

REGENTS PARK INDUSTRIAL SUBDIVISION

In developing a stormwater management system for an industrial site, STORM_CONSULTING saved our client \$1.89 million in capital and land costs by avoiding the need for land-hungry end-of-pipe treatment devices.

The development proposed at the old RAAF stores depot at Regents Park includes a new 33 lot industrial subdivision.

STORM_CONSULTING was engaged to prepare a water cycle management strategy that would strictly comply with Auburn Council's Specification.

Discharge from the site drains to Duck River and due to its close proximity, Council has paid close attention to water quality issues.

From a water quality perspective, treatment on each lot inside the proposed on-site detention system would enable construction of high quality stormwater filtration system at minimum extra cost to lot owners.

SYDNEY

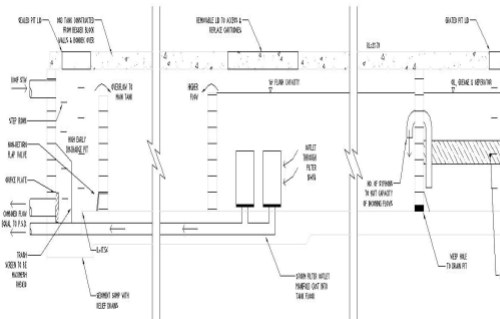
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Council proposed an 'end of pipe' solution involving a large wetland. Realising the inefficiencies with this approach, STORM provided an alternative source control approach. Which minimised both capital investment and land take.

This strategy led to a highly equitable sharing of the responsibility to treat and manage stormwater on the proposed industrial estate between the lot owners and Council.

The proposal was accepted by Council and included the following components:

- ▽ Primary treatment using pit inserts on all lot stormwater pits to remove gross pollutants and finer particles.
- ▽ Secondary treatment or nutrient removal within the on-site detention (OSD) tanks, through a stormwater filtration system.

STORM undertook a life cycle assessment which demonstrated that a least cost approach was undertaken while not compromising environmental outcomes.



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