

# INFORMATION SHEET



Offices: 102 North Road  
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Synergy Reference No: CM.STD.5 / NIS1891339

## 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, or drains.**

### 1. 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 major storm events). 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.

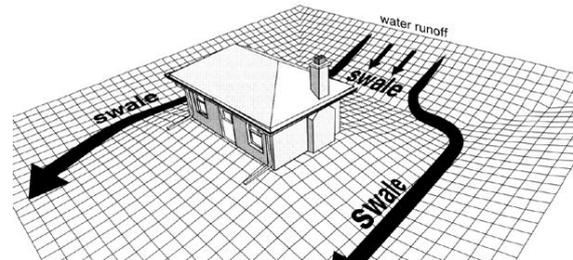
#### ***What can you do?***

The movement of water between two properties is generally a private matter. In the event of stormwater entering from an adjoining property, your first step should be to contact your neighbour to discuss your concerns.

Once you have reached a mutual agreement over the ownership of the stormwater issue, the City of Albany may be able to provide technical advice on methods to mitigate the stormwater flow issue. The City will not generally be involved in dispute resolution.

### 2. Natural Stormwater Flow

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 from undesired areas towards a safe legal discharge point without causing flooding to neighbours. There are a variety of ways to do this such as landscaping, and you should seek

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professional advice if you are uncertain of what to do.

### 3. 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.

The City's stormwater piped system is designed to cope with storms which occur approximately every 5 years (referred to as '*minor storms*'). Larger events are referred to as '*major storms*'. During these storms the pipes and pits may overflow, with stormwater generally contained within the road reserve. However, depending on the nature of catchment, stormwater may overtop the verge and enter private property at low points.

#### ***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.

During minor storms, 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

For further information, please contact the City of Albany on 6820 3000.

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