

# BUILDING FOR OUR FUTURE



## Rural Stormwater Drainage: What you need to know

### Rural residential and rural development areas have a different stormwater drainage design to urban areas.

Unlike urban areas with kerb and channel and underground pipe systems, rural drainage depends on the natural overland flow of stormwater. If not properly considered, the installation of items such as garden beds and solid fencing can create an obstruction and interfere with the natural flows, which cause drainage problems for both the property owner and their neighbours.

Council recommends rural property owners maintain an effective stormwater drainage system and speak with their neighbours before making changes on their property.

### Water flows over my property or ponds every time it rains. Will Council fix this flooding problem?

Stormwater drainage on private property is not a Council matter.

Discussions with your neighbour or a consulting engineer may be able to provide you with advice on ways to improve your property's drainage.

### Why does my garage/shed flood?

Outbuildings such as sheds and garages are not required to be built above flood levels unlike dwellings; therefore, some are constructed without this consideration. Measures to direct the stormwater drainage away from the shed/garage need to be provided by the property owner.

### Why does the table drain overflow into my property during heavy rain?

Table drains are designed to overflow during heavy rainfall events and sheet flow across properties.

### Water is ponding in the table drain at the front of my property. Will Council investigate this?

Council will investigate the issue and consider re-profiling the table drain where the water ponding is:

- not caused by driveways;
- above the intervention level of 300mm; and
- remains for at least 48 hours after rainfall.

### Who is responsible for maintaining the easement on my property?

Easement documentation will detail maintenance rights and responsibilities. Generally, property

owners are responsible for ensuring overland flow is not obstructed by garden waste or long grass.

### My neighbour has carried out works on their property that causes water to pond on my property. What can Council do?

A collaborative approach with your neighbour is the best way to ensure optimum performance of drainage is achieved in rural areas.

Council does not have authority to intervene in drainage matters unless the works require Council approval, such as the installation of driveways accesses. If you feel that the works have not been approved and may cause flooding to your house or cause significant issues for road users, contact Council.

All other works causing drainage issues are a civil matter between property owners. If you cannot reach an agreement with your neighbour, you may need to seek legal advice.

For information regarding civil dispute matters contact the Department of Justice Dispute Resolution Centre on 1800 809 605.