

Local plumbing regulators in NSW

On-site plumbing and drainage compliance and inspections

This document outlines who performs the functions of the plumbing regulator in NSW.

Under the *Plumbing and Drainage Act 2011* NSW Fair Trading is the plumbing regulator in New South Wales. The Plumbing Code of Australia is the technical standard for compliance throughout NSW.

It is the responsibility of the plumbing regulator in each area to set requirements for inspections of on-site plumbing and drainage. Fair Trading's area of operation includes all areas in which properties are provided with services (either drinking water, recycled water or a sewerage service) by Sydney Water Corporation or Hunter Water Corporation.

This area of operation stretches from Gerringong in the south (the Illawarra), to Newcastle, Port Stephens and Dungog in the north (the Hunter), and west to Mount Victoria (Blue Mountains).

The function of the plumbing regulator has been delegated by Fair Trading to local councils, county councils, or other qualified bodies. The delegation of the function has been accepted by local and county councils across NSW, with a small number of exceptions where the council declined the delegation.

Below are two tables identifying the local authority for plumbing regulator functions, including conducting inspections, throughout NSW by local government area.

Please Note:

- Onsite plumbing and drainage work does not include stormwater, fire suppression; work on network utility assets or roof plumbing.
- If you are a plumber or drainer in regional NSW you should continue to contact your local council regarding
 - inspection fees
 - what are the mandatory inspections
 - how paper work is obtained and submitted

Local Government Areas within Fair Trading's Area of Operations

(Greater Sydney Metro, Wollongong/Illawarra, Blue Mountains, Newcastle/Hunter)

| Local Government Area | Service Provided By | Plumbing and Drainage Inspections By |
|-----------------------|------------------------------|--------------------------------------|
| Ashfield | Sydney Water only | NSW Fair Trading |
| Auburn | Sydney Water only | NSW Fair Trading |
| Bankstown | Sydney Water only | NSW Fair Trading |
| Blacktown | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Blue Mountains | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Burwood | Sydney Water only | NSW Fair Trading |
| Botany Bay | Sydney Water only | NSW Fair Trading |
| Camden | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Campbelltown | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Campbelltown Council |
| Canada Bay | Sydney Water only | NSW Fair Trading |
| Canterbury | Sydney Water only | NSW Fair Trading |
| Cessnock | Hunter Water | NSW Fair Trading |
| | Not provided by Hunter Water | Cessnock Council |
| Dungog | Hunter Water | NSW Fair Trading |
| | Not provided by Hunter Water | Dungog Council |
| Fairfield | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Hawkesbury | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Hawkesbury Council |
| Holroyd | Sydney Water only | NSW Fair Trading |
| Hornsby | Sydney Water only | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Hunters Hill | Sydney Water only | NSW Fair Trading |
| Hurstville | Sydney Water only | NSW Fair Trading |

| Local Government Area | Service Provided By | Plumbing and Drainage Inspections By |
|-----------------------|------------------------------|--------------------------------------|
| Kiama | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Kiama Council |
| Kogarah | Sydney Water only | NSW Fair Trading |
| Ku-ring-gai | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Lane Cove | Sydney Water only | NSW Fair Trading |
| Lake Macquarie | Hunter Water | NSW Fair Trading |
| | Not provided by Hunter Water | Lake Macquarie Council |
| Leichhardt | Sydney Water only | NSW Fair Trading |
| Liverpool | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Liverpool Council |
| Maitland | Hunter Water | NSW Fair Trading |
| | Not provided by Hunter Water | Maitland Council |
| Manly | Sydney Water only | NSW Fair Trading |
| Marrickville | Sydney Water only | NSW Fair Trading |
| Mosman | Sydney Water only | NSW Fair Trading |
| North Sydney | Sydney Water only | NSW Fair Trading |
| Newcastle | Hunter Water | NSW Fair Trading |
| | Not provided by Hunter Water | Delegation declined by council |
| Parramatta | Sydney Water only | NSW Fair Trading |
| Penrith | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Pittwater | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Port Stephens | Hunter Water | NSW Fair Trading |
| | Not provided by Hunter Water | Delegation declined by council |
| Randwick | Sydney Water only | NSW Fair Trading |
| Rockdale | Sydney Water only | NSW Fair Trading |
| Ryde City | Sydney Water only | NSW Fair Trading |
| Strathfield | Sydney Water only | NSW Fair Trading |

| Local Government Area | Service Provided By | Plumbing and Drainage Inspections By |
|-----------------------|------------------------------|--------------------------------------|
| Shellharbour | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Shellharbour Council |
| Sutherland | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| The Hills | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| City of Sydney | Sydney Water only | NSW Fair Trading |
| Waverley | Sydney Water only | NSW Fair Trading |
| Warringah | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Willoughby | Sydney Water only | NSW Fair Trading |
| Wingecarribee | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Wingecarribee Council |
| Wollondilly | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Wollondilly Council |
| Wollongong | Sydney Water | NSW Fair Trading |
| | Not provided by Sydney Water | Delegation declined by council |
| Woollahra | Sydney Water only | NSW Fair Trading |

Local Government areas outside of Fair Trading's Area of Operations

Note:

In relation to any plumbing and/or drainage work ***beyond the property boundary*** in these areas you should contact the local network utility or supplier e.g.

- **Local Council**
- **Riverina Water**
- **Mid Coast Water**
- **Central Tablelands County Council**
- **Rous County Council**

It is always recommended that you also contact the relevant council/county council to ensure all inspection requirements have been identified, see table below.

| Regional Local Government Area: | Plumbing and Drainage Inspection requirements set by: |
|---------------------------------|---|
| Albury | Albury City Council |
| Armidale Dumaresq | Armidale Dumaresq Council |
| Ballina | Ballina Shire Council |
| Balranald | Balranald Shire Council |
| Bathurst | Bathurst Regional Council |
| Bega Valley | Bega Valley Shire Council |
| Bellingen | Bellingen Shire Council |
| Berrigan | Berrigan Shire Council |
| Bland | Bland Shire Council |
| Blayney | Blayney Shire Council |
| Bogan | Delegation declined by council |
| Bombala | Bombala Council |
| Boorowa | Boorowa Council |
| Bourke | Bourke Shire Council |
| Brewarrina | Delegation declined by council |
| Broken Hill | Essential Water |
| Byron | Byron Shire Council |
| Cabonne | Cabonne Council |
| Carrathool | Carrathool Shire Council |
| Central Darling | Central Darling Shire Council |
| Cessnock | Cessnock City Council |
| Clarence Valley | Clarence Valley Council |
| Cobar | Delegation declined by council |
| Coffs Harbour | Coffs Harbour City Council |
| Conargo | Delegation declined by council |
| Coolamon | Coolamon Shire Council |
| Cooma-Monaro | Cooma-Monaro Shire Council |
| Coonamble | Coonamble Shire Council |
| Cootamundra | Cootamundra Shire Council |

| Regional Local Government Area: | Plumbing and Drainage Inspection requirements set by: |
|---------------------------------|---|
| Corowa | Corowa Shire Council |
| Cowra | Cowra Shire Council |
| Deniliquin | Deniliquin Council |
| Dubbo | Dubbo City Council |
| Eurobodalla | Eurobodalla Shire Council |
| Forbes | Forbes Shire Council |
| Gilgandra | Gilgandra Shire Council |
| Glen Innes Severn | Glen Innes Severn Council |
| Gloucester | Gloucester Shire Council – Onsite Water and Sewer Systems |
| | Mid Coast Water – Reticulated Water and Sewer Systems |
| Gosford | Gosford City Council |
| Goulburn Mulwaree | Goulburn Mulwaree Council |
| Greater Taree | Greater Taree City Council – Onsite Water and Sewer Systems |
| | Mid Coast Water – Reticulated Water and Sewer Systems |
| Greater Hume | Greater Hume Shire Council - Drainage Inspections |
| | Riverina Water – Water Service Inspections |
| Great Lakes | Great Lakes Council – Onsite Water and Sewer Systems |
| | Mid Coast Water – Reticulated Water and Sewer Systems |
| Griffith | Griffith City Council |
| Gundagai | Gundagai Shire Council |
| Gunnedah | Gunnedah Shire Council |
| Guyra | Guyra Shire Council |
| Gwydir | Gwydir Shire Council |
| Harden | Harden Shire Council |
| Port Macquarie-Hastings | Port Macquarie-Hastings Council |
| Hay | Delegation declined by council |
| Inverell | Inverell Shire Council |
| Jerilderie | Jerilderie Shire Council |
| Junee | Junee Shire Council |

| Regional Local Government Area: | Plumbing and Drainage Inspection requirements set by: |
|---------------------------------|--|
| Kempsey | Kempsey Shire Council |
| Kiama | The Council of the Municipality of Kiama |
| Kosciuszko National Park | National Parks and Wildlife Service - Kosciuszko National Park |
| Kyogle | Kyogle Council |
| Lachlan | Lachlan Shire Council |
| Lake Macquarie | Lake Macquarie City Council |
| Leeton | Delegation declined by council |
| Lismore | Lismore City Council |
| Lithgow | City of Lithgow Council |
| Liverpool Plains | Liverpool Plains Shire Council |
| Lockhart | Lockhart Shire Council – Drainage Inspections |
| | Riverina Water – Water Service Inspections |
| Maitland | Maitland City Council |
| Mid-Western Region | Mid-Western Regional Council |
| Moree Plains | Moree Plains Shire Council |
| Murray | Murray Shire Council |
| Murrumbidgee | Murrumbidgee Shire Council |
| Muswellbrook | Muswellbrook Shire Council |
| Nambucca | Nambucca Shire Council |
| Narrabri | Delegation declined by council |
| Narrandera | Narrandera Shire Council |
| Narromine | Narromine Shire Council |
| Oberon | Oberon Council |
| Orange City | Orange City Council |
| Palerang | Palerang Council |
| Parkes | Parkes Shire Council |
| Queanbeyan | Queanbeyan City Council |
| Richmond Valley | Richmond Valley Council |
| Shellharbour City | Shellharbour City Council |

| Regional Local Government Area: | Plumbing and Drainage Inspection requirements set by: |
|---------------------------------|---|
| Shoalhaven City | Shoalhaven City Council |
| Singleton | Singleton Council |
| Snowy River | Snowy River Shire Council |
| Tamworth | Tamworth Regional Council |
| Temora | Temora Shire Council |
| Tenterfield | Tenterfield Shire Council |
| Tumbarumba | Tumbarumba Shire Council |
| Tumut | Tumut Shire Council |
| Tweed | Tweed Shire Council |
| Upper Hunter | Upper Hunter Shire Council |
| Upper Lachlan | Upper Lachlan Shire Council |
| Uralla | Uralla Shire Council |
| Urana | Urana Shire Council – Drainage Inspections |
| | Riverina Water – Water Service Inspections |
| Wagga Wagga City | Wagga Wagga City Council – Drainage Inspections |
| | Riverina Water – Water Service Inspections |
| Wakool | The Council of the Shire of Wakool |
| Walcha | Walcha Council |
| Walgett | Walgett Shire Council |
| Warren | Warren Shire Council |
| Warrumbungle | Warrumbungle Shire Council |
| Weddin | Weddin Shire Council |
| Wellington | Wellington Council |
| Wentworth | Wentworth Shire Council |
| Wyong | Wyong Shire Council |
| Yass Valley | Yass Valley Council |
| Young | Young Shire Council |