

Stormwater on your property

Water that is unable to enter the underground drainage system will find its natural way to the nearest watercourse via overflow paths. These overflow paths are typically roadways, public reserves, pathways and often through private property.

Owner's responsibilities

You must maintain the stormwater pipes, gutters, downpipes, gully pits and any other components of your approved stormwater system on your property in good condition and in compliance with any Council requirements.

You are responsible for maintaining your stormwater system to the kerb and gutter and if maintenance is needed you will need to lodge an application to carry out work within the road reserve. Applications are available at Council offices or on the website.

Accepting natural overland flow from adjoining properties or public land is necessary and you must not divert or redirect the flow from its natural path on to neighbouring properties

It is important to note that a downstream property owner cannot erect any type of barrier that interferes with the path of stormwater. To put it more simply, if you are downstream, you must accept the 'natural' run-off on to your property.

When constructing hardstand areas you must control stormwater in order to prevent it from flowing on to a neighbouring property. It is preferable to minimise the area of water-resistant surfaces such as concrete or paved areas and driveways. If there is an easement on your property it must be maintained and kept clear of debris to allow the natural flow of stormwater to the field gully.

Council's responsibilities

If the property has a stormwater installation, defined under the Local Government Act 1993 such as roof gutters, downpipes, subsoil drains and stormwater drainage for the premises, Council may direct the property owner to connect to Council's stormwater drainage system, if

available and practical to do so. The Local Government Act 1993 makes provisions for the control of stormwater, and Council is empowered to issue property owners with written orders if they are in breach of this Act.



Diversion banks can be effective in diverting water from infrastructure.



Roof gutters not connected to approved stormwater outlets can cause damage to your property and neighbouring properties