

# INFORMATION SHEET



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Synergy Reference No: MAN190 / NIS1013686

## STORMWATER DISPOSAL

The City of Albany receives many enquiries from the community regarding stormwater disposal, where the responsibility lies if stormwater is entering their property, and what to do if they have a problem.

There are three main problems:

- 1) Stormwater from one property collecting and then being dispersed onto a neighbouring property;
- 2) Stormwater flowing naturally across a lot and into adjacent properties; and
- 3) Stormwater entering the property from the Local Authorities infrastructure, such as roads, verges or drains.

### Water flowing from an adjoining property

It is the individual landowner's responsibility to dispose of stormwater in a way that does not adversely affect their neighbours (the exception being for storm events that occur at a rate of greater than 20 years apart, on average). For example, downpipes that collect rain from a roof area must dispose of the water on the lot, or into the City stormwater system (please note: this requires a permit from the City of Albany, the application form is available for download from the City's website); downpipes must not dispose of water into an adjoining lot.

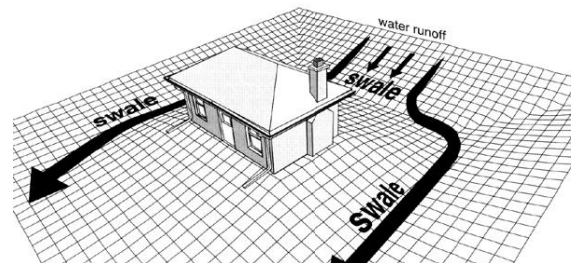
#### *What can you do?*

Unfortunately the City cannot get involved in issues such as this. In the event of stormwater entering from an adjoining property, you should contact your neighbour to discuss your concerns.

If required, the City of Albany is able to provide technical advice on methods of containing stormwater on your lot.

### Natural Stormwater Flow

This is the natural flow of water in the event of a storm. The natural flow can easily be seen on undeveloped land or on large rural blocks. The development and subsequent building on land can have an adverse affect on these natural flows.



In these situations the control of water can be difficult, but may be helped by directing stormwater to a water course by way of open drains or swales.

#### *What can you do?*

If the stormwater is from a natural flow then it is the responsibility of the receiving landowner to work towards capturing and directing the stormwater into a natural water course. There are a variety of ways to do this and you should seek professional advice if you are uncertain of what to do.

### **\*\* DISCLAIMER \*\***

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## Water Entering from Local Authority Infrastructure

This is when stormwater flowing from the Local Authorities infrastructure is unable to cope with the volume of stormwater, and subsequently enters private property. Modern day developers are required to provide drainage systems that cope with not only normal rainfall, but abnormal rainfall events.

In many older urban areas, the drainage system and roads may not be able to cope with abnormal storm events due to modern development. The City of Albany is working towards the upgrade of this existing infrastructure.

### *What can you do?*

If stormwater is entering your property via the crossover (the section of your driveway that

crosses the verge), it is your responsibility to ensure the crossover is of adequate height to keep water on the road.

If you believe that stormwater run-off is entering your property from City infrastructure, advise the City that there is a problem. The City will conduct a site visit to ascertain the exact cause of the problem and possible solutions. Where possible, take photos of the water during the flood event, as this can help City officers determine the best course of action.

Where necessary, minor rectification works or short term fixes will be carried out by the City's maintenance staff to prevent problems in the immediate future. Sometimes, minor works are all that is required. In other cases, a short term fix will be done whilst a long term solution is determined.

## Further Information

The drainage connection application form is available for download from the City of Albany website (<http://www.albany.wa.gov.au/az-quickfind/forms-database/>)

For further information, please contact the City of Albany's Engineering Section on 9841 9201.

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