

Common drains

Plumbing Advisory Note

Revised June 2023

A common drain is a sanitary drain which transports on-site sewage from two or more Torrens title allotments into the sewerage infrastructure via a single connection point.

Common sanitary drains connected to Torrens title allotments were installed under the *Adelaide Sewers Act 1878*.

Common sanitary drains were typically installed between 1878 and 1929. After this time the majority of properties had internal sanitary drains individually connecting to the sewerage infrastructure.

Home owners may become aware that their properties are serviced by common drains when:

- a drain becomes blocked or otherwise requires maintenance
- existing buildings on an adjacent property are demolished and a new building is erected
- a boundary alteration occurs
- additions are made to an existing building that extend over the drain
- plumbing alterations take place.

If the opportunity arises to connect your internal sanitary drain to the sewerage infrastructure by means of a separate sewer connection, you are advised to do so accordingly.

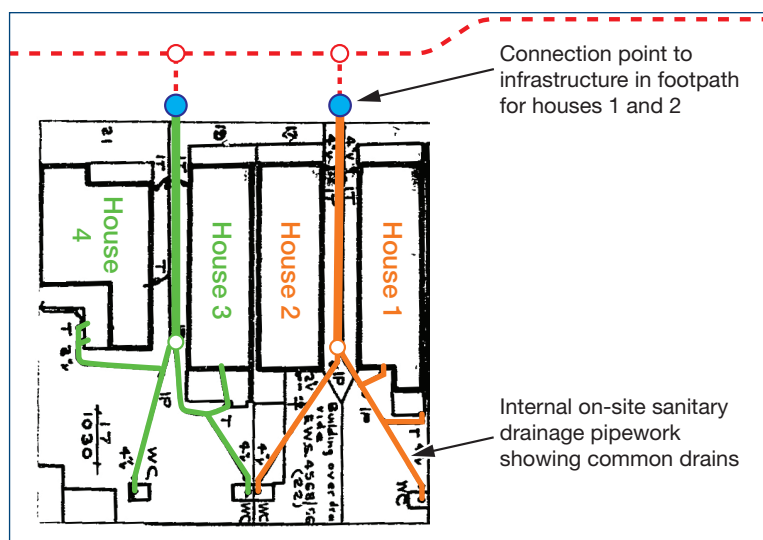


Image 1: Typical common drains.

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Additional notes

- On-site plumbing installations are regulated under the *Water Industry Act 2012*.
- Section 50 of the *Water Industry Act 2012* prevents a person without lawful authority from disconnecting or interfering with plumbing pipework connected to a common drain.
- Regulation 34 of the *Water Industry Regulations 2012* states “pipes must not lie across allotment boundaries”.

For further advice concerning common sanitary drains, please contact the plumbing section of the Office of the Technical Regulator on 1300 760 311

Contact the Office of the Technical Regulator for more information

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**Government of
South Australia**