

Small BATTLE AXE SUBDIVISION

McCleean NSW

CASE STUDY 2016

EEServices was engaged to prepare a Stormwater Management Plan (SMP) for a small residential subdivision.

The proposal was to be a small lot "battle axe" subdivision in McCleean, NSW. What made it tricky is that Council initially was unresponsive to the application in the pre-lodgement meeting as the block falls to the rear onto neighbouring properties with no drainage infrastructure or stormwater easement. The client did not want to purchase an easement off the neighbour (even if it was possible) and wanted to minimise the costs of on-site-detention (OSD) and water quality treatment.

By having an intimate knowledge of Clarence Valley Councils development requirements **EEServices** was able to ensure that only the necessary works need to be specified and constructed.

Specifically we were able to realise savings in the following areas:

- No water quality treatment devices.
i.e. no bio-retention basins, swales etc
(Saving \$3,000)
- No Sediment Basin (Saving \$2,000)
- Minimum on-site-detention only resulting in a 3,000 L rainwater tank (Saving \$5,000)
- No need to purchase an easement
(Saving \$5,000)

The primary benefit of course is that the development could actually go ahead without the need to purchase a stormwater easement from the neighbour, and the profit resulting from a successful sub-division of a single lot into two.



EEServices provides a standard 30 day money back guarantee if you are not completely satisfied with the quality of service that we provide.

Call **EEServices** today to see how we **can save you money** now and into the future through integrating sustainable water management into good design and good planning.



ENGINEERING & ENVIRONMENTAL SERVICES
Stormwater Flooding Wastewater

PO Box 716, Lismore NSW 2480
e office@eeservices.com.au
t 0474 793 362
w www.eeservices.com.au