



SOME HOMES and their gardens have problems with surface 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 the house.

THIS BROCHURE gives simple advice on how to protect your home and garden from surface and underground flows.

Contact List

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

For enquiries on water drainage within your property:

BEPCON: 6207 6309

(Building, Electrical and Plumbing Control)

For enquiries on flooding from roads or cutoff drains:

Roads ACT: 132281

ACTEWAGL: 131193

Participating agencies:

PALM BEPCON ACTEWAGL

ROADS ACT HIA MBA



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<http://www.act.gov.au>

Telephone: 132281

Storm Water

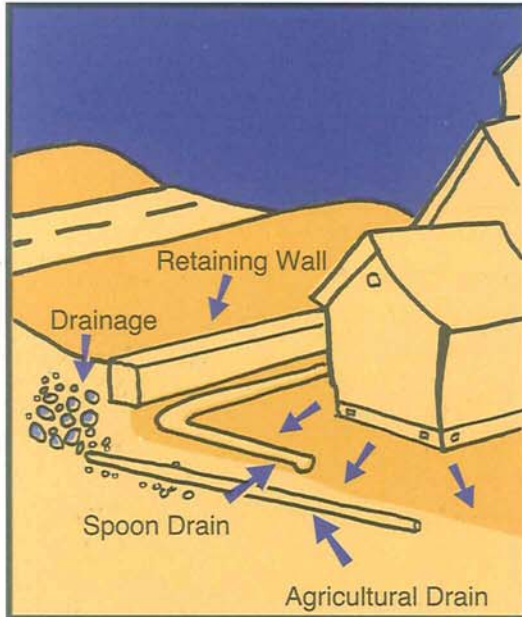


Protecting your home and property from springs and runoff.



Australian Capital Territory Government

Controlling Seepage

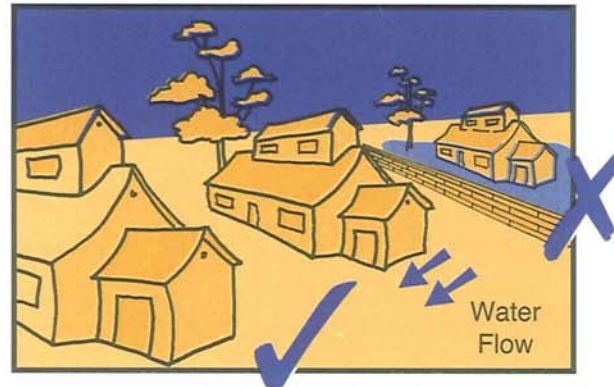


INTERCEPT any seepage paths from springs, etc, by using free-draining gravels, agricultural drains and spoon drains.

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.

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.

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 cutting off the mound of soil between the gutter and boundary.

THE MOUND is there for a purpose—to keep flood waters on the road. With it removed you are 10 times more likely to be flooded!

ENSURE that the floor level is well above the surrounding ground level.

GRADE land away from house on all sides.