GOVERNMENT OF WESTERN AUSTRALIA

Department of **Local Government Industry Regulation and Safety**

Building and Energy

Technical Note

Technical Advice Line 1300 360 897 **www.lgirs.wa.gov.au/building-and-energy**

Services to survey strata lots

This technical note clarifies the requirements in Part 6A of the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) in relation to the provision of plumbing services to individual lots in survey strata and community titles (land) subdivisions.

Background

In August 2020, requirements for the installation of plumbing services to survey strata lot sub-divisions were inserted into the Regulations. Water services providers such as the Water Corporation previously enforced these requirements. The Water Corporation is now only responsible to ensure that water and sewerage services and connection points are available at the boundary of the strata scheme concerned.

Building and Energy together with the Western Australian Planning Commission (WAPC) developed a two pronged approach to ensure that plumbing services are provided and correctly installed to individual lots on a survey strata or community titles (land) scheme.

Developers' responsibilities

The WAPC Model Subdivision Conditions Schedule compel developers to provide water supply and drainage plumbing services to all individual lots on a survey strata or community titles (land) scheme. For drainage plumbing services, developers must engage a licensed plumbing contractor to install the drainage service lines and connection points. For water supply services, developers may make arrangements with the water services provider and/or engage a licensed plumbing contractor to provide water supply service lines and connection points.

New regulatory provisions for plumbers

The provisions that licensed plumbing contractors must comply with are found in the Regulations. These provisions are plumbing standards under "Part 6A - Plumbing standards for plumbing and plumbing work on subdivided land" of the Regulations. Licensed plumbing contractors must be engaged to install plumbing services and connection points to individual survey strata and community title lots.

In relation to drainage plumbing work, licensed plumbing contractors are required to:

- Provide a suitable service line and connection point (CP) to each and every lot on the survey strata scheme.
- Ensure the drainage plumbing service line for each lot is at a sufficient depth to allow all plumbing fixtures to be connected at minimum grades as set out in AS/NZS 3500.2:2025, clause 3.4, see diagram 8.

In relation to both water supply and drainage plumbing work, licensed plumbing contractors are required to ensure:

- Water supply and drainage plumbing service lines and connection points are of a size, type and quality to perform the function for which they are installed.
- Water supply and drainage plumbing service lines are wholly within the main boundary, except to the extent necessary to connect a drainage plumbing service to the main sewer.
- Water supply and drainage plumbing service lines are in constant alignment with lot boundaries at a maximum of 1.5 metres from a main lot boundary and 1 metre from an internal boundary, see diagrams over.

Water supply and drainage plumbing connection points serving the lots are to be identified by a capped, DN 40 pipe with attached marker tape and placed directly above, indicating the type of connection point installed.

In relation to water supply and drainage plumbing work on front/rear subdivided land, where there are two lots and the driveway connecting the rear lot runs to the street:

- Water supply and drainage service lines may be installed anywhere on a driveway whether or not the driveway connecting the rear lot to a street is part of the rear lot or is common property.
- Water supply and drainage plumbing connection points to the rear lot may be located on the driveway, see diagram 3.

Where an existing building is to be retained on one of the lots, service lines must be moved so that the lines are in constant alignment with the lot boundary at a maximum of 1.5 metres from a main lot boundary and 1 metre from an internal boundary, see diagrams 1 and 2.

Notes:

1. Where practicable, water supply and drainage service lines should be located on common property, see diagrams 5 and 7.
2. The provisions of AS/NZS 3500.2:2025, section 14 apply to drainage plumbing systems in survey strata and community title developments with three or more residential buildings.

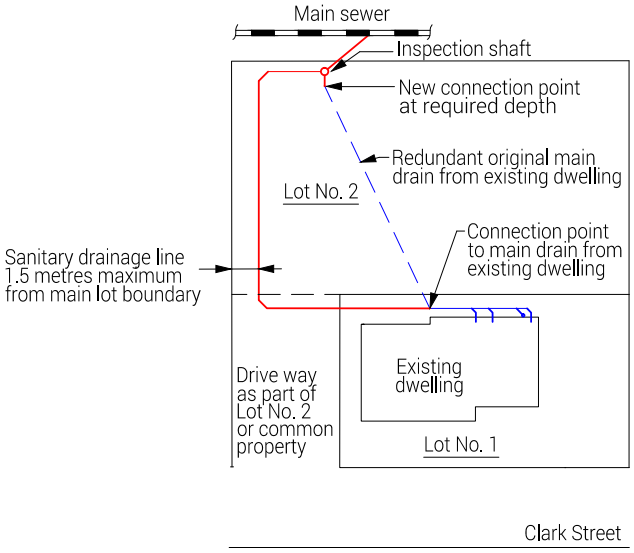


Diagram 1: Services to an existing building are moved as required

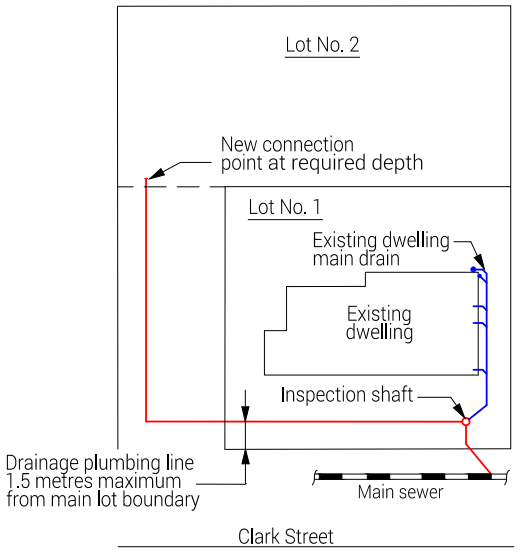


Diagram 2: Service line from front property connection to rear lot

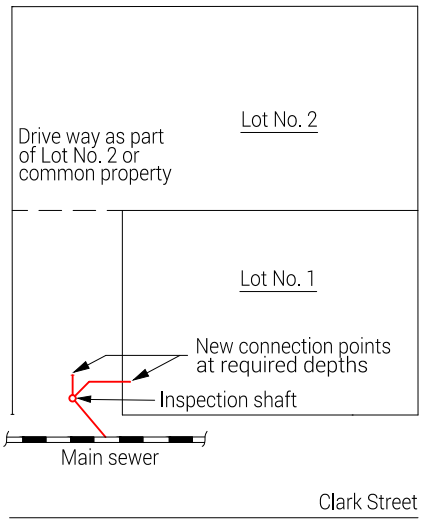


Diagram 3: Services may be placed anywhere on a driveway

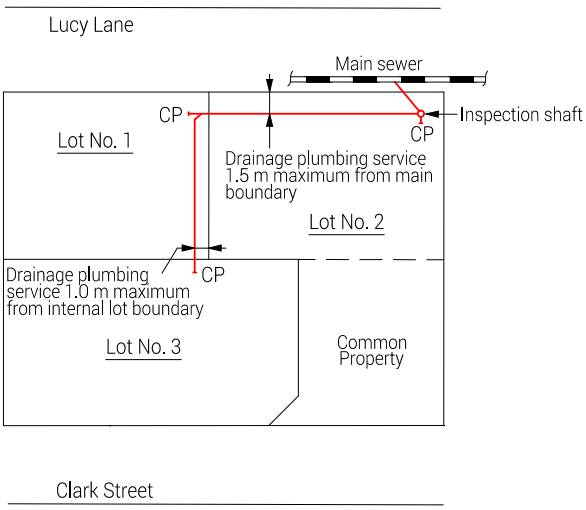


Diagram 4: compliant service lines within the lots

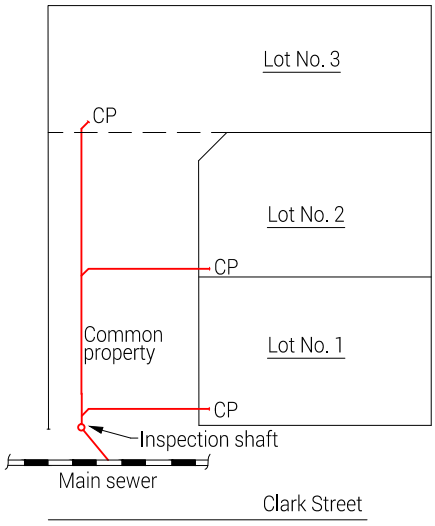


Diagram 5: Services may be placed anywhere on common property

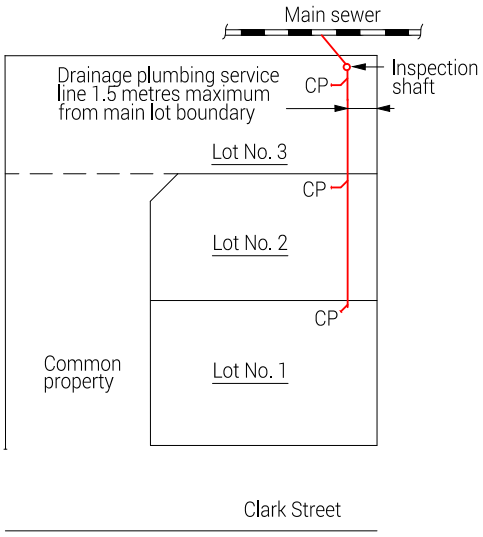


Diagram 6: Service line parallel with and a maximum of 1.5 metres from an external boundary

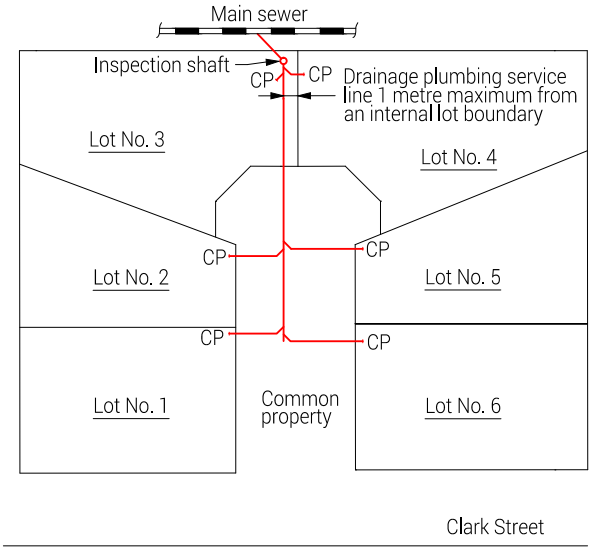


Diagram 7: Service line parallel with and a maximum of 1metre from an internal boundary

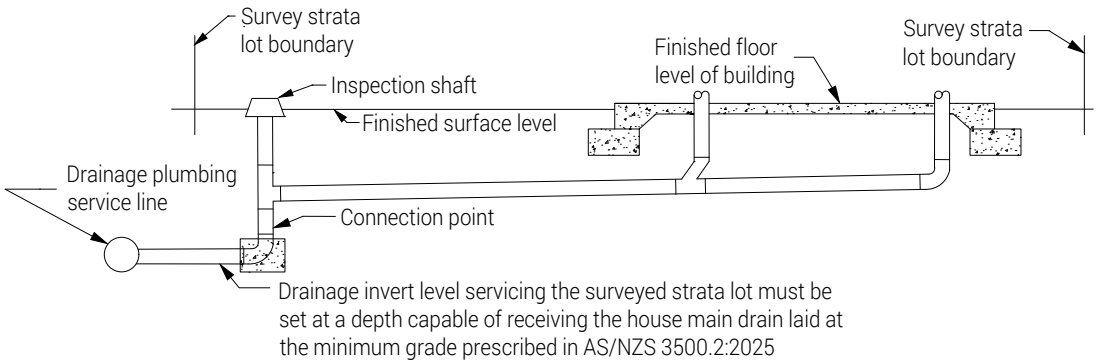


Diagram 8: Drainage service lines and connection points must be installed at a depth to allow connection of all plumbing fixtures as per AS/NZS 3500.2:2025

Inspection shaft Configurations

The diagrams below show the recommended configurations for drainage inspection shafts for two lot survey strata developments before they connect to the main sewer. This ensures that each individual drain can be easily accessed for maintenance purposes.

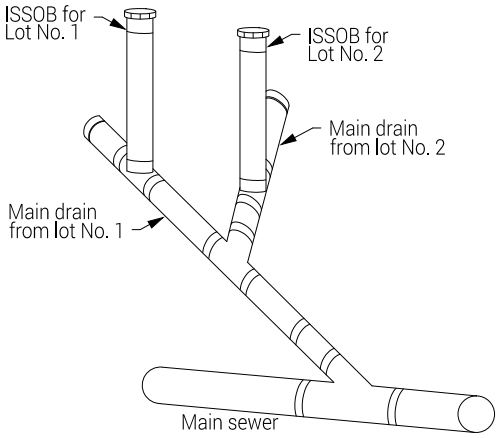


Diagram 9: Recommended configuration when main drains are connected on grade

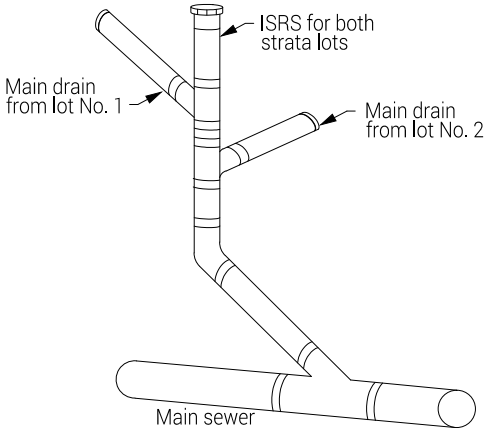


Diagram 10: Correct configuration when main sewer is deeper than main drains

Additional information for subdivisions

The Regulations require the licensed plumbing contractor responsible for the work, under regulations 42(b)(ii) and 45DA(2) to forward a copy of the certificate of compliance and the drainage plumbing diagram to the owner or occupier of the subdivided land. The applicant can then send both of these documents to WAPC for the subdivision to be processed.

Additional information on subdividing can be found on the Water Corporation website using the following link:

www.watercorporation.com.au/home/builders-and-developers/subdividing/strata-and-green-title-subdivisions

Notes

The technical note series is issued by the Building and energy to assist the plumbing industry to comply with the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) applicable to plumbing work in Western Australia.

Each technical note is to be read in conjunction with Part 6 of the Regulations that currently adopt the Plumbing Code of Australia (PCA) as the standards that apply to the carrying out of plumbing work in WA. The PCA contains specific deemed to satisfy provisions and applies AS/NZS 3500:2025, parts 1, 2 and 4 to plumbing work. PCA, schedule 11 applies variations to certain matters to suit the state's building approach and other local conditions.

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