

MANAGING YOUR STORMWATER

*The City of Albany receives many enquiries from the community asking **how to manage stormwater, who is responsible and what to do if they have stormwater issues.***

Typical issues experienced:

- Stormwater being dispersed onto a neighbouring property, i.e. overflow pipes causing concentrated runoff onto an adjacent property;
- Stormwater flowing naturally across one property onto adjacent properties; and
- Stormwater entering a property from City of Albany's infrastructure such as roads, verges or drains.

STORMWATER ENTERING NEIGHBOURING PROPERTY

It is the individual landowner's responsibility to dispose of stormwater (from a minor storm event) in a way that does not adversely affect their neighbours.

- Downpipes and overflows are not to be directed towards an adjacent property.
- Use soakwells, storage pits, rainwater tanks and/or connect to City Infrastructure.

What can you do? This issue is a private matter under Common Law and the City cannot get involved with matters on private land.

Contact your neighbours for a friendly chat to discuss your concerns.

CONTACT THE CITY OF ALBANY

PHONE: 08 6820 3000

EMAIL: STAFF@ALBANY.WA.GOV.AU

ADDRESS: 102 NORTH RD, YAKAMIA, ALBANY WA, 6331

WEBSITE: ALBANY.WA.GOV.AU

OPENING HOURS

NORTH ROAD ADMINISTRATION OFFICES | 9AM - 4PM

STORMWATER FLOWING NATURALLY ACROSS PROPERTIES

This is the natural overland flow of water in the event of a storm. Buildings, solid fences and other development can adversely affect these natural water flows.

It is difficult to control natural overland flows and it's not considered the responsibility of the higher property to contain the water.

What can you do? Stormwater from a natural overland flow is the responsibility of the receiving landowner to capture or direct the water into a natural watercourse.

Other things to think about:

- Ensuring floor levels of dwellings and sheds are higher than the overland flow path will allow water to move around buildings.
- Installing solid fences or retaining walls to divert overland flows from your property that, in turn, directly impacts an adjacent property is not permitted.
- It is best to seek professional advice if you are uncertain how to direct overland flows i.e. plumber or drainage consultant.

STORMWATER ENTERING FROM CITY INFRASTRUCTURE

This may happen when City infrastructure is unable to cope with higher volumes of stormwater and it subsequently enters private property.

More recent developments are required to provide drainage systems that cope with minor and larger storm events.

In many older urban areas, the drainage and road systems may not cope with larger storm events. The City is working towards the upgrade of existing infrastructure.

Stormwater entering via a crossover*

**the driveway access from the road to your lot boundary*

City roads are designed to allow excess stormwater to travel down the road. It is your responsibility to ensure your crossover is of adequate height to keep water on the road.

Please ensure you regularly clean out the culvert under your crossover.

Stormwater entering via City pits/pipes etc.

If you believe excess water is coming from City infrastructure in a verge or easement – please contact the City, and where possible, provide photos of the issue and excess water.

The City will conduct a site inspection to ascertain the exact cause of the excess water and investigate possible solutions.

Where necessary, minor rectification works or short-term fixes will be carried out by the City's maintenance staff. In some cases, a long term solution will need to be determined.

CONTACTING YOUR NEIGHBOUR

How do I approach my neighbour?

It is likely your neighbour is unaware that there is a stormwater issue affecting your property. Having a friendly conversation with them is the first place to start.

Use a Win/Win approach: Identify each party's needs and focus on achieving an acceptable outcome for both sides. Sometimes, focusing on what each party needs helps more than trying to immediately look for a solution. Keep the language respectable & polite.

Resolving Disputes

Disputes regarding stormwater are typically a private matter between neighbours (civil matter).

If the friendly discussion with your neighbours was unsuccessful in attempting to resolve the issue, consulting a professional, i.e. plumber, is a great way to investigate potential solutions.

The City only gets involved if the stormwater is related to a current or recent land/building development, a compliance issue or if it's related to City infrastructure, i.e. pipe blockage.

WHAT CAN THE CITY DO FOR ME?

- The Development Engineering team
 - can provide technical advice on methods of managing stormwater on your property.
 - approve a connection to the City's stormwater network.
 - investigate and ensure compliance with any new development / subdivision drainage issues.
- The Maintenance team can inspect City infrastructure for functionality and assess for possible solutions.
- The City can facilitate contact with neighbours if they aren't contactable i.e. they don't live at the location.

CONNECTING TO THE CITY'S STORMWATER NETWORK

A drainage connection application form is required prior to connecting to the City's stormwater network.

This form and more information can be found on the City's website.

Simply scan the QR code.

