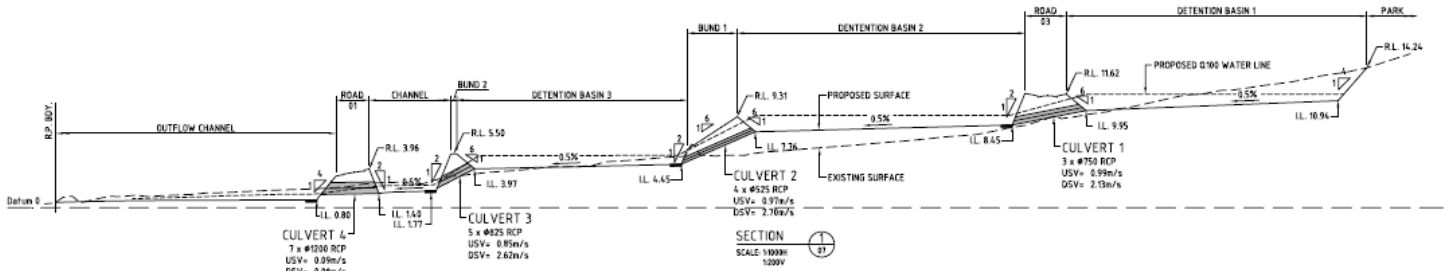


Project Role: Civil Engineering Design  
 Estimated Construction Cost: \$30 Million  
 Client: Leda Developments Pty Ltd



**Project Description:**

The project entails a master planned development of 502 mixed density residential allotments ranging in size between 250m<sup>2</sup> and 1000m<sup>2</sup>. The development is located on a 38ha site just north of the future Coomera Town Centre.

**Yeats Consulting Involvement:**

Yeats Consulting was commissioned to provide development advice, undertake detailed modeling and prepare a Stormwater Quality Management Plan for submission to Council for the Stormwater quality treatment and quantity / hydraulic assessment / detention basins.

Yeats carried out the preparation of site grading plans, preliminary road designs, slope analysis plans, and service layout plans for storm water, sewer and water to accompany the development application to council.

Yeats has also completed the bulk earthworks operational works design, with construction recently commencing on site.

Yeats has since been commissioned to undertake the first stage (75 lots) of infrastructure operational works, which is nearing completion.

**Project Summary:**

A small low-lying area of the site is subject to 1 in 100 year regional flooding, while other areas of proposed open space/park are identified in the planning scheme as wetlands and waterway corridors.

A desired outcome of the stormwater assessment was to minimise the areas required for stormwater detention and treatment; as well as minimise the environmental impacts on the wetlands and waterway corridors.

Yeats developed a unique series of tired detention basins including a combination of weirs and culvert controls to attenuate the stormwater runoff and maximise the use of developable land.