

Connecting your stormwater pipe to Council's Stormwater System

INFORMATION FOR NEIGHBOURS



Dedicated to a better Brisbane

Brisbane is a subtropical city and during the summer months heavy rainfall is common. This rain can flow downhill into low points in the landscape resulting in 'nuisance flooding'.

If your neighbour is thinking about renovating their home or subdividing their land, there are many important facts you may want to know about their plans. Knowing where any new stormwater pipes will be connected is an important consideration for you as a neighbour. This is because connecting a stormwater pipe from a new development may involve building a drain through your land.

This information sheet will help you to understand the benefits of assisting your neighbour to connect to Council's stormwater system and the process of making this happen.

What is a lawful point of discharge?

A lawful point of discharge is a legal term Council uses to determine if a stormwater pipe is connected to an authorised Council stormwater drain or road. In simple terms, this means the stormwater pipe has been connected to a drain which will take the water away without causing nuisance flooding for surrounding neighbours.

Why is it important for my neighbour to get a lawful point of discharge?

It is illegal to direct stormwater onto a neighbouring property. By connecting stormwater pipes to a Council drain or road, neighbours can be assured that any of the extra water from a development's roof will not run onto their land when it rains. If this does happen, the stormwater may cause damage to neighbouring properties, which could lead towards a dispute or, at worst, legal action.

By connecting to a Council stormwater drain or road, your neighbours can ensure disputes about nuisance flooding do not happen into the future.

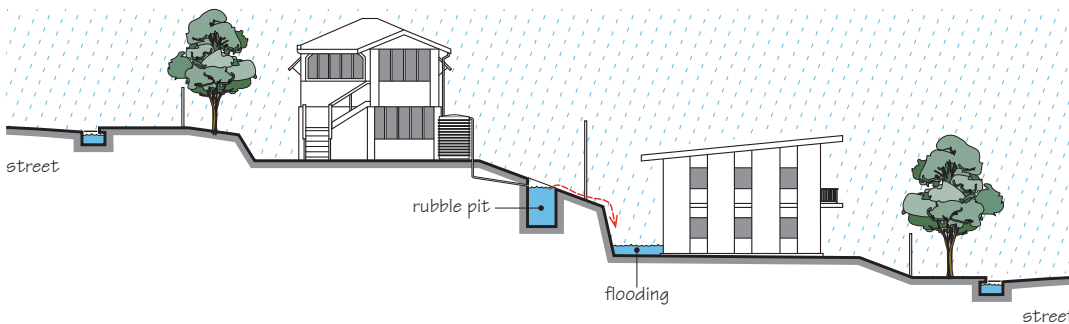
What could happen if there is no lawful point of discharge?

In the past, Council allowed people to build a 'rubble pit' (a shallow trench filled with rocks through which stormwater drains) if they could not physically pipe their stormwater through their property to a Council stormwater drain or road.

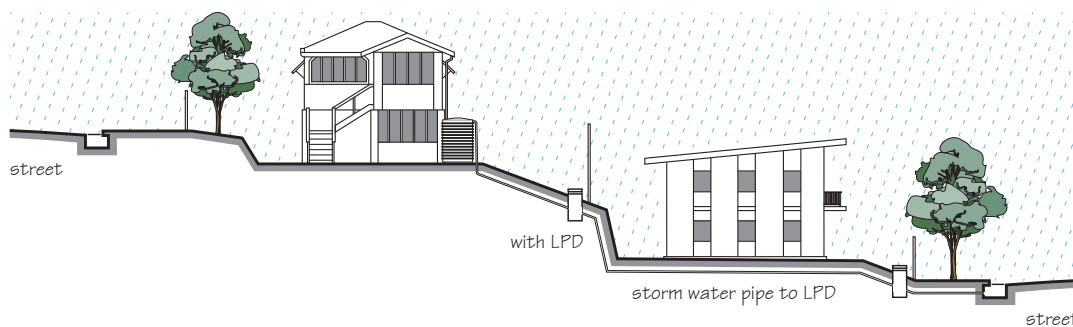
During heavy rain periods water can build up in rubble pits sending excess stormwater into neighbouring properties. There are numerous examples in Brisbane where damage created by this excess stormwater has caused costly disputes between neighbours often resulting in the installation of new stormwater pipes through neighbouring properties.

A 'rubble pit' is no longer considered a lawful point of discharge for a reconfiguration of a lot.

Example one: Property without a lawful point of discharge



Example two: Property with a lawful point of discharge



Lawful point of discharge process

If your neighbour needs to build a stormwater pipe through your property, you will be asked to provide your consent. Your neighbour will ask you to sign a 'Property Owner's Statement of Consent or Refusal to allow a Lawful Point of Discharge for a Proposed Development' form. This form advises Council what you will allow or not allow to happen on your property so that Council can make the right decision about approving the location of your neighbour's stormwater drainage.

If you choose not to respond to this request within four weeks, Council will be advised that you have not provided consent for any work on your land. If this does happen, Council may contact you to try to find a solution to connect your neighbour's stormwater pipes to a Council drain or road.

Tip: If you hear that your neighbour is planning development on their property, it is important to have an early conversation about their plans. Make sure you talk about where your neighbour is planning to connect their stormwater pipes and, if this involves going through your property, work with your neighbour to see how you can make this happen.

For more information visit www.brisbane.qld.gov.au/planning or call Council to speak with an engineer on 07 3403 8888.

