

# Stormwater and Roofwater Drainage

Stormwater is the water draining off a site from the rain which falls on a building's roof and land, and includes everything it carries with it.

## Council's Stormwater Drainage System:

Council's stormwater system is infrastructure put in place at the time of development or after development to collect roofwater and overland water flow from properties as well as roads, reserves, parks etc. and carry it away from properties.

Most of Council's stormwater system drains directly into creeks or the ocean via the pipe network. This is untreated water and it is essential that it be kept as clean as possible.

Council's infrastructure consists of kerb and channel (gutter), pipes, open drains, headwalls, catchpits etc. which Council maintains.

## Key points to remember when installing/maintaining roofwater pipes:

- ✓ **Do** install a kerb adaptor when connecting roofwater to kerb & channel.
- ✓ **Do** ensure all pipe joins are properly sealed to prevent root intrusion.



It is the property owner's responsibility to ensure that their roofwater system is correctly installed with a legal connection, to the stormwater system not sewer system, that does not adversely impact on Council's infrastructure or community safety.



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## Roofwater:

Roofwater pipes are connected to your building's gutter and will either carry your water:

- **via a kerb adapter, into the gutter in front of your property**
- **if your blocks slopes down away from the street, via an inter-allotment drainage system to the nearest gutter which is lower than your property**
- **to a Council controlled drainage easement or reserve**
- **to a rubble pit or other lawful disposal system – this may include dams, wetlands, tanks and ponds.**

You cannot direct the flow to cause the water to pool and become stagnant. This does not apply to dams, tanks, wetlands and ponds.

Building applications are issued with a decision notice and/or approved plan which outlines what the builder must do for water drainage on the property (ie, connect to kerb, install inter-allotment drainage, rubble pit etc).

## Overland water flow:

Property owners are required to accept natural water flow from neighbouring properties or public land. However, it is the responsibility of the property owner of the land which is responsible for the water flowing into your property, to ensure that your property is not adversely affected by their stormwater ie. not running an above ground pipe to the fence line which then drains onto your property surface.

Please note that it is your responsibility to make sure any natural overland water flow that enters your property does not impact on your buildings by ensuring you have adequate drainage systems in place to collect and redirect water if required.

## Property Owners Responsibility:

All roofwater infrastructure which is located on Council property, such as underground roofwater pipes which connect from the property line to Council's kerb and channel, remain the property of the homeowner who is responsible for maintenance up to, and including, the connection point (i.e. kerb adaptors and surrounding concrete kerb).

## Installing a new system on an existing structure

When installing additional roofwater pipes that are not part of a building application, ie adding an additional downpipe to an existing structure, you will need to lodge an Approved Point of Discharge form with Council prior to works starting.

Forms can be found: [www.redland.qld.gov.au](http://www.redland.qld.gov.au)



### Checklist:

- I have located all underground pipes and cables. Dial before you Dig - [www.1100.com.au](http://www.1100.com.au)
- If required, I have completed the Approved Point of Discharge application form and the property owners have signed the declaration.
- I have read Council's requirements for the kerb & channel drainage connections and viewed the standard drawings (available on the Approved Point of Discharge form).
- I have obtained Council approval before conducting work within 3m of a street tree or canopy drip-line.

## Maintaining an existing system

Where maintenance is required for your roofwater across Council property, ie replacing a broken pipe or installing a kerb adaptor, work must be completed within one day and pedestrian safety maintained at all times. If the pipe runs under a concrete footpath, Council requires that you remove the whole slab and when re-instating a new slab, pin it to the adjacent footpath on both sides.

**Inter-allotment drainage** – If your property sits lower than street level or slopes downwards away from the street you will, most likely, have inter-allotment drainage for your roofwater and/or overland water flow.



If unsure, check for kerb adapters in the kerb and channel in front of your property. If there is no kerb adapter contact Council for further assistance or go to [www.redland.qld.gov.au](http://www.redland.qld.gov.au) - Online Services - Red-E-Map.

Find your property then place a tick in the Asset Mapping box within the table of contents and look for any light pink dotted lines which indicate inter-allotment drainage.

Inter-allotment drainage pipes can carry water from as many as 10 properties or as little as two properties, depending on the age of the development.

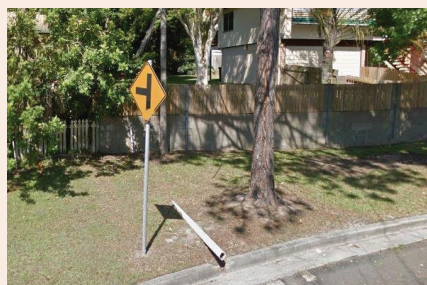
Council does not maintain inter-allotment drainage pipes. It is the responsibility of all the affected property owners to work together to maintain these pipes.

If there are issues with the inter-allotment drainage outside of your property boundary or overland water flow, contact your neighbour and discuss a resolution.

In cases where a resolution cannot be reached, you should contact: QCAT on **1300 753 228**, for a mediation strategy.



**DON'T** allow your roofwater system to become a hazard to footpath or road users



**DON'T** install roofwater pipes within 3m of street trees without Council approval

For more comprehensive information visit:  
[www.redland.qld.gov.au](http://www.redland.qld.gov.au) or call 3829 8999