

Sewerage Service Diagrams

Plumber's responsibility

March 2010

Plumbers and drainers are responsible for submitting 'as complete' sewerage service diagrams for completed drainage work to NSW Fair Trading.

Plumbers must book an inspection with NSW Fair Trading for plumbing and drainage work. Sewerage Service Diagrams must be given to a Fair Trading inspector during an inspection if one takes place. If an inspection does not take place, then the drawings must be sent to NSW Fair Trading within two days of the work being completed.

Updating Sewerage Service Diagrams

If you are creating or amending an existing Sewerage Service Diagram you can:

- create a new diagram on an existing Sydney Water Sewerage Service Diagram
- create a diagram on a clean site survey plan. For example, draw building and boundary outline only, then paste it onto a new base, following Sydney Water's requirements
- create a diagram on a clean site plan or council plan and paste it onto a new base
- amend an existing plan, but the complete job must be shown.

Sydney Water will supply books of A3 and A4 bases that can be used to produce a diagram. Legend templates will also be available. These need to be affixed to diagrams larger than A3 size.

Bases and legend templates will be available on our website, and initially at Quick Check outlets. These will also be available from Plumbing and Drainage Inspectors.

AutoCad templates are available on the Sydney Water website. The information on the diagram must be in a fine point black pen and include:

- 'as completed' drainage, internals and externals
- correct abbreviations to label fixtures
- the connection point to the Sydney Water sewer (if there's no connection to Sydney Water's sewer, please label as Private Sewer, Community Title, septic tank, etc.)
- street number
- street name
- suburb
- municipality
- licensee details - licence number, Certificate of Compliance number
- date of completion
- north point
- street name (frontage)
- date of drainage completion.

You must give the Sewerage Service Diagram to a NSW Fair Trading inspector during an inspection. If no inspection takes place, you must post or email the completed drawings to:

NSW Fair Trading
Home Building Service
PO Box 261
Parramatta NSW 2124

Email: piasadmin@services.nsw.gov.au

Questions about SSDs

Q Why am I responsible for drawing what I haven't done on the site?

A Sydney Water requires anything on the site to be drawn up and provided as part of a complete plan. Where existing services have been laid and are not shown on the existing diagram, use dotted lines to indicate 'as assumed' drainage. Indicate what you have installed on the site in solid line. In the licencee detail area, add what's new eg new WC, gully and connection to existing at rear of property.

Q Can I issue a Certificate of Compliance when I don't issue a diagram?

A A diagram must be provided before the Certificate of Compliance is issued, when drainage work has been done.

Q Are diagrams only required for drainage or for sanitary plumbing work as well?

A All drainage must be shown on the diagram including the point of connection to the main sewer line. The point of connection is shown as terminating at the inspection point before the sewer main. You do not need to include any sanitary plumbing.

Q Am I required to show the distance to the downstream manhole?

A No, this is shown on Sydney Water's service location print, which shows Sydney Water's sewers.

Q Do I need to put any measurements on the diagram?

A No. The diagram must be drawn to scale.

Q Does the diagram need to indicate if the property is a boundary trap, flood, surcharge or pump to sewer area?

A No, this information is available as part of the special conditions enquiries, eg surcharge, boundary trap, flood, pump to sewer, low pressure, etc on a given property made by plumbers.

Q Do I need to show a property's partial drainage condition eg areas on the property that will not gravitate to the point of connection?

A No, this is identified on the service location print.

Q Do I need to make a note about any pressure sewer systems on the diagram?

A Yes, indicate at the point of connection that it is a pressure sewer system.

Q Do I need to show easements on the diagram?

A No, this information is shown on property title documentation from the Land Titles Office, where it has been registered.

Q Do I need to show private encroaching services?

A If private encroaching services are on an existing diagram, they need to be transferred to the new diagram or left on the existing diagram where you are adding modifications only.

Q Does the diagram need to show where a new junction is cut in and an existing junction sealed?

A Yes, a note needs to be made that the old junction has been disconnected, sealed and a new junction cut in.

Q Does private infrastructure drainage, eg: greywater treatment system need to be included?

A Yes, all household drainage as well as the greywater treatment device needs to be shown.

Q Do community title sewers need to be identified on the diagram?

A Yes, label the connection as 'community title' sewer.

Q When do I need to submit the diagram?

A You must submit the SSD to NSW Fair Trading when all the drainage is completed. Diagrams must be submitted at a final inspection (if one takes place). If no inspection takes place, then the diagrams must be sent or emailed to NSW Fair Trading, Home Building Service, PO Box 261, Parramatta NSW 2124 or email: piasadmin@services.nsw.gov.au

Any non-compliance must be rectified before the Certificate of Compliance is submitted when a re-inspection is done.

Q What if I need to draw a diagram larger than A3?

A Diagrams larger than A3 need to be provided using the symbols and abbreviations shown on the legend template. Plumbing details should be hand written or typed. There is no base template provided for these. A legend template should be affixed to the diagram you are submitting. If you are using an 'as built' diagram, show only the sewerage drainage and building outline for readability. The preference is no larger than AO.

Q Are commercial, mixed development, public utilities (schools, hospitals) and industrial sites treated as large diagrams?

A A master plan should be held on site for ready reference. These plans are handled like large diagrams and may be larger than AO. A complete site plan should be provided on completion of drainage work.

Q How long does it take the diagram to be scanned after being submitted to NSW Fair Trading?

A The diagram will be forwarded after a successful final site inspection has been completed. The final inspection may be some time after the drainage was laid. Scanning and identifying the diagram to the property may take up to two weeks after this inspection.

Q Am I responsible for the work shown on the diagram?

A Yes, for the work you have carried out and updated to meet compliance.

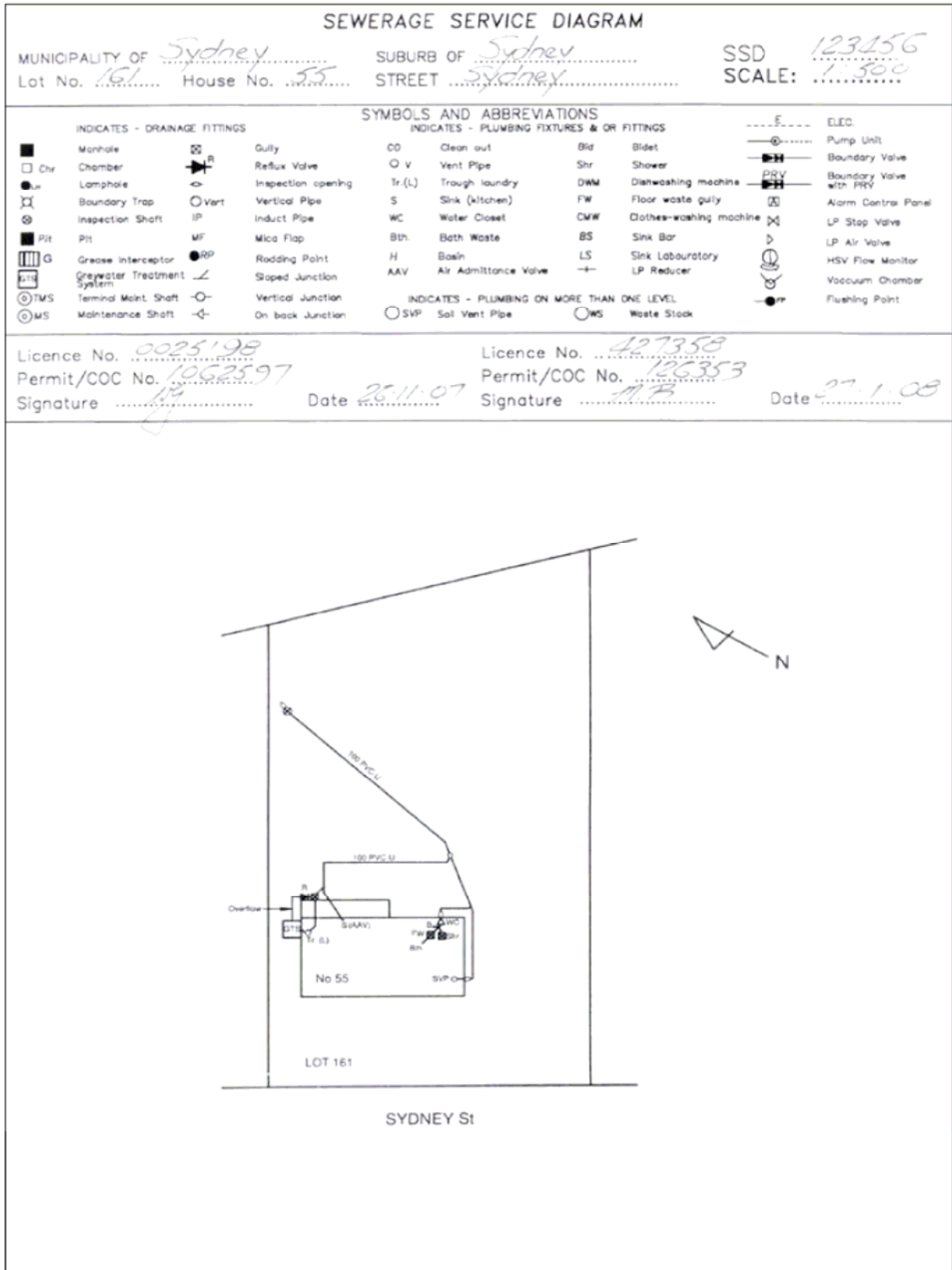
Q What happens if I don't supply a diagram?

A NSW Fair Trading will issue a non-compliance (defect).

Q Can I engage a suitably qualified business to draw my diagrams?

A Yes, but you are still responsible for the accuracy of the content of the diagram.

Completed diagram examples



For information, refer to [SSD symbols and abbreviations](#).