



Services to survey strata lots

This technical note has been issued to advise the plumbing industry about changes to the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) in relation to provision of plumbing services to lots in survey strata subdivisions.

Background

Traditionally, water services providers such as the Water Corporation enforced the requirement for a water supply and sanitary drainage connection point to each and every lot within a survey strata subdivision. The Water Corporation ceased enforcing the above requirements in 2015 and are now only responsible to ensure that water and sewerage connection points are available to main lots.

Building and Energy together with the Western Australian Planning Commission (WAPC) have developed a two pronged approach aimed at addressing this issue.

Developer's responsibilities

The WAPC Model Subdivision Conditions Schedule compel developers to provide water supply and sanitary drainage plumbing services to all individual lots on a survey strata scheme. For sanitary drainage 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 or engage a licensed plumbing contractor to provide water supply service lines and connection points.

New regulatory provisions for plumbers

New provisions that apply to licensed plumbing contractors have been included in the Regulations. These provisions are plumbing standards under a new Part 6A - Plumbing standards for plumbing and plumbing work on subdivided land. Licensed plumbing contractors are to be engaged to install plumbing work serving survey strata lots.

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

- ▶ Provide a suitable service line and connection point to each and every lot on the survey strata scheme.
- ▶ Ensure the sanitary drainage 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 3500.2:2018, clause 3.4 (see diagram 6).

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

- ▶ Water supply and sanitary drainage service lines and connection points are of a size, type and quality to perform the function for which they are installed.
- ▶ Water supply and sanitary drainage service lines are wholly within the main boundary, except to the extent necessary to connect a sanitary drainage service to the main sewer.
- ▶ Water supply and sanitary drainage 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 1 and 2).

Water supply and sanitary drainage 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 sanitary drainage plumbing work on front/rear subdivided land, that is, there are two lots and the driveway connecting the rear lot runs to the street:

- ▶ Water supply and sanitary 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 (see diagram 4).
- ▶ Water supply and sanitary drainage **connection points** to the **rear lot** may be located on the driveway (see diagram 4).

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. This only applies once the service lines extend beyond the new survey strata lot boundary around the existing building (see diagram 5).

Notes:

1. Where practicable, water supply and sanitary drainage service lines should be located on common property (see diagram 3).
2. The provisions of AS/NZS 3500.2:2018, section 14 apply to sanitary drainage systems in survey strata subdivision developments of three or more residential buildings.

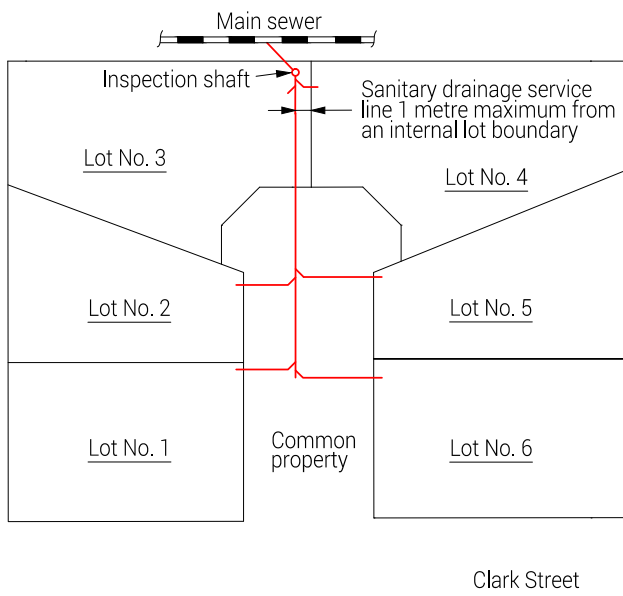


Diagram 1: Service line parallel with and a maximum of 1 metre from an internal boundary

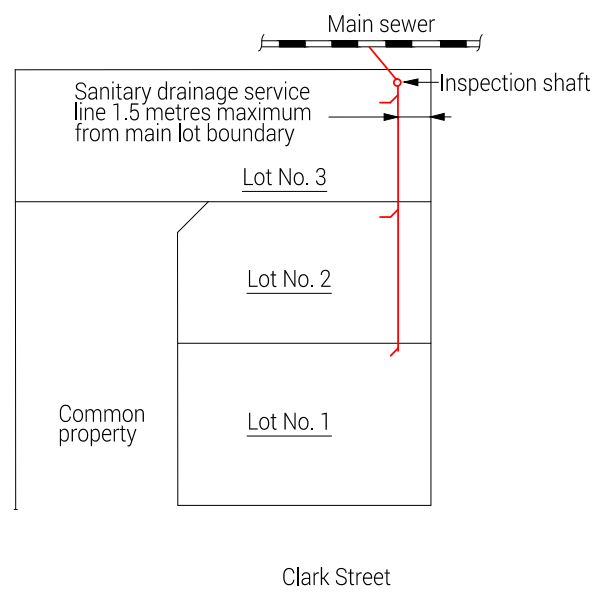


Diagram 2: Service line parallel with and maximum of 1.5 metres from an external boundary

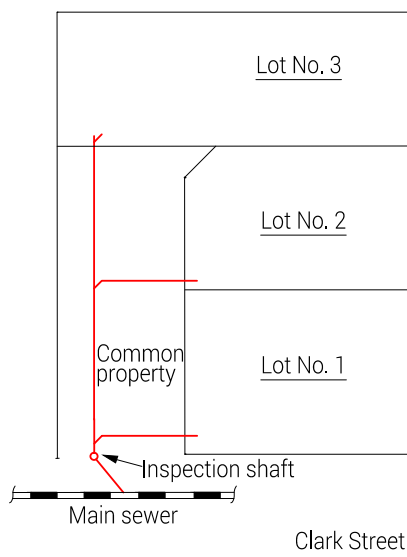


Diagram 3: Services may be placed anywhere on common property

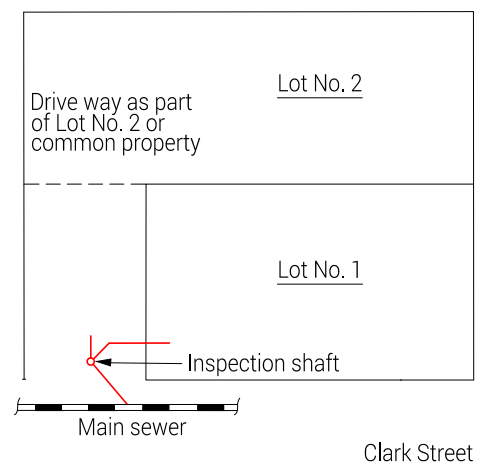


Diagram 4: Services may be placed anywhere on a driveway

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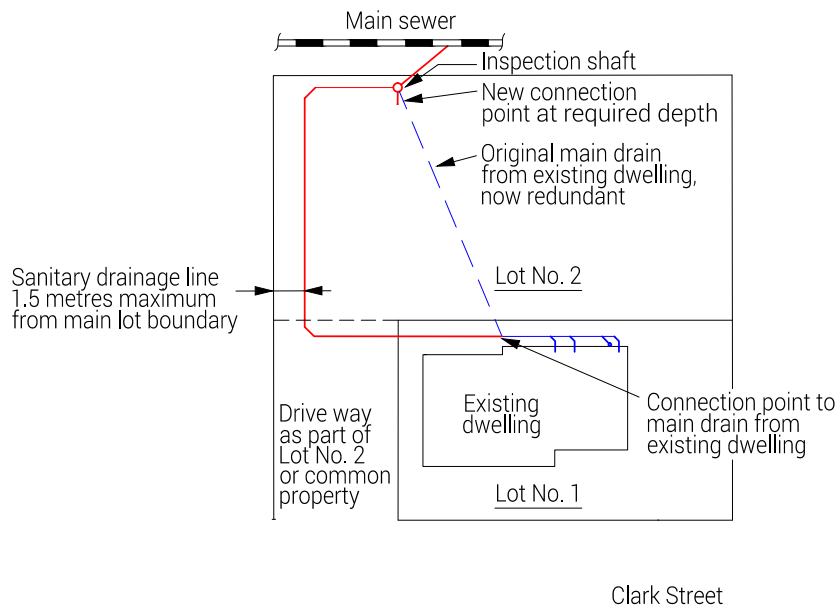


Diagram 5: Services to an existing building are moved as required

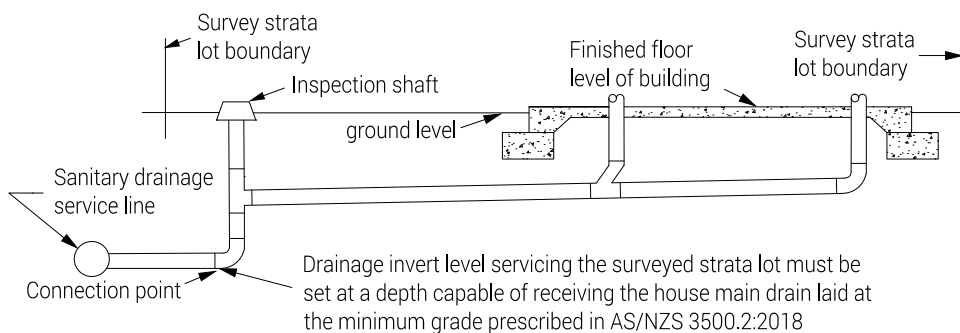


Diagram 6: Sanitary drainage service lines and connection points must be installed at a depth to allow connection of all plumbing fixtures as per AS/NZS 3500.2:2018

Additional information can be found on the Water Corporation website below and searching "Strata".

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

Notes

The technical note series is issued by the Plumbers Licensing Board 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 and 6A of the Regulations that currently adopt the Plumbing Code of Australia (PCA) and the deemed to satisfy provisions of AS/NZS 3500:2018, parts 0, 1, 2 and 4 but modified in certain matters to suit the State's building approach and other local conditions.

Copies

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