

INFORMATION SHEET



Offices: 102 North Road
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Synergy Reference No: NIS097522

MANAGING STORMWATER ON YOUR PROPERTY

What is stormwater detention?

Stormwater detention is a way of collecting the rain that falls on your property (known as stormwater), storing it temporarily and then releasing it slowly so that it doesn't cause downstream flooding.

Why is stormwater detention necessary?

Stormwater from your property needs to be managed to prevent flooding and to help protect the health of our waterways.

Urban growth has resulted in vegetated areas being covered with hard (impervious) surfaces such as roads, roofs and paving. These hard surfaces prevent stormwater soaking into the soil and the stormwater is carried away by pipes and open drains to the local creeks and harbours.

What are the City of Albany's requirements?

Our requirements are that you connect some, or all, of your roof and paved areas to a detention tank that is then connected to the street drainage system.

How can I achieve the detention requirements?

There are several options that can be used in achieving the City of Albany's detention requirements. In sandy soils underground soakage is appropriate. For all other areas we recommend the use of a rain water tank with a stormwater buffer and an overflow to the street drainage system, see figure 1.

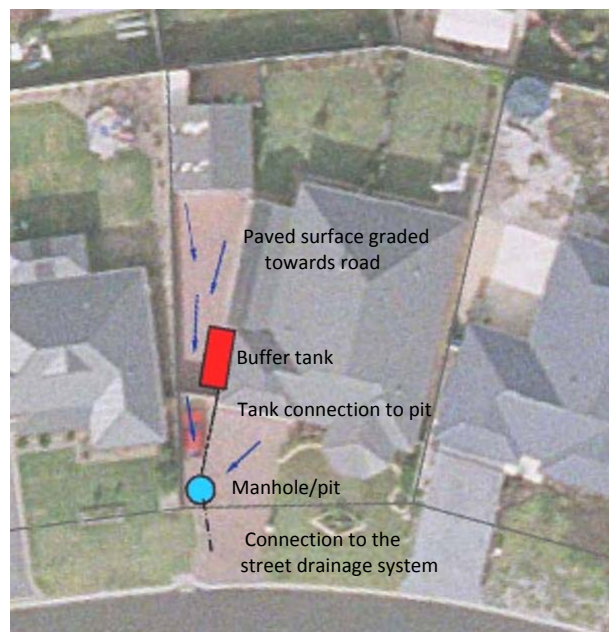


Figure 1 – Stormwater buffer system layout

What is a stormwater buffer?

A stormwater buffer slows the release of stormwater from your property (see figure 2 over page). The stormwater buffer section of the tank should be empty except during periods of rainfall and for a short duration after the rainfall ceases.

It is important to note that a stormwater buffer *slows down the rate of flow* from your property compared to a rainwater tank that only *stores* stormwater.

** DISCLAIMER **

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.

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How do I maintain a stormwater buffer tank?

Periodic checks and cleaning of the leaf guard and insect control are required as well as ensuring that the low flow outlet is not blocked.

It is important to make sure the tank is maintained all year round.

How do I connect to the City of Albany's drainage system?

Connection to the street drainage system requires a permit and must be inspected by a City of Albany officer.

This can be arranged by telephoning the Engineering Section on 9841 9201.

How much storage is required?

Required buffer volumes (m³)

Total land area (m ²)	300	400	500	600	700	800	900	1000
Required buffer volume (m ³)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0

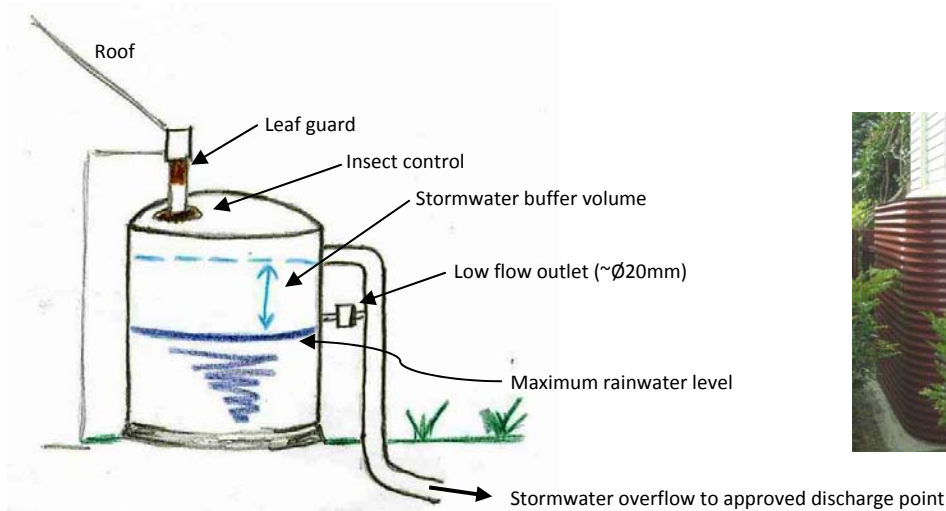


Figure 2 – Stormwater buffer system detail

Other Options:

- Underground storage
- Soakwells (for sandy soils only)
- Rain gardens
- Detention system plumbed into the house (eg. laundry/toilet)

Further Information:

For further information about the City of Albany's stormwater requirements for residential development please contact the Engineering Section on 9841 9201.

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