this design and plan is the property of SJM Hydraulics Pty Ltd. ACN 165 393 242 ABN 86 165 393 242. all rights reserved. It must not be used, modified, reproduced or copied wholly or in part without written permission from SJM Hydraulics Pty Ltd.

Drawings depict service installation intent, it is the contractor's responsibility to confirm all services, set out dimensions and configurations prior to commencing any works onsite and submitting any tender for the works described, no costs will be accepted for failing to do so. All works shall comply with the relevant codes and regulations of the governing authorities.

COUNCIL INFORMATION

APPLICATION No.: TBA
RPD: LOT 118 ON SP316137
ADDRESS: 32 EASTRIDGE ST
STAPYLTON QLD 4207

OWNER: AUSTRALAND INDUSTRIAL No.89 PTY LTD
TENANT: TBA
LOCAL AUTHORITY: GOLD COAST CITY COUNCIL
NEW FIXTURES: 9 NEW FIXTURE LOADING UNITS: 19

ISSUE	DATE	AMENDMENT DESCRIPTION	APK
01	22/02/22	BA ISSUE	ND

KEY PLAN / NORTH POINT



ISSUE STATE

BA ISSUE

SCALE

metres

0 4 8 12 16m

SCALE 1:200

HYDRAULIC CONSULTANT

SJM
HYDRAULICS
CONSULTING + DESIGN
BRISBANE | GOLD COAST
P: (07) 5582 0341
Po Box 3449, Robina Town Centre, QLD 4230
E: mail@sjmhydraulics.com.au

ARCHITECT

Benstead Holdaway
PRIVATE CAPITAL
Level 3, 100 Creek Street Brisbane QLD 4000 |
GPO Box 1458 Brisbane QLD 4001

CLIENT

TOMKINS
— Since —
1951
DESIGN | CONSTRUCTION | FITOUT

PROJECT

TEMPORARY SITE SERVICES
32 EASTRIDGE STREET
STAPYLTON QLD 4207

DRAWING TITLE

SITE PLAN
DRAINAGE SERVICES

DESIGNED	CHECKED BY
ND	ND
SCALE	
1:200 / 1:100 @ A1	
DATE	QBCC LICENCE No.
FEB 2022	1268850
PROJECT No.	DRAWING No.
21456T	H200
	ISSUE
	01

