

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
Bayside	Sydney Water only	NSW Fair Trading
Blacktown	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Blue Mountains	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Burwood	Sydney Water only	NSW Fair Trading
Camden	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Campbelltown	Sydney Water Not provided by Sydney Water	NSW Fair Trading Campbelltown Council
Canada Bay	Sydney Water only	NSW Fair Trading
Canterbury-Bankstown	Sydney Water only	NSW Fair Trading
Cessnock	Hunter Water Not provided by Hunter Water	NSW Fair Trading Cessnock Council
Cumberland	Sydney Water only	NSW Fair Trading
Dungog	Hunter Water Not provided by Hunter Water	NSW Fair Trading Dungog Council
Fairfield	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Georges River	Sydney Water only	NSW Fair Trading
Hawkesbury	Sydney Water Not provided by Sydney Water	NSW Fair Trading Hawkesbury Council
Hornsby	Sydney Water only Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Hunters Hill	Sydney Water only	NSW Fair Trading
Inner West	Sydney Water only	NSW Fair Trading
Kiama	Sydney Water Not provided by Sydney Water	NSW Fair Trading Kiama Council
Ku-ring-gai	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Lane Cove	Sydney Water only	NSW Fair Trading
Lake Macquarie	Hunter Water Not provided by Hunter Water	NSW Fair Trading Lake Macquarie Council
Liverpool	Sydney Water Not provided by Sydney Water	NSW Fair Trading Liverpool Council
Maitland	Hunter Water Not provided by Hunter Water	NSW Fair Trading Maitland Council
Mosman	Sydney Water only	NSW Fair Trading

Local Government Area	Service Provided By	Plumbing and Drainage Inspections By
Newcastle	Hunter Water Not provided by Hunter Water	NSW Fair Trading Not required (delegation declined by council)
North Sydney	Sydney Water only	NSW Fair Trading
Northern Beaches	Sydney Water only Not provided by Sydney Water Manly Pittwater Warringah	NSW Fair Trading Not required (declined by council) Pittwater Office Warringah Office
Parramatta	Sydney Water only	NSW Fair Trading
Penrith	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
Port Stephens	Hunter Water Not provided by Hunter Water	NSW Fair Trading Not required (delegation declined by council)
Randwick	Sydney Water only	NSW Fair Trading
Ryde City	Sydney Water only	NSW Fair Trading
Strathfield	Sydney Water only	NSW Fair Trading
Shellharbour	Sydney Water Not provided by Sydney Water	NSW Fair Trading Shellharbour Council
Sutherland	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
The Hills	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (delegation declined by council)
City of Sydney	Sydney Water only	NSW Fair Trading
Waverley	Sydney Water only	NSW Fair Trading
Willoughby	Sydney Water only	NSW Fair Trading
Wingecarribee	Sydney Water Not provided by Sydney Water	NSW Fair Trading Wingecarribee Council
Wollondilly	Sydney Water Not provided by Sydney Water	NSW Fair Trading Wollondilly Council
Wollongong	Sydney Water Not provided by Sydney Water	NSW Fair Trading Not required (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 service supplier e.g.:

- Local Council
- Central Tablelands Water Council
- Goldenfields Water County Council
- Riverina Water 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 Regional	Armidale Regional 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	To be advised
Bourke	Bourke Shire Council
Brewarrina	Brewarrina Shire Council
Broken Hill	Essential Water
Byron	Byron Shire Council
Cabonne	Cabonne Council
Carrathool	Carrathool Shire Council
Central Darling	Central Darling Shire Council
Central Coast	Central Coast Council
Cessnock	Cessnock City Council
Clarence Valley	Clarence Valley Council
Cobar	Cobar Shire Council
Coffs Harbour	Coffs Harbour City Council
Coolamon	Coolamon Shire Council
Coonamble	Coonamble Shire Council
Cootamundra Gundagai	Cootamundra Gundagai Regional Council
Cowra	Cowra Shire Council
Dubbo Regional	Dubbo Regional Council
Edward River	Edward River Council
Eurobodalla	Eurobodalla Shire Council
Federation	Federation Council – Drainage Inspections Riverina Water – Water Service Inspections
Forbes	Forbes Shire Council
Gilgandra	Gilgandra Shire Council

Regional Local Government Area:	Plumbing and Drainage Inspection requirements set by:
Glen Innes Severn	Glen Innes Severn Council
Goulburn Mulwaree	Goulburn Mulwaree Council
Greater Hume	Greater Hume Shire Council - Drainage Inspections Riverina Water – Water Service Inspections
Griffith	Griffith City Council
Gunnedah	Gunnedah Shire Council
Gwydir	Gwydir Shire Council
Port Macquarie-Hastings	Port Macquarie-Hastings Council
Hay	To be advised
Hilltops	Hilltops Council
Inverell	Inverell Shire Council
Junee	Junee Shire Council
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	Leeton Shire Council
Lismore	Lismore City Council
Lithgow	City of Lithgow Council
Liverpool Plains	Liverpool Plains Shire Council
Lockhart	Lockhart Shire Council – Drainage Inspections Riverina Water County Council – Water Service Inspections
Maitland	Maitland City Council
Mid-Coast	Mid-Coast Council
Mid-Western	Mid-Western Regional Council
Moree Plains	Moree Plains Shire Council
Murray River	Murray River Council
Murrumbidgee	Murrumbidgee Council
Muswellbrook	Muswellbrook Shire Council
Nambucca	Nambucca Shire Council
Narrabri	Narrabri Shire Council
Narrandera	Narrandera Shire Council
Narromine	Narromine Shire Council
Oberon	Oberon Council
Orange City	Orange City Council
Parkes	Parkes Shire Council
Queanbeyan-Palerang	Queanbeyan-Palerang Regional Council
Richmond Valley	Richmond Valley Council
Shellharbour City	Shellharbour City Council
Shoalhaven City	Shoalhaven City Council
Singleton	Singleton Council
Snowy Monaro	Snowy Monaro Regional Council
Snowy Valleys	Snowy Valleys Council

Regional Local Government Area:	Plumbing and Drainage Inspection requirements set by:
Tamworth	Tamworth Regional Council
Temora	Temora Shire Council
Tenterfield	Tenterfield Shire Council
Tweed	Tweed Shire Council
Upper Hunter	Upper Hunter Shire Council
Upper Lachlan	Upper Lachlan Shire Council
Uralla	Uralla Shire Council
Wagga Wagga City	Wagga Wagga City Council – Drainage Inspections Riverina Water – Water Service Inspections
Walcha	Walcha Council
Walgett	Walgett Shire Council
Warren	Warren Shire Council
Warrumbungle	Warrumbungle Shire Council
Weddin	Weddin Shire Council
Wentworth	Wentworth Shire Council
Yass Valley	Yass Valley Council