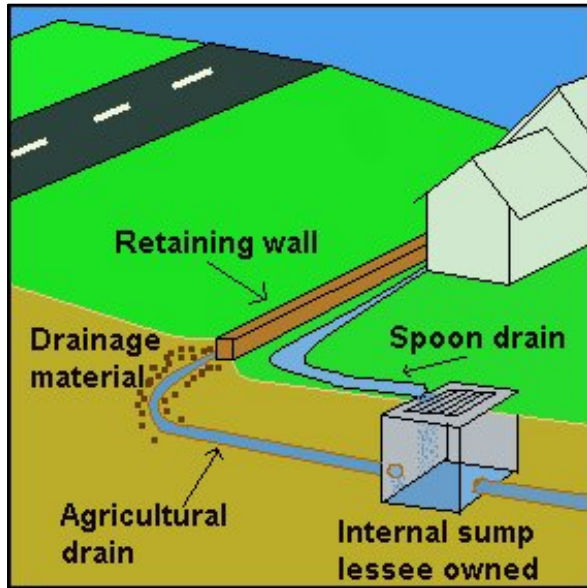


Controlling Seepage

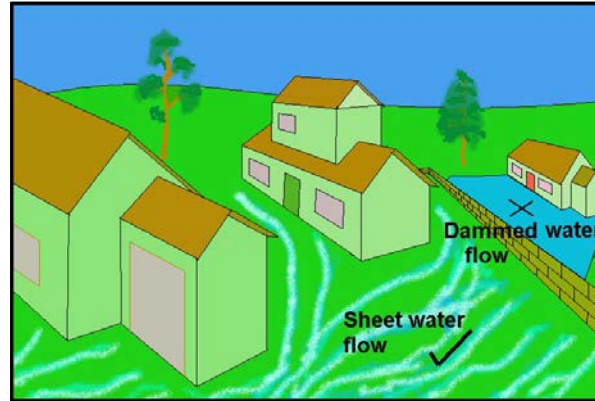


Intercept any seepage paths from springs, etc, by using free-draining gravels, agricultural drains and spoon drains.

Ensure that constant groundwater flows, such as that from springs, is drained to your internal stormwater system and not discharged onto other properties.

Ensure that your seepage flows do not drain to your sewerage system.

Storm Water Drainage



Ensure that you allow water to flow from your neighbour's property (do not dam flows).

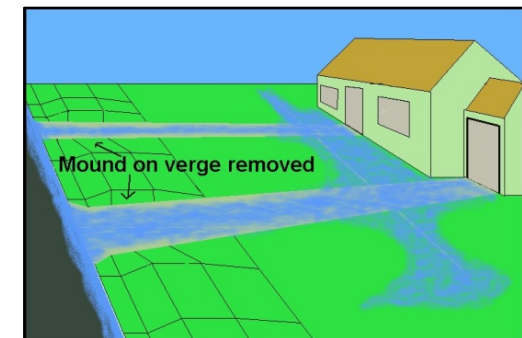
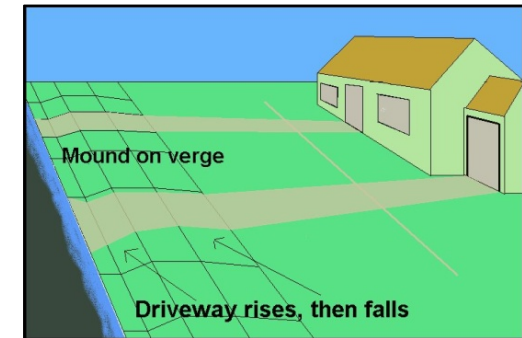
Ensure that flow to your neighbour's property is not increased by having large paved areas without good drainage.

Allow water to flow naturally to your neighbour's property without concentrating (sheet flow).

Channel surface water around your house.

Drain only to the stormwater system. It is illegal to drain to the sewerage system.

Protect Against Flood Waters

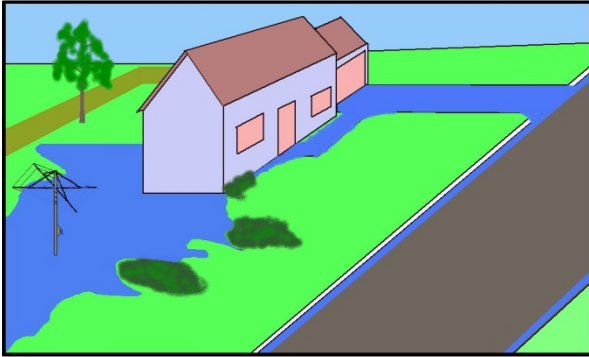


Ensure that the builder does not reduce the steepness of your driveway by removing the mound of soil between the gutter and boundary.

The mound is there for a purpose – to keep flood waters on the road. With the mound removed you are 10 times more likely to be flooded!

Ensure that the house floor level is well above the surrounding ground level.

Grade land away from house on all sides.



Some homes and their gardens have problems with surface water flows of water and/or springs (i.e. water bubbling out of the ground).

The underground drains in your yard are only built to take minor flows. The runoff from bigger storms has to flow on top of the ground.

These surface drains should be positioned away from the house and the land graded so that the water flows around and away from the house.

Cut-Off drains located on public land uphill from your property should not be tampered with; these drains are placed to reduce the likelihood of stormwater flow entering your property from urban open space.

This brochure gives simple advice on how to protect your home and garden from surface and underground water flows.

Contact List

Your first point of call should be your builder, landscaper, plumber or drainer

For enquiries on water drainage within your property:

Environment and Planning Directorate:
(02) 6207 1923

For enquiries on flooding from roads or cut off drains:

Access Canberra: 13 22 81



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Storm Water

