

# INFORMATION SHEET



Offices: 102 North Road  
Postal Address: PO Box 484, ALBANY WA 6331  
Phone: (08) 6820 3000  
Email: [staff@albany.wa.gov.au](mailto:staff@albany.wa.gov.au)  
Synergy Reference No: CM.STD.5 / NIS1891337

## STORMWATER DETENTION 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?

Many areas of Albany are unsuitable for soakwells and therefore require on-site stormwater detention.

Urban growth has resulted in more hard surfaces collecting stormwater, placing greater pressure on the existing drainage infrastructure.

The aim of stormwater detention is to hold (i.e. 'detain') within the property (i.e. 'on-site') stormwater for a sufficient period to simulate the pre-development conditions, thereby reducing the flood risk for properties downstream, and adverse effects to the natural waterways.

### What are the City of Albany's requirements?

That your roof and paved areas are piped to a detention system that is then connected to the street drainage system.

### How can I achieve the detention requirements?

There are several options available, for example, underground storage pits and modular storage, raingarden, and rainwater tanks. The preferred method is via underground storage with a storage pit being the most common method with

a slow release outlet hole (Ø30mm) and overflow connected to the street drainage system (see Figure 1).

Where it is not possible to connect to a piped drainage system, an elevated rainwater tank with a buffer storage (see Figure 2) and kerb outlet (see Figure 3) may be a suitable alternative.

### What is a stormwater buffer?

A stormwater buffer in a rainwater tank slows the release of stormwater from your property. 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.

### 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. The permit form can be found here

<http://www.albany.wa.gov.au/council/directorates/infrastructure-and-environment/>

This can be arranged by contacting the Engineering Section in Development Services.

### \*\* 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.

# INFORMATION SHEET



Offices: 102 North Road  
 Postal Address: PO Box 484, ALBANY WA 6331  
 Phone: (08) 6820 3000  
 Email: [staff@albany.wa.gov.au](mailto:staff@albany.wa.gov.au)  
 Synergy Reference No: CM.STD.5 / NIS1891337

## How much storage is required?

As a guide 0.5m<sup>3</sup> per 100m<sup>2</sup> of impervious area.

Alternatively, the storage can be calculated and designed by a Civil Engineer to the satisfaction of the City of Albany.

Where the impervious area is unknown, the following table below can be used.

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

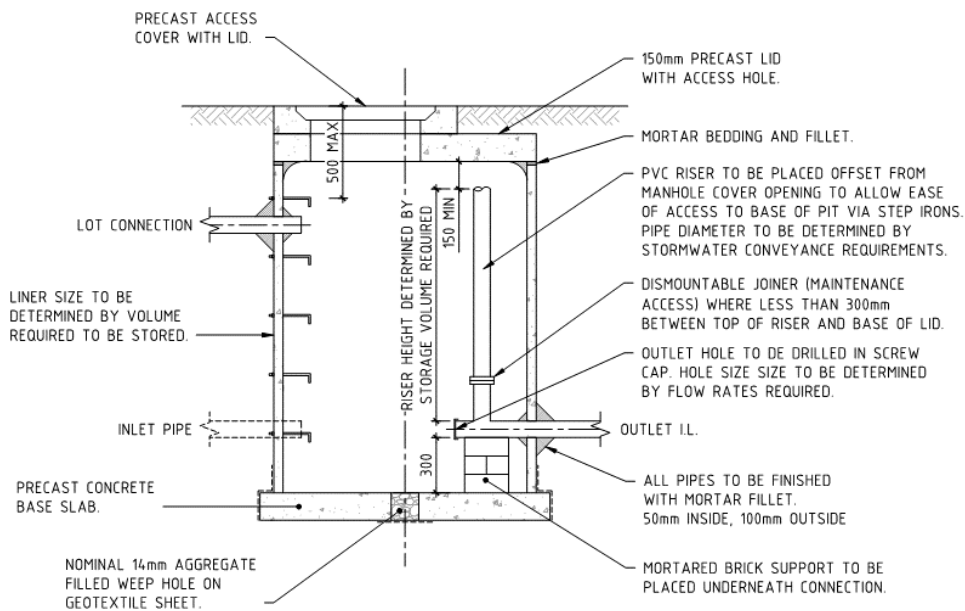


Figure 1 – UNDERGROUND STORAGE PIT EXAMPLE

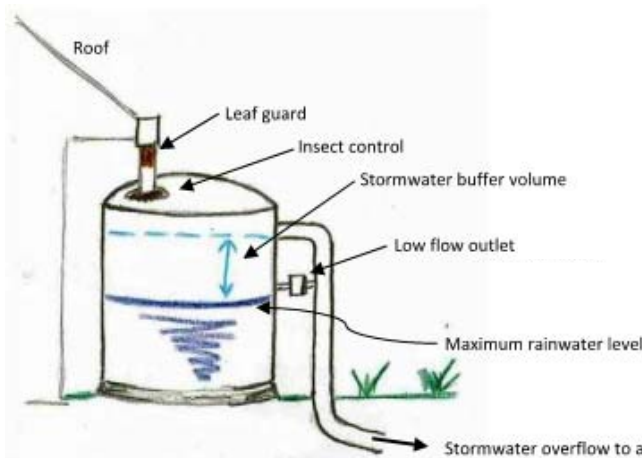


FIGURE 2 – RAINWATER STORAGE TANK

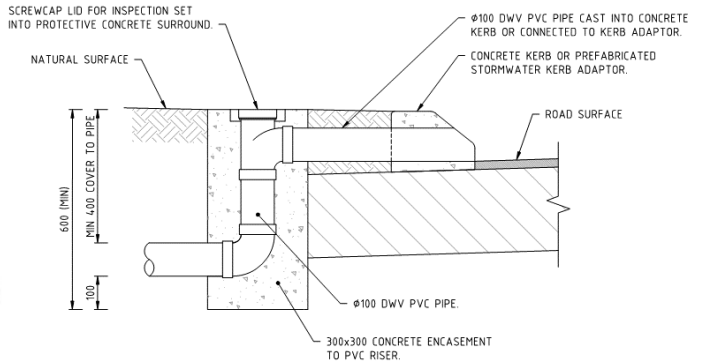


FIGURE 3 – KERB OUTLET DETAIL

### \*\* 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.