



420 Perricoota Road, Moama Proposed 108 Lot Subdivision

**Servicing and Utilities Infrastructure
October 2021**

Version 1

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Introduction

This is a proposed 108 lot subdivision on the fringe of the developed area in Moama.

This report is to assist 420 Perricoota Road, 472 Perricoota Road (Lot 2, DP1231352) and 508 Perricoota Road (Lot 1, DP862181), Moama to be subdivided in accordance with the attached proposal plan. The subject site has an area of approximately 42.64Ha.

This development will consist of five stages.

There are four existing dwellings on the overall site, of which three will be retained.

Drainage – Murray River Shire

Minor Storm Event:

Stormwater runoff for minor flows is to be captured and conveyed to two drainage basins via a gravity piped network.

Major Storm Event:

For major rainfall events, the road network will act as the overland flow path and convey stormwater runoff towards the two drainage basins.

The two stormwater basins will be sized sufficiently to cater for a 1% AEP storm event, and each basin will require a stormwater pump station to discharge water to the Kilkerrin Lakes Estate.

Water Sensitive Urban Design (WSUD) will form part of this development.

Roads – Murray River Shire

Perricoota Road is a sealed rural road with carriageway width of approximately 7.2m, 2m wide shoulders and open drains along both sides. There is a shared footway on Perricoota Road that links the 5 Mile Boat Ramp to the Moama township.

It is expected that the proposed intersection with Perricoota Road will require the construction of channelised left and right turning movements or roundabout - subject to the traffic report.

All internal roads will be designed in accordance with Council requirements.

A spray seal treatment is expected to be required on the existing rural type gravel road Myall Way.

Potable Water – Murray River Shire

The site is currently supplied by an existing 100mm uPVC main running along Perricoota Road.

It is expected that this main will need to be upgraded from 100mm to 200mm from Twenty Four Lane, for a distance of approximately 1100m.

A cross connection into the 100mm uPVC main in Kilkerrin lakes Estate will also need to be provided.

Raw Water – Murray River Shire

The site is currently supplied by from a privately owned pump station and pressure main located within private property at 425 Perricoota Road.

A new pump station and pressure main is to be constructed at Three and a Half Mile Creek to service the development.

Sewer– Murray River Shire

All allotments will be serviced by gravity sewer to one of two new onsite sewer pump stations which will be located at the two drainage reserves.

The sewer pump stations will connect and discharge into the system at Kilkerrin Lakes Estate.

Telecommunications - NBN

The NBN rollout map suggests that the development is in an area designated for fixed wireless service.

However, there is existing NBN network along Perricoota Road that provides a fixed line service to 400 Perricoota Road, the neighbouring property to the east.

As part of the subdivision, an application would be made to NBNCo to provide a fixed line service to all new allotments.

Electricity – Essential Energy

All allotments will be provided via underground supply, from existing assets in abutting roads.

Gas – APA

There is an existing 63mm gas main along Perricoota Road approximately 60m from the western boundary of the site.

The main is expected to be extended to provide to service all allotments in accordance with APA requirements.

Conclusion

All essential services and utilities are available within proximity to fully cater for this proposed subdivision.

Attachments

- Proposed Layout Plan
- APA Gas Asset Plan
- NBN Rollout Plan
- Essential Energy Asset Plan