

MEDIA RELEASE

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Western Australian land estate win's national accolade for water conservation excellence

Local developer Formica Property Group and land development and environmental consultants Cardno were placed in the national spotlight this week. The companies were awarded a National Excellence Award by the Stormwater Industry Association for the 700-lot Byford Central Project in the Shire of Serpentine Jarrahdale.

Byford Central was recognised for its innovative ways of achieving Water Sensitive Urban Design (WSUD). WSUD is an engineering and land planning design method which replaces conventional stormwater management practices. Using WSUD helps communities achieve more sustainable urban living.

Cardno's Project Director, Paul Nichols, said that not only was WSUD more sustainable in the long term, environmental and engineering techniques used resulted in lower infrastructure costs and higher visual amenity. So it's a win for the developer, the community and the environment.

Mr Nichols said Byford Central was particularly challenging due to the local soils in the area. "Unlike the sandy coastal plain underlying most of Perth, the soils at Byford are 'reactive soils' which require heavier house foundations".

Mr Nichols said to reduce the cost of foundations, it is common practice to import free-draining sand fill and place it to a depth of about 1.2 metres over the natural surface.

Whilst sand fill was still required, Cardno's design had a dual purpose. The fill also acted as a shallow 'constructed aquifer'.

Roadside swales and soakwells on the lots capture water runoff close to its source and discharge into the underlying sand fill. Over time, water seeps through the sand into subsurface drains and into the piped drainage network. This method enhances the management of runoff quantity and quality at the source and reduces the extent of conventional piped drainage and also helps recharge the underlying natural sub-soils.

Steve Formica, Managing Director of the Formica Property Group, said the constructed aquifer made commercial and environmental sense.

"Using WSUD principles is a true win-win result in terms of land development, stormwater quantity and quality management," said Mr Formica.

"The constructed aquifer meant that creation of additional detention basins was avoided. If additional detention basins were required we would have been forced to remove a significant amount of mature trees and natural vegetation.

"The natural setting is one of the reasons why Byford Central has been a commercial and environmental success."

The Shire of Serpentine Jarrahdale showed leadership and initiative in accepting WSUD practices at the site.

Mr Nichols said that the Shire had the foresight to appoint a WSUD Project Manager and followed through on its commitment to WSUD and fostered change both internally and within the broader community.

Acknowledgment is also made of project management firm, Arbitrage, for its coordination role in development of the Byford Central project.

Cardno's WSUD methodology has been verified by the West Australia Department of Water's modelling specialists, using water flow and rainfall records over a two year period which affirmed the positive environmental effects of the sand fill aquifer.

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For more information on Byford Central please visit www.byfordcentral.com.au

For more information on Cardno please visit www.cardno.com

Photos available on request.

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About Cardno: Cardno is an integrated professional services provider, locally delivering the specialist advice necessary to create or improve the physical and social infrastructure that underpins communities around the world. Cardno's team comprises leading advisers who plan, design, manage and deliver sustainable projects or community programs. Cardno is an international company, listed on the Australian Securities Exchange [ASX:CDD].