



BLIGH TANNER
CONSULTING ENGINEERS

KEY PROJECTS

Winner – Minor WSUD Project , Stormwater Industry Association of Queensland 2004 Awards for Excellence.

The development of Sunnybank Grove set a new benchmark in sustainable urban development, especially in how it implemented water sensitive urban design (WSUD).

The project involved developing 72 lots, from 450sqm to 700sqm, in a site with significant environmental values within a suburb know for traditionally planned and constructed developments.

The site incorporates a sensitive creek environment, as well as significant vegetation with tall native trees providing a habitat for gliders.



Managed stormwater runoff uses swales and bioretention filters



Water-sensitive urban design also supports the local ecology of the site by maintaining the health of the retained vegetation. A healthy local environment adds value to the entire project.

SUNNYBANK GROVE



The 'snack trail' of low growing fruit trees is just part of the water-sensitive urban design.

WATER-SENSITIVE URBAN DESIGN

Bligh Tanner used water-sensitive urban design concepts to protect the site's environmental values:

- Managed stormwater runoff meets BCC water quality objectives (WQOs) using swales and bioretention systems
- Rainwater tanks with a stormwater detention gap and the bioretention systems mitigate the effects of urbanisation of the catchment so that they meet the BCC requirement of no increase in peak flow up to Q100
- Bio-mimicry of the pre-development stormwater regimes, maintain sub-soil water levels. This promotes tree and vegetation health and local ecology
- Roofwater is captured for household use and for open space irrigation. The result is lower mains water demand, and thus less environmental impact.

Sunnybank Grove now has a functional scheme to manage the stormwater and water cycle at the site that is truly integrated with the environment by maintaining natural ecologies. The local environment for residents is aesthetically pleasing, liveable and enhanced with excellent long-term value.

CLIENT	Devine Ltd
PROJECT PARTNERS	Warren Harris (Devine Ltd) and SPLAT – Project management
PROJECT VALUE	\$2.5M