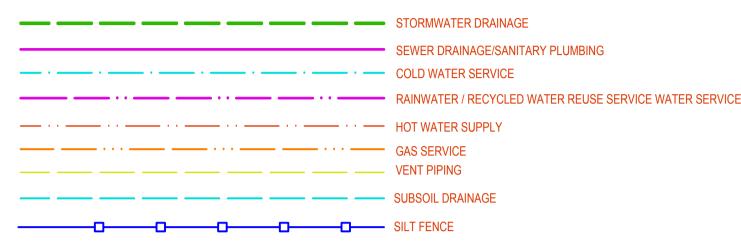
# PROPOSED GENERAL HOUSING DEVELOPMENT 80-82 SHOWGROUND RD., GOSFORD

HYDRAULIC SERVICES PLAN

## **SERVICE LEGEND**

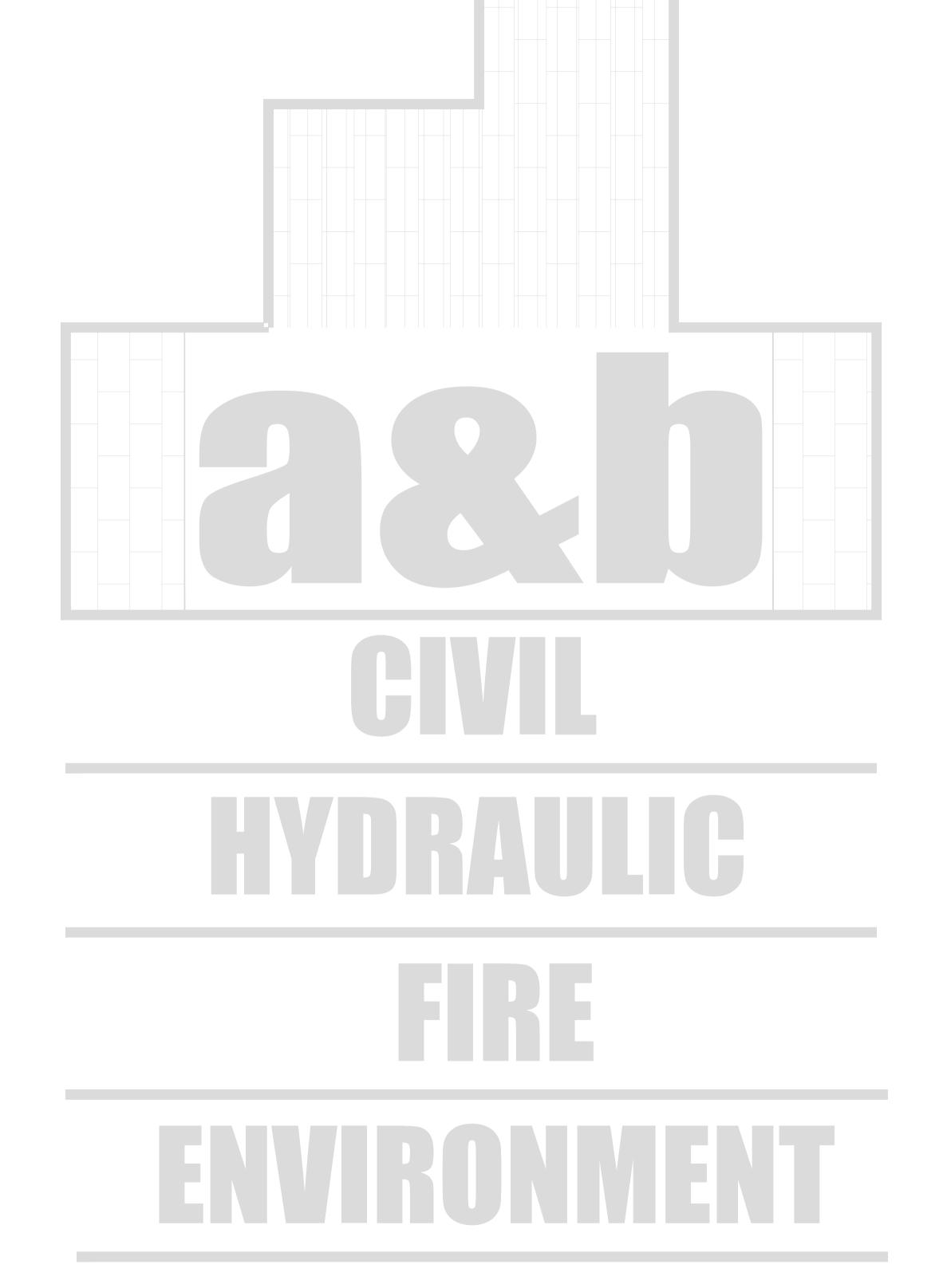


### **GENERAL HYDRAULIC SERVICES NOTES**

- a. IF IN DOUBT, ASK. REFER ANY QUESTIONS OR CLARIFICATIONS YOU HAVE PRIOR TO THE CLOSE OF TENDER TO THE HYDRAULIC ENGINEER, ARCHITECT, OR OTHER RELEVANT PARTY. FAILURE TO DO SO DOES NOT ABSOLVE THE CONTRACTOR OF THEIR RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS
- b. THE CONTRACTOR SHALL READ AND FULLY FAMILIARISE THEMSELVES WITH THE HYDRAULIC PLANS, HYDRAULIC SPECIFICATION DOCUMENTS, AUSTRALIAN STANDARDS, AND AUTHORITY REQUIREMENTS APPLICABLE TO THE WORKS. CLAIMS DUE TO IGNORANCE OF THE CONTENTS OF HYDRAULIC SERVICES DOCUMENTS AND / OR REQUIREMENTS OF AUSTRALIAN STANDARDS / AUTHORITY REQUIREMENTS WILL NOT BE ENTERED INTO
- AND CONDITIONS OF THE SITE RELATIVE TO THE WORKS TO BE CARRIED OUT. CLAIMS DUE TO IGNORANCE OF EXISTING SITE CONDITIONS WILL NOT BE ENTERED INTO.
- THE HYDRAULIC SERVICES DRAWINGS AND SPECIFICATION SET OUT THE PROJECT REQUIREMENTS TO BE MET OVER AND ABOVE THE MINIMUM STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE THEY HAVE MADE DUE ALLOWANCE FOR ALL REQUIREMENTS NECESSARY FOR THE EXECUTION OF THE WORKS IN ACCORDANCE WITH THE STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE, THE RELEVANT LOCAL AUTHORITY REQUIREMENTS AND FOR THOSE REQUIREMENTS AS SET OUT IN THE HYDRAULIC SERVICES DRAWINGS AND THE ACCOMPANYING SPECIFICATION.
- e. HYDRAULIC SERVICES DRAWINGS ARE TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICES SPECIFICATION AND DRAWINGS OF ALL OTHER DISCIPLINES FOR THIS PROJECT. IGNORANCE OF THE CONTENTS OF ANY DOCUMENT RELATIVE TO THE PROJECT SHALL NOT PROVIDE A BASIS FOR ANY VARIATION TO THE CONTRACT.
- f. ALLOW TO OBTAIN ALL APPROVALS AND PAY ALL FEES AND CHARGES TO ALL AUTHORITIES IN RELATION TO THE PROPOSED SERVICE INSTALLATIONS INDICATED ON THE DRAWINGS.
- g. ALLOW TO DISCONNECT & SEAL ALL REDUNDANT HYDRAULIC SERVICES RELATED TO THE INSTALLATION OF THE PROPOSED WORKS TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- h. ALL WORK BE CARRIED OUT IN ACCORDANCE WITH WATER & SEWER AUTHORITY REGULATIONS, SUPERINTENDENTS APPROVAL & HYDRAULIC SPECIFICATION.
- i. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND. LOCATION & DEPTH / INVERT LEVEL OF BRANCH SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.

REUSED DRAINS UNDER BUILDINGS SHALL BE RETESTED WHERE DIRECTED BY SUPERINTENDENT.

- k. INSPECTION OPENINGS SHALL BE PROVIDED AT:
- THE PROPERTY BOUNDARY
- m. ON EACH WC OR BRANCH
- n. AT MAX. 30m INTERVALS SPREAD EQUIDISTANT WHERE POSSIBLE
- o. IMMEDIATELY UPSTREAM & DOWNSTREAM OF ALL JUMP-UPS
- p. AS REQUIRED BY THE AUTHORITY FOR INSPECTION & MAINTENANCE
- q. ALL SERVICES THAT CROSS PAVEMENTS, FOOTING ETC SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO SUBGRADE LEVEL & COMPACTED TO 95% M.M.D.D.
- r. PROVIDE 80mm COMPRESSIBLE MATERIAL OVER PIPEWORK WHERE CLEARANCE TO UNDERSIDE OF FOOTING IS LESS THAN 150mm UNLESS NOTED OTHERWISE.
- s. ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING: KERBS, FOOTPATH, CONCRETE AREAS, GRAVEL AREAS & ROAD PAVEMENTS
- t. CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION SHALL BE MADE OVER AUTHORITY SERVICES, TELSTRA OR ELECTRICAL SERVICES. EXCAVATE BY HAND IN THESE AREAS.
- u. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL AUTHORITY APPROVALS & PAY ALL FEES.
- v. INVERT LEVELS SHOWN ARE INDICATIVE ONLY. CONFIRM ALL LEVELS ON SITE BEFORE COMMENCING
- w. ACCESS PANEL ARE TO BE INSTALLED WHERE REQUIRED TO ACCESS CONTROL VALVES IN WATER LINES AS REQUIRED & INSPECTION OPENINGS ON STORMWATER & SEWER RISERS. ACCESS PANELS SHALL MATCH PROPOSED FINISH. REFER TO ARCHITECTURAL DRAWING FOR FINISHES.



## **EXISTING SERVICES NOTES**

- 1. SERVICES SHOWN ON HYDRAULIC PLANS HAVE BEEN PLOTTED FROM PLANS AND BY FIELD INSPECTION. THESE SERVICES AND OTHERS  $\,$  MAY NOT BE SITUATED WITHIN REGISTERED EASEMENTS OR WITHIN STANDARD FOOTPATH ALLOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY THE LOCATIONS OF ALL SERVICES PRIOR TO CONSTRUCTION WORKS AND TO AVOID DISTURBANCE OF THESE SERVICES. THE CONTRACTOR IS ADVISED TO CONTACT THE 'DIAL BEFORE YOU DIG' SERVICE TO ASCERTAIN THE LOCATIONS OF ANY EXISTING AUTHORITY SERVICES.
- 2. THE HYDRAULIC SUBCONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF THEIR PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
- 3. HYDRAULIC SUBCONTRACTOR SHALL ALLOW TO CONSTRUCT NECESSARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REQUIRED TO REMAIN IN OPERATION TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL ALLOW TO REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT
- 4.INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.

## Rainwater Tank Installation requirements

vdney Water's plumbing inspector must be contacted when work is completed to carry out a final inspection of the property before the Certificate o Compliance is submitted to Sydney Water and the customer

## Materials used in the rainwater tank plumbing must comply with AS/NZS 3500 Part 1 Water Supply Section 2 Materials and Products

Pipe materials to be used for rainwater need to be approved products and be clearly and permanently identified 'RAINWATER' continuously along the length. This can be done for below ground pipes by using identification tape (made in accordance with A52648) or for above ground pipes by using adhesive

Identification tape marked 'RAINWATER' must be at least 75mm wide. The identification tape is to be installed on top of the rainwater pipeline, running longitudinally, and fastened to the pipe at not more than 3 metre intervals.

Every rainwater tank outlet must be labelled 'RAINWATER' on a permanent sign. An example is shown in Figure 2. A51319 provides direction as to appropriate layout, size and face materials for signs.

Proximity to other services Rainwater pipes must be separated from any parallel drinking water service.

Any rainwater pipe installed above ground must be a minimum of 100mm away from any drinking water pipe.

Any rainwater pipe installed below ground must be a minimum of 300mm away from any drinking water pipe.

Check that all the following backflow protection is in place:

ct — Cooktop

Sydney Water has provided a meter with one containing an integral dual check valve.

## **FIXTURE LEGEND**

vp	_	Vent Pipe	It	_	Laundry Tub
со	_	Clearout	wm	_	Washing Machine
aav	_	Air Admittance Valve	sk	_	Sink
fw	—	Floor Waste	wc	_	Water Closet
bsn	_	Basin	со	_	Clearout
ht	_	Hosetap	gr	_	Gas Riser
gd		Grated Drain	st		Stack
shr	_	Shower	npw	_	Non Potable Wate
hwh	_	Hot Water Heater	dp	_	Downpipe
bf	_	Bayonet Fitting	cwr	_	Cold Water Riser



PARRAMATTA NSW 215 PHONE No (02) 9354 www.dpie.nsw.gov.au

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	SIGNED
	DATE

NOMINATED ARCHITECT:	ARCHITECT			HYDRAULIC		
NOMINATED ANCITTECT.				DTA Architects Pty Ltd	Abel & Brown Pty Ltd	
				PH (02) 9601 1011	PH (02) 9709 5705	
	В	Feb.25	DA ISSUE		ELECTRICAL / BASIX CONSULTANT Greenview Consulting Pty Ltd	
SIGNED	Α	Nov.24 SKETCH ISSUE PH 0410 126 463		PH (02) 8544 1683		
	REV:	DATE:	NOTATION/AMENDMENT:	STRUCTURAL / CIVII	LANDSCAPE CONSULTANT	
DATE			LE OFF DRAWINGS. CHECK ALL DIMENSIONS ON SITE. GURED DIMENSIONS TAKE PRECEDENCE.	MSL Consulting Engineers Pty Ltd	Ray Fuggle & Associated Pty Ltd PH 0412 294 712	

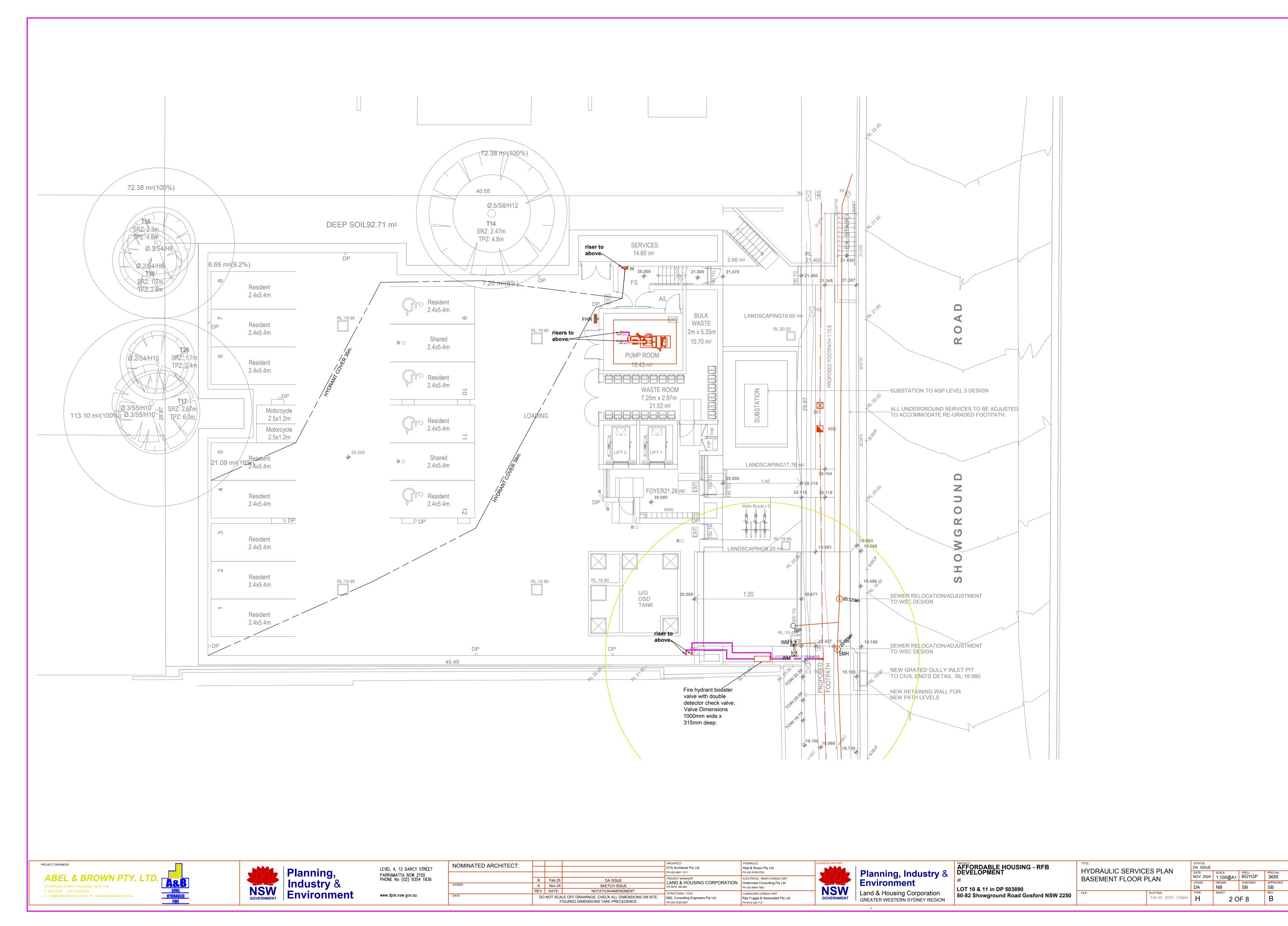


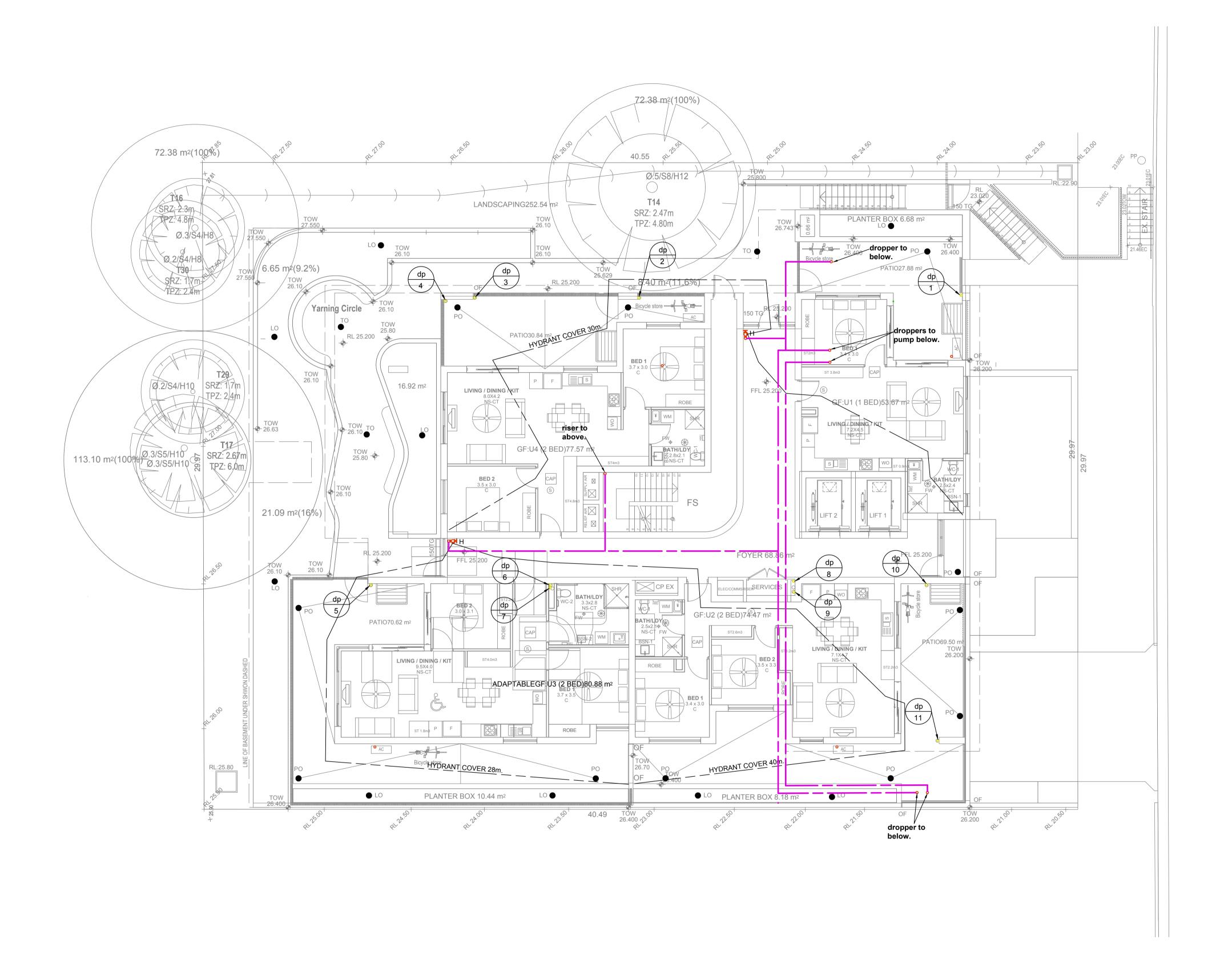
Planning, Industry & **Environment** Land & Housing Corporation GREATER WESTERN SYDNEY REGION

AFFORDABLE HOUSING - RFB DEVELOPMENT

LOT 10 & 11 in DP 503890 80-82 Showground Road Gosford NSW 2250 HYDRAULIC SERVICES PLAN LEGEND & NOTES

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ABEL & BROWN PTY. LTD. T: 9709-5705 FAX: 9796-2272
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Planning, Industry & Environment

LEVEL 4, 12 DARCY STREET PARRAMATTA NSW 2150 PHONE No (02) 9354 1836 www.dpie.nsw.gov.au

NOMINATED ARCHITECT: B Feb.25 A Nov.24 SKETCH ISSUE

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ARCHITECT
DTA Architects Pty Ltd Abel & Brown Pty Ltd PH (02) 9601 1011 PROJECT MANAGER
LAND & HOUSING CORPORATION

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd PH 0410 126 463 STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247 LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

Planning, Industry & Environment Land & Housing Corporation GREATER WESTERN SYDNEY REGION

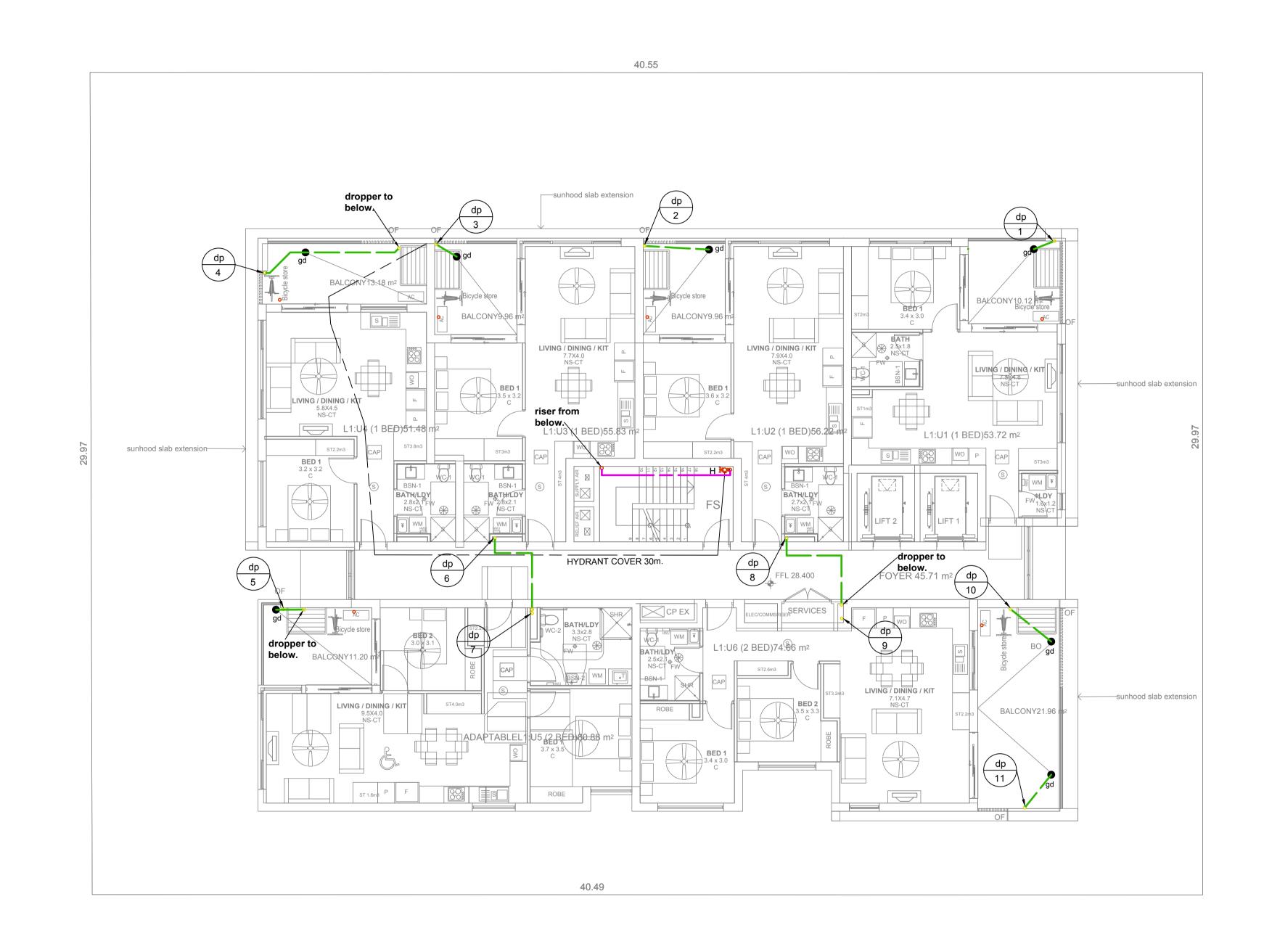
AFFORDABLE HOUSING - RFB DEVELOPMENT LOT 10 & 11 in DP 503890 80-82 Showground Road Gosford NSW 2250

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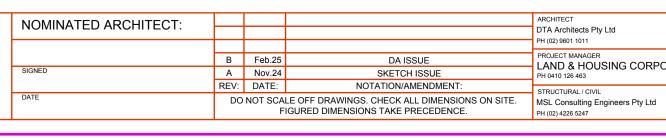
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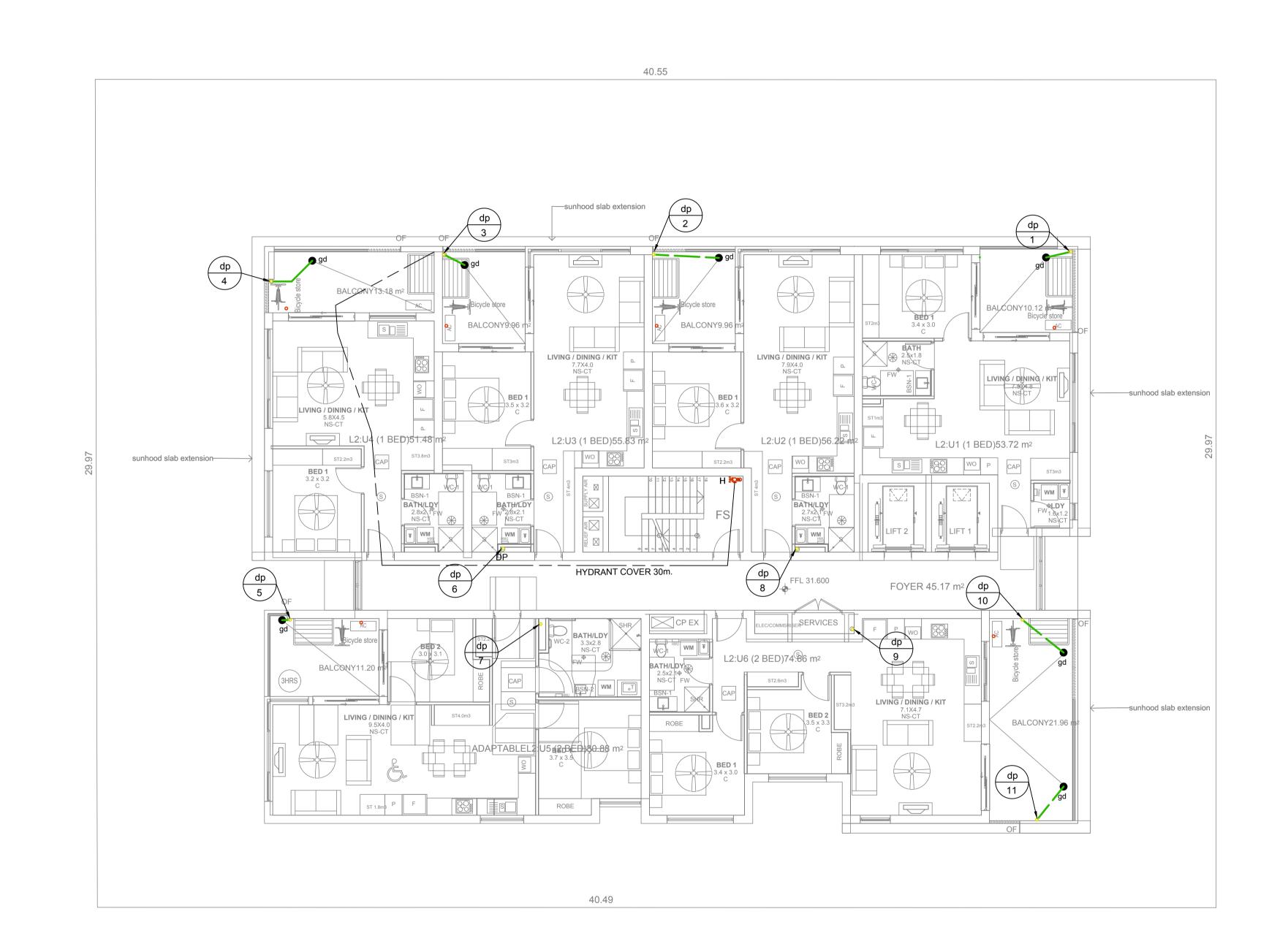






AFFORDABLE HOUSING - RFB DEVELOPMENT						
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LOT 10 & 11 in DP 503890 80-82 Showground Road Gosford NSW 2250						

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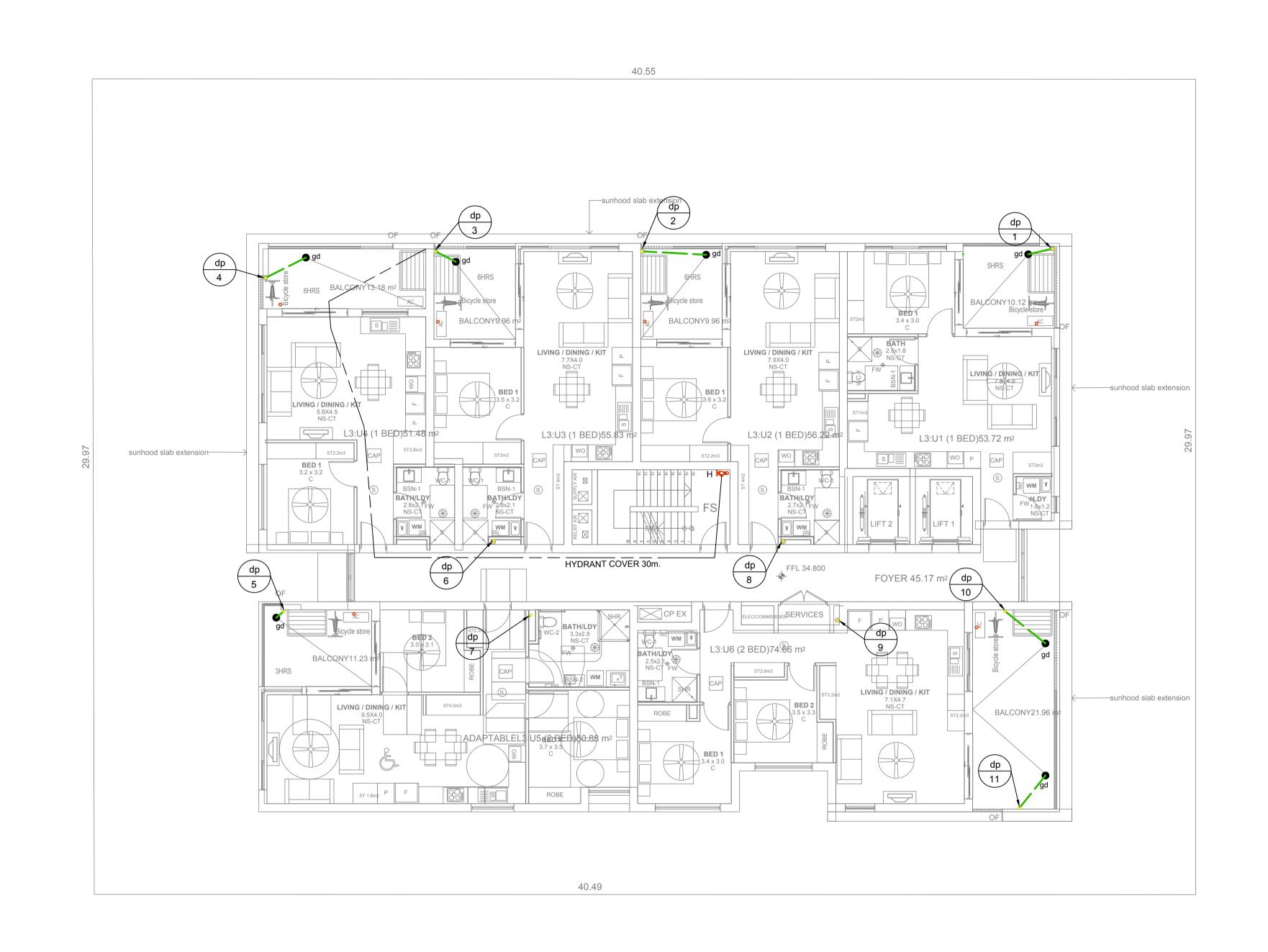
NOMINATED ARCHITECT:				ARCHITECT DTA Architects Pty Ltd PH (02) 9601 1011	HYDRAULIC Abel & Brown Pty Ltd PH (02) 9709 5705	
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SIGNED	Α	Nov.24	SKETCH ISSUE	PH 0410 126 463	PH (02) 8544 1683	
	REV:	DATE:	NOTATION/AMENDMENT:	STRUCTURAL / CIVIL	LANDSCAPE CONSULTANT	
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BUSINESS PARTNER:
NSW GOVERNMENT



AFFORDABLE HOUSING - RFB DEVELOPMENT						
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Planning, Industry & Environment

LEVEL 4, 12 DARCY STREET PARRAMATTA NSW 2150 PHONE No (02) 9354 1836 www.dpie.nsw.gov.au NOMINATED ARCHITECT:

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011
PROJECT MANAGER
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ELECTRICAL / BASIX CONSULTANT
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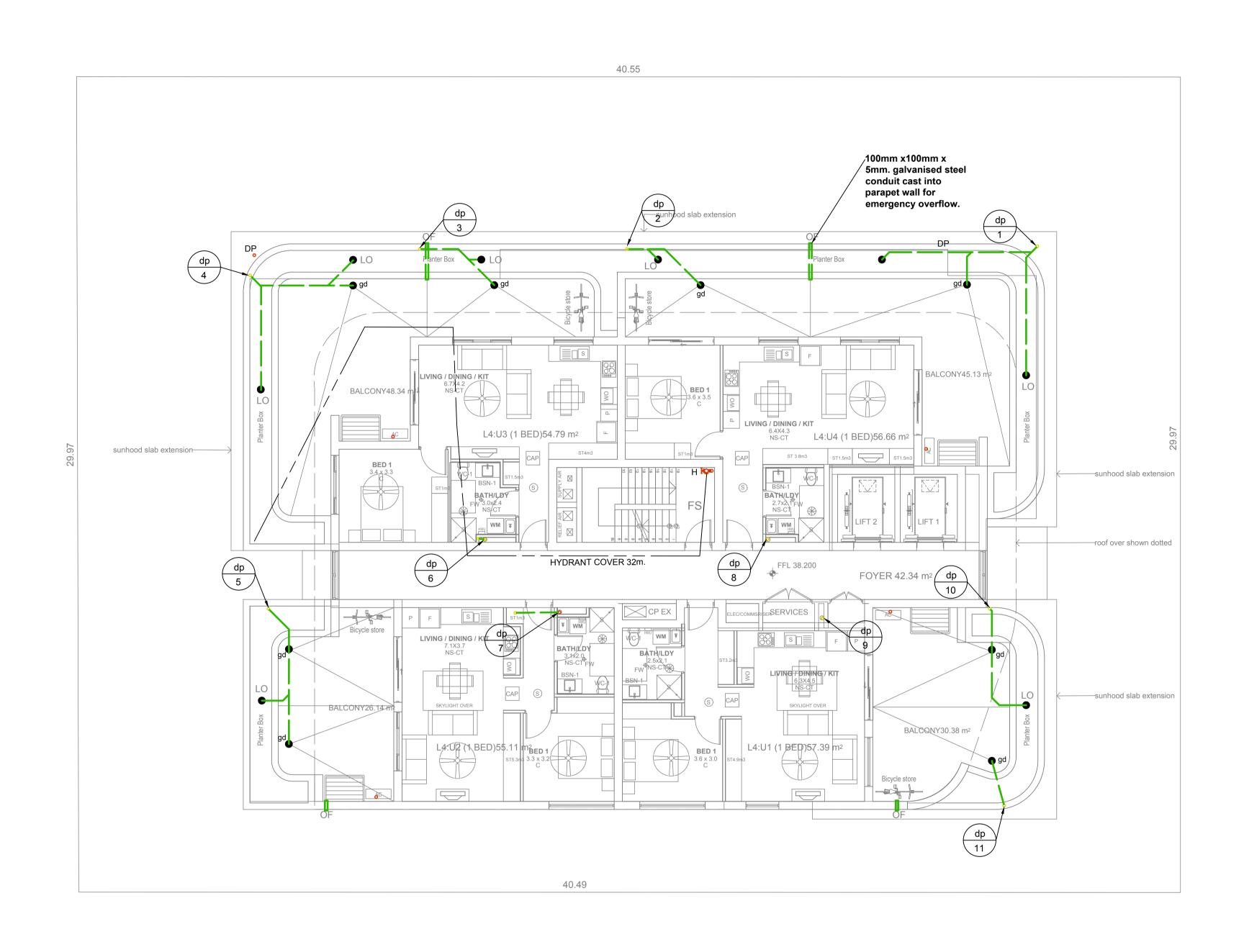
LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
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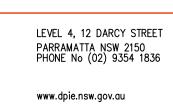
AFFORDABLE HOUSING - RFB DEVELOPMENT at

LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250







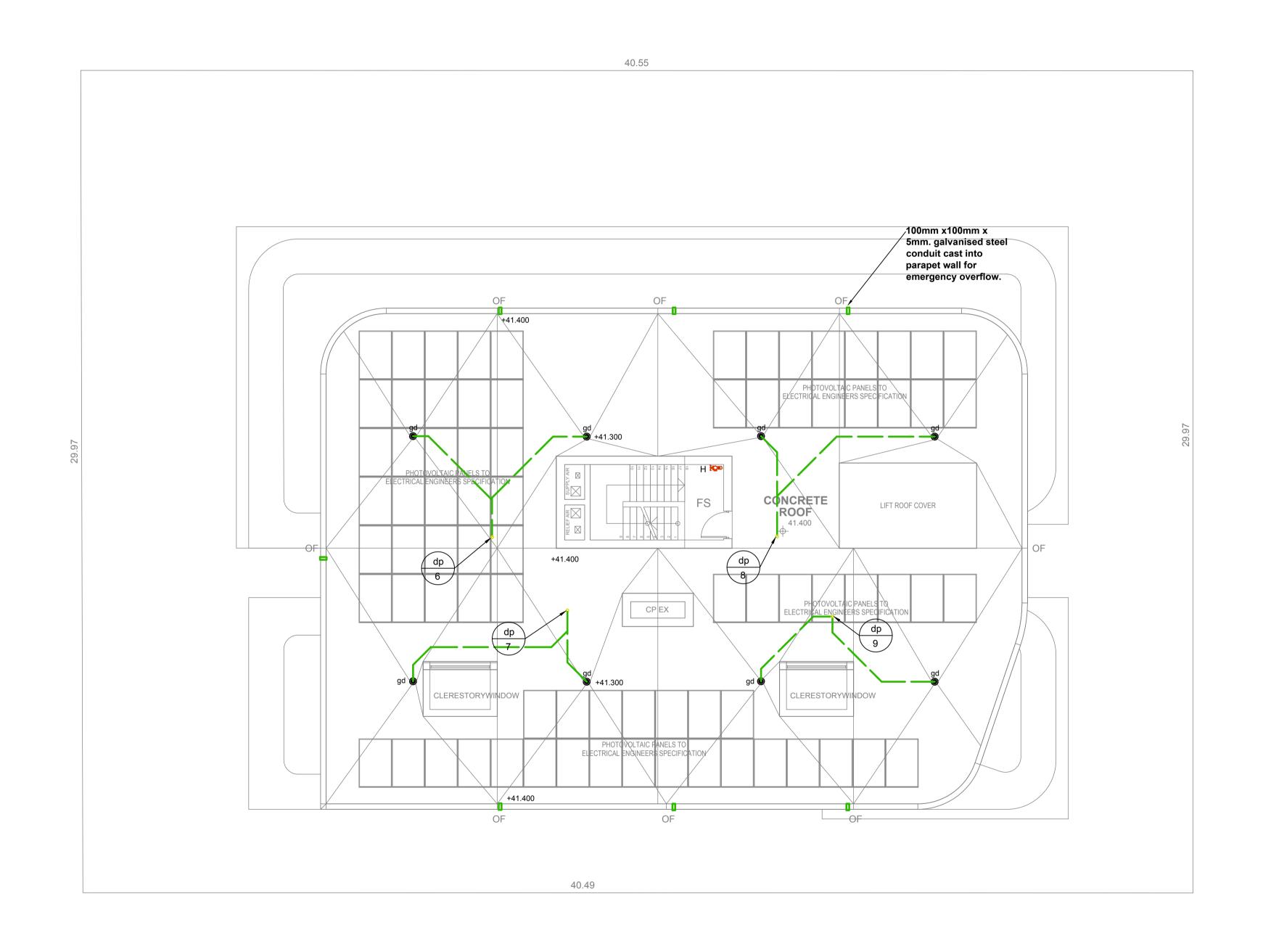


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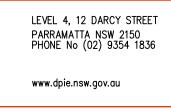
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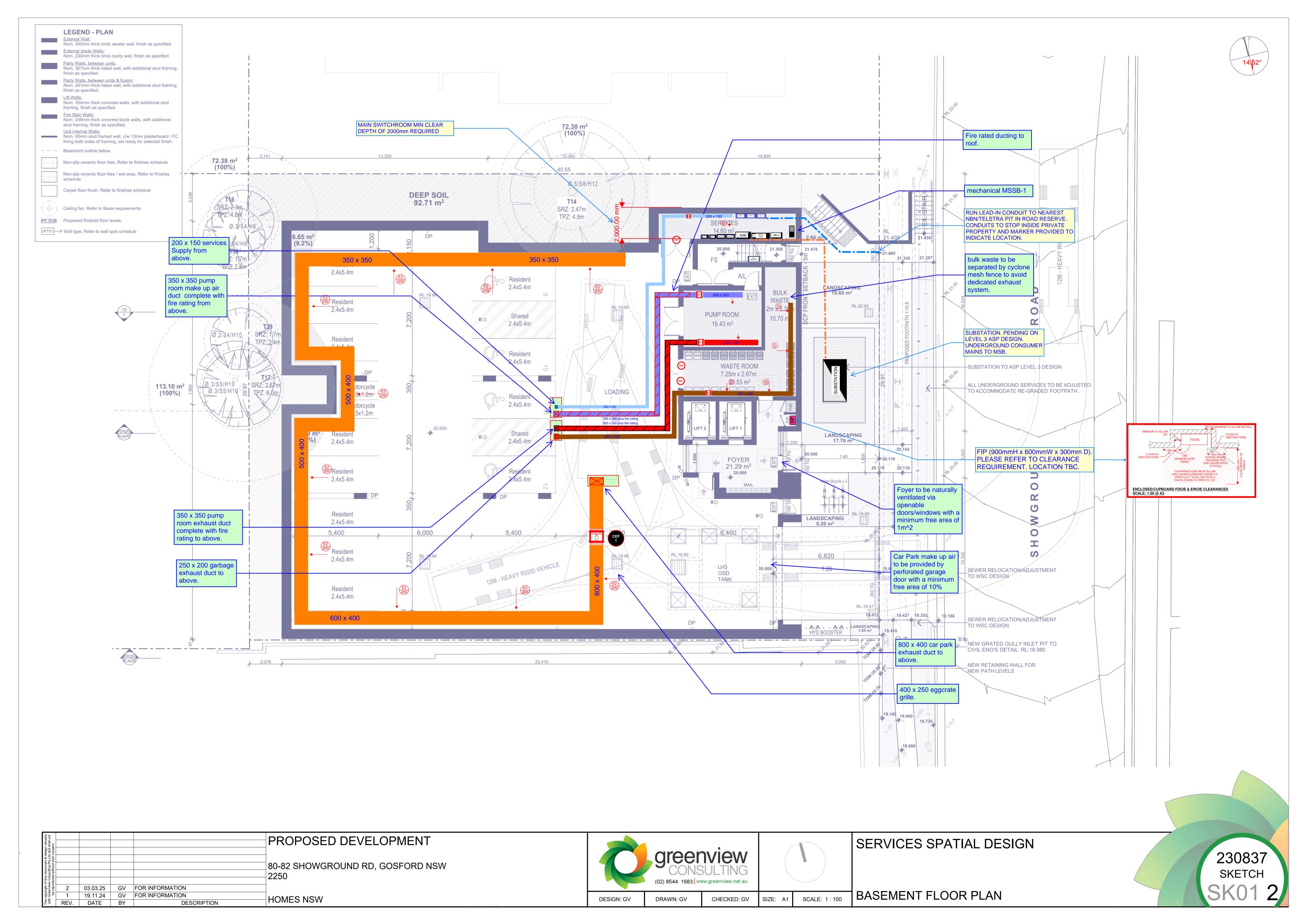
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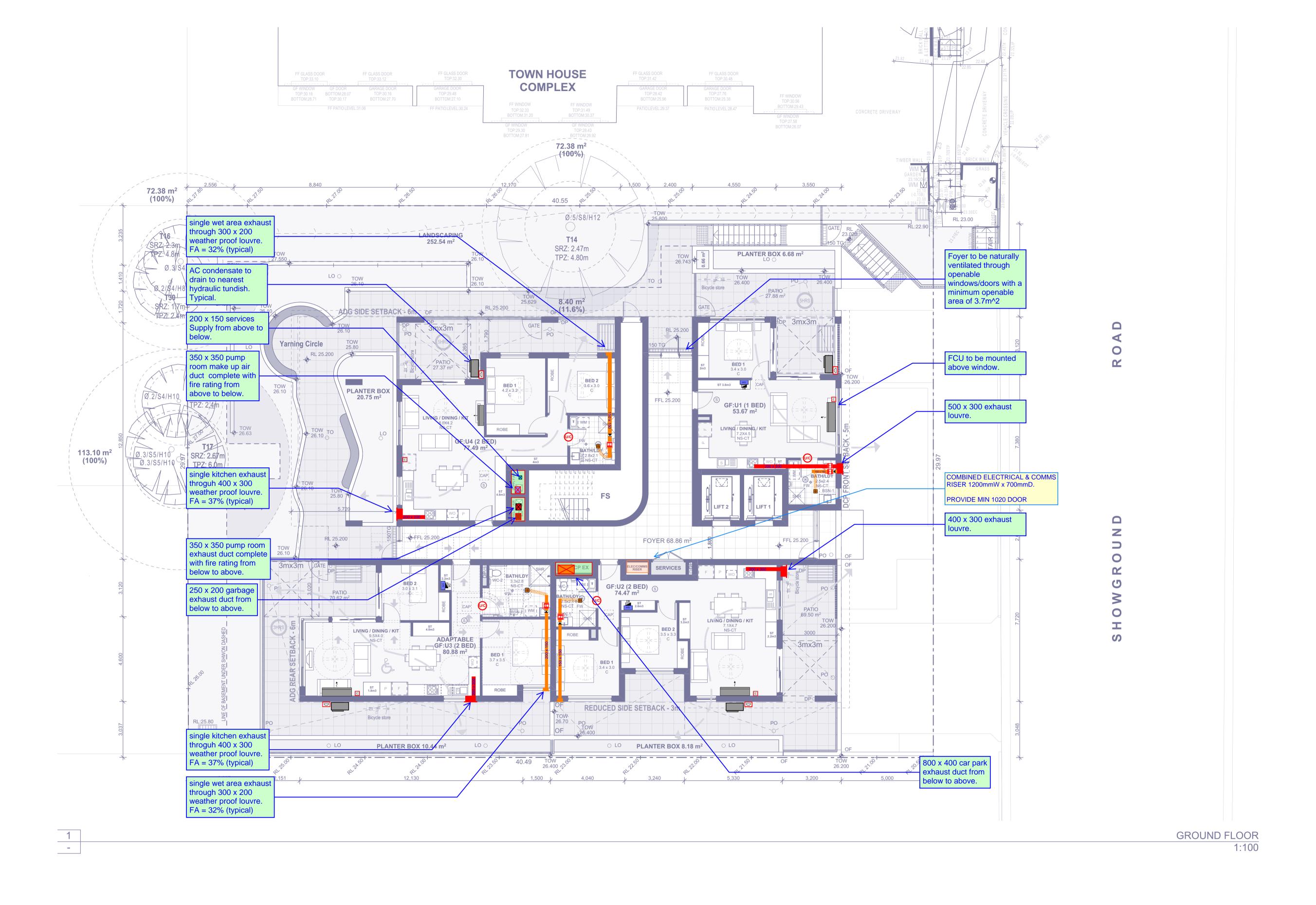


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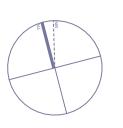
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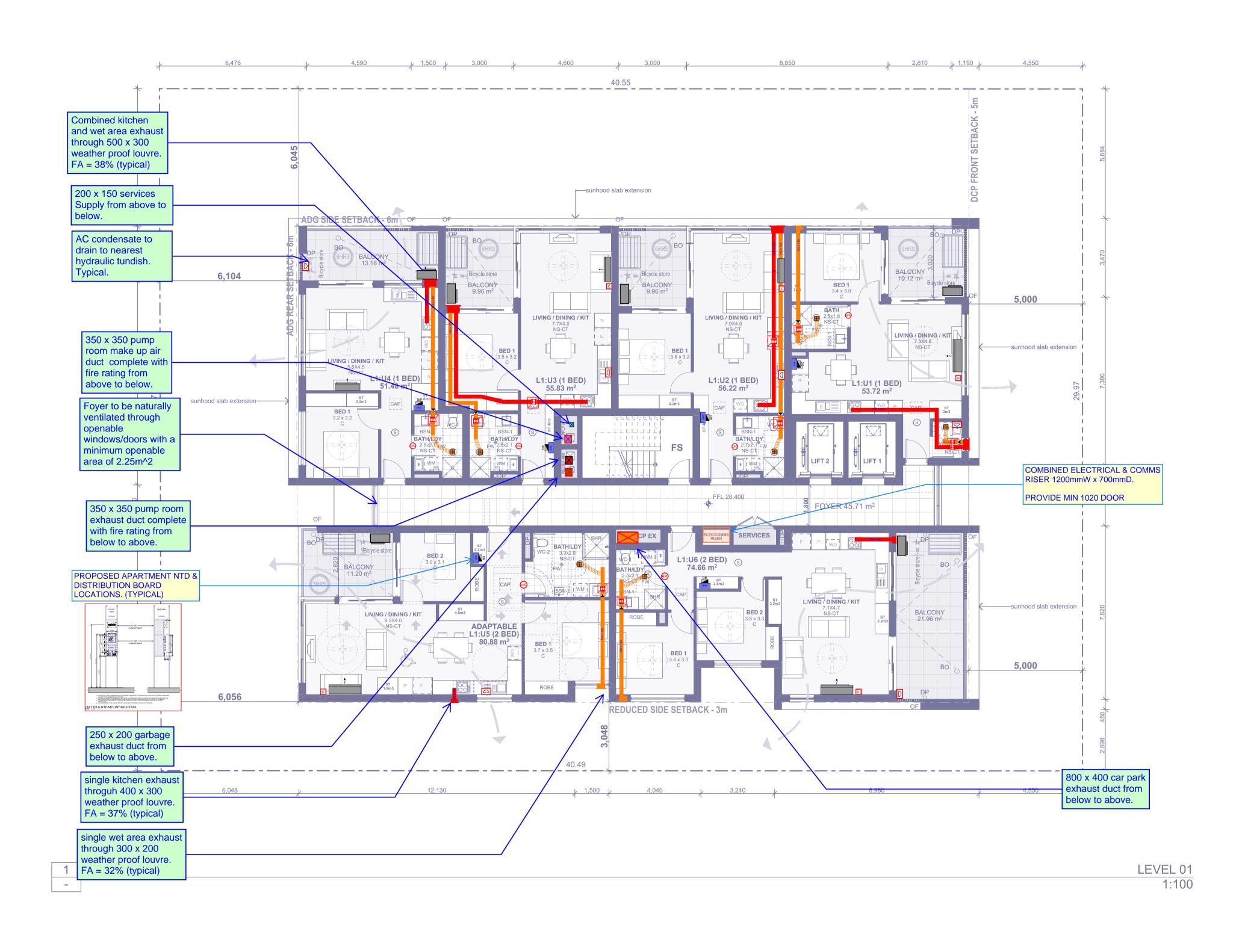
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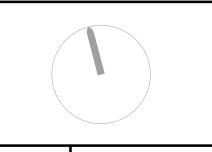
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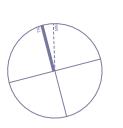


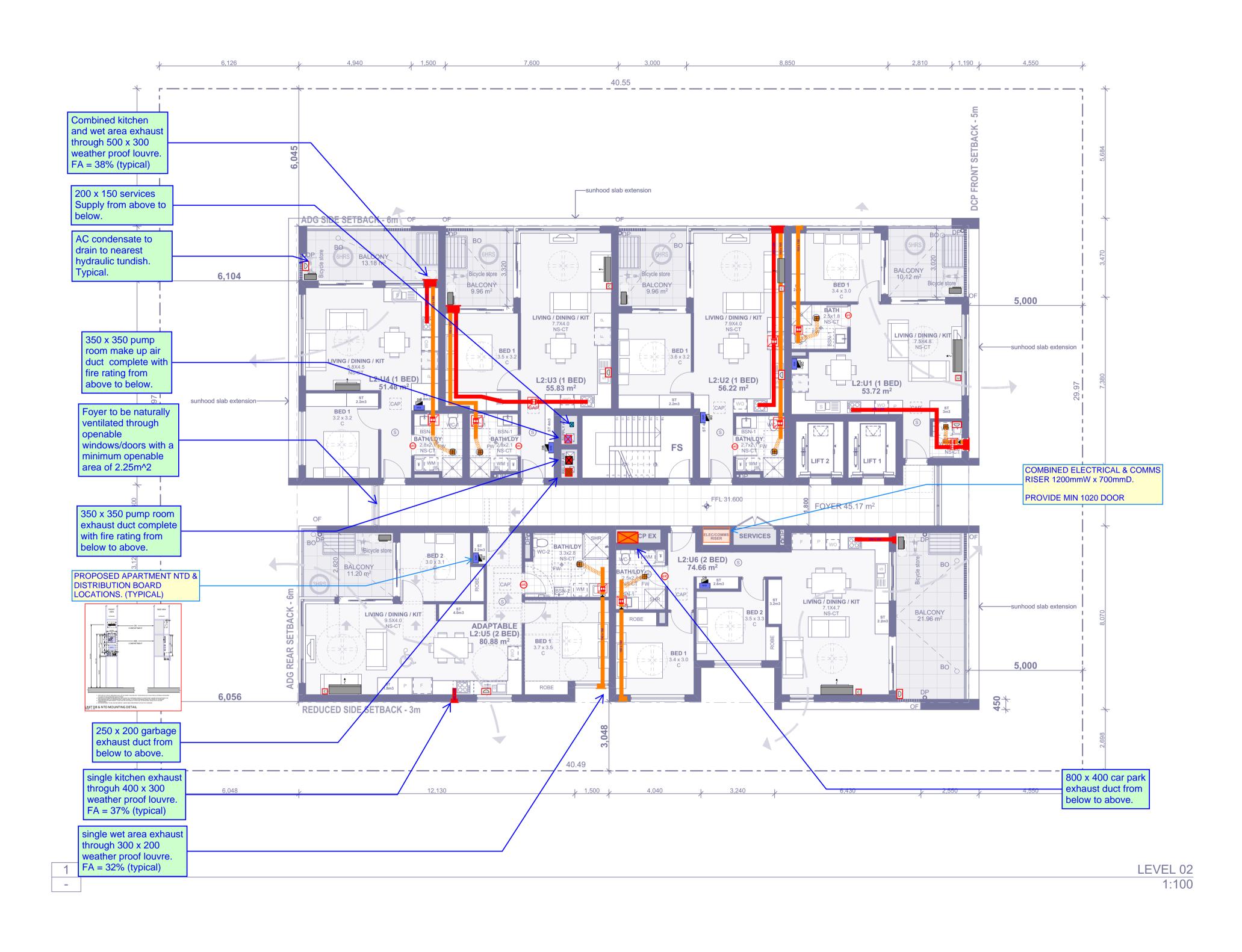
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SERVICES SPATIAL DESIGN

LEVEL 1 FLOOR PLAN

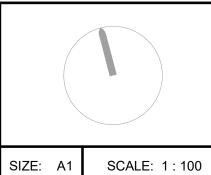






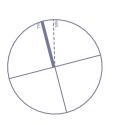
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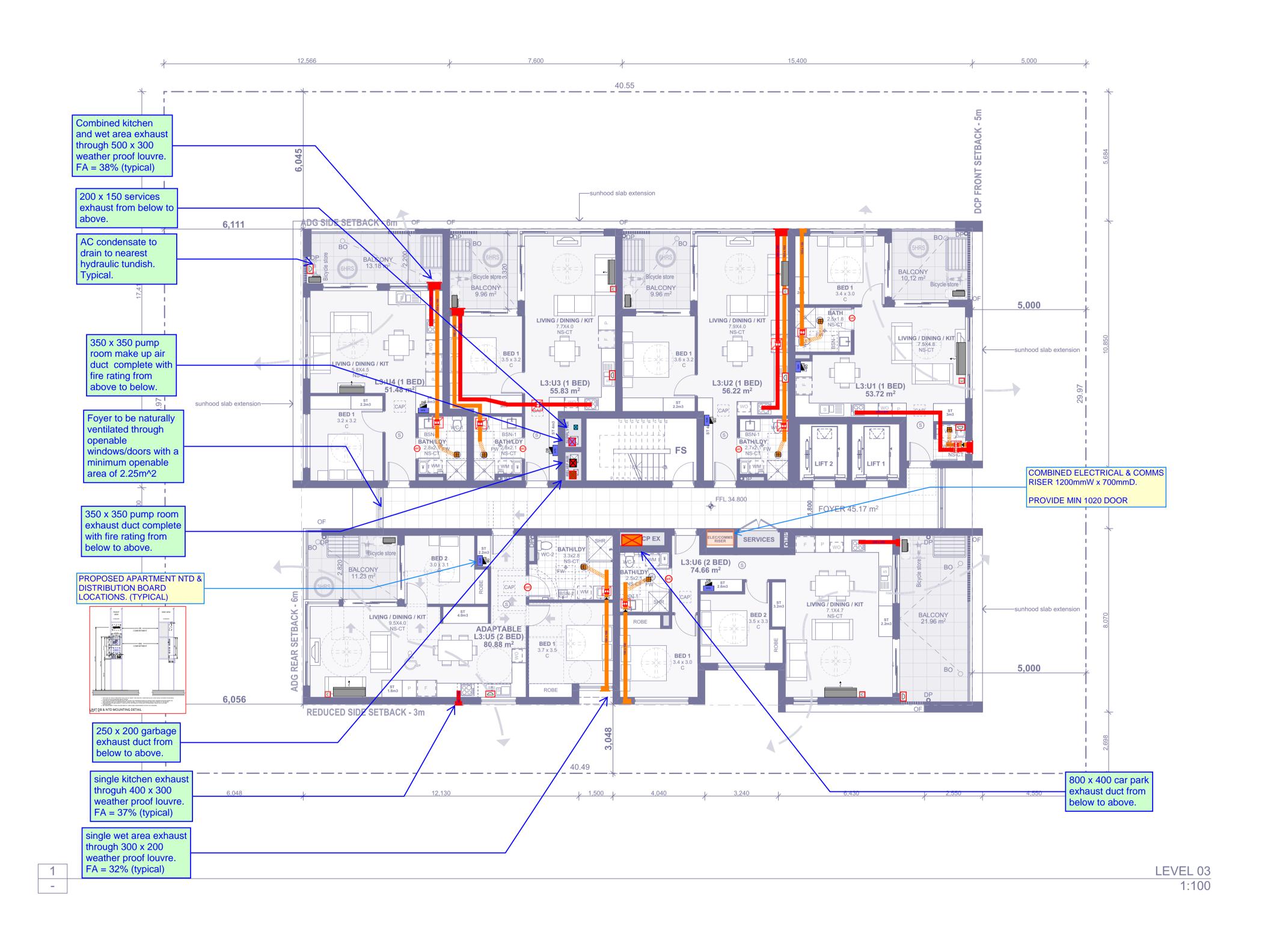




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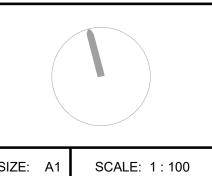






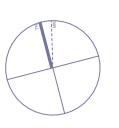
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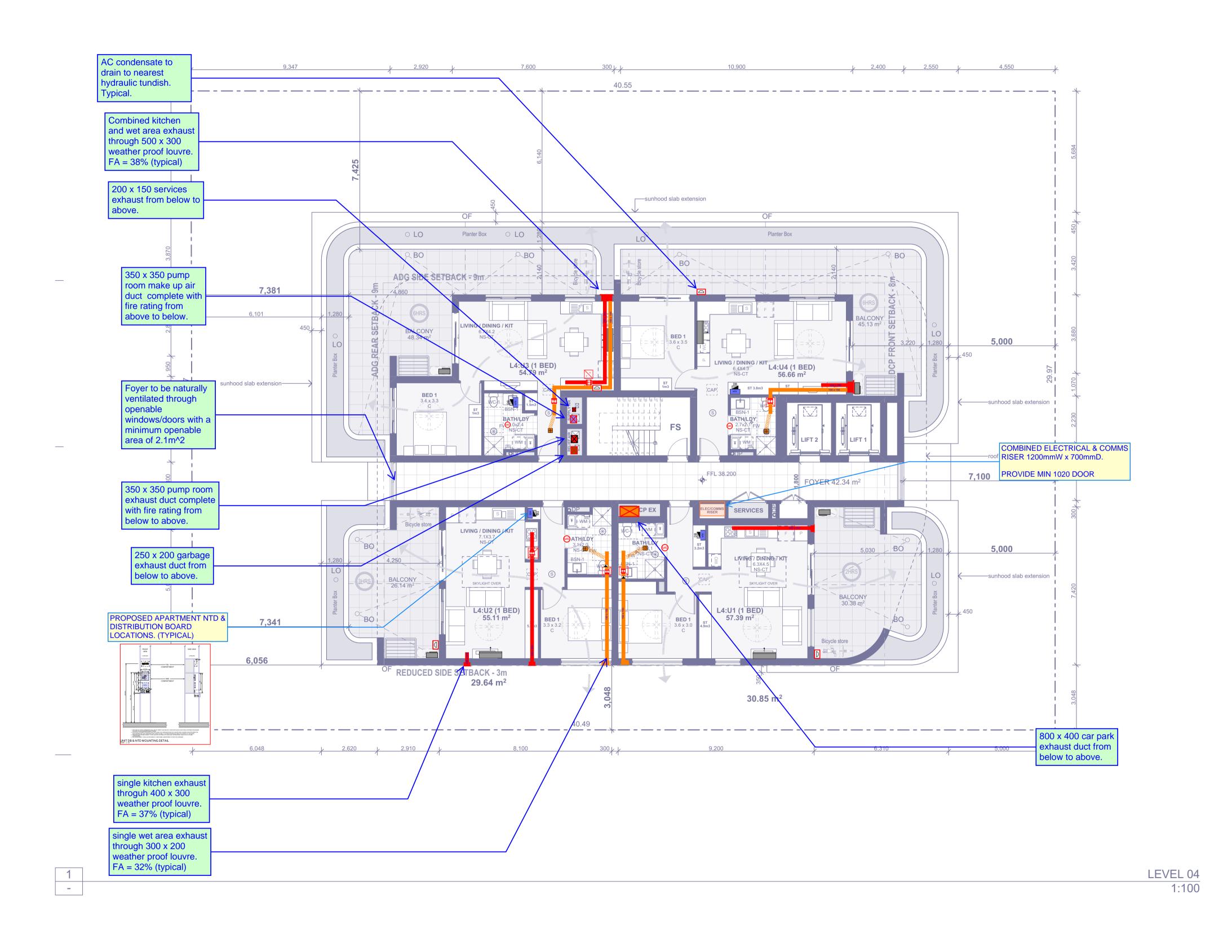




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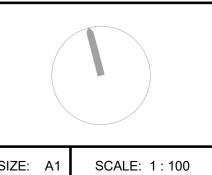






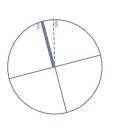
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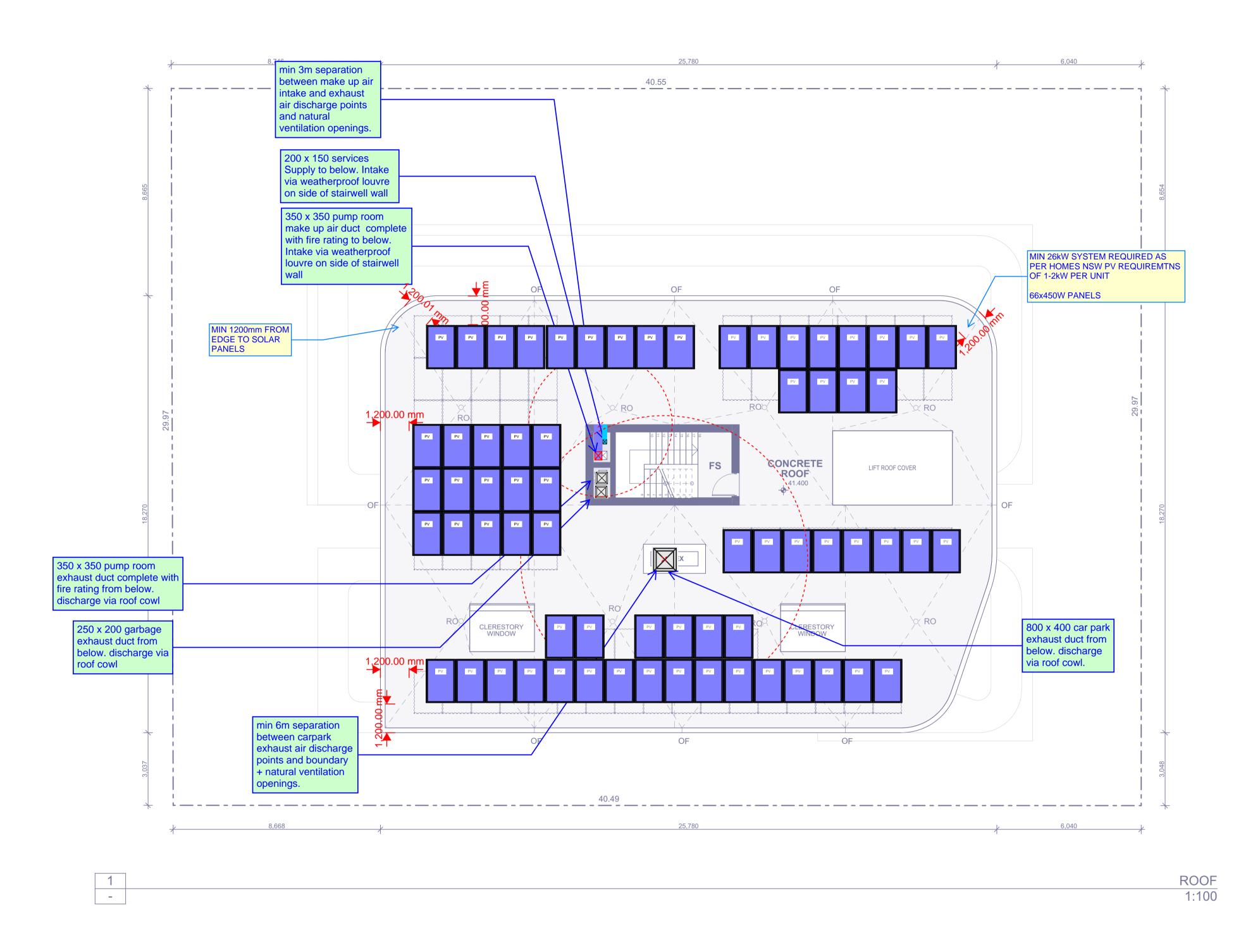




LEVEL 4 FLOOR PLAN







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