

Priority Area 1

Potential Yield: 150 - 260 dwellings

Constraints for growth

- Landscape character
- Gradient
- Rocky soils
- Bushfire risk
- Limited water infrastructure
- Limited wastewater infrastructure

Infrastructure

Water - Water connection point available for area with low elevation (Precinct 2 and 3). Capacity assessment required from SA Water to assess suitability for connection. Likely a booster pump station will be required to service Precinct 2 and 3. Internal network will consist of 200mm, 150mm, and minor 100mm pipe network.

Precinct 1 is likely to rely on rainwater tanks for water supply. Water mains network not likely viable given large property size and distance between connections.

Wastewater - Multiple connection points available to existing sewer network. Note, all pipes are DN150 and likely require SA Water review of capacity to determine whether connection is feasible. SA Water may request a new pump station to service large development.

Internal Road network will utilise typical 150mm uPVC. Potential for a 225mm uPVC trunk main depending on total lot yield and development layout. High potential to utilise on-site waste water systems (subject to geotechnical investigations).

Development within Precinct 1 will likely require on-site wastewater disposal. sewer network not likely viable given large property size and distance between connections.

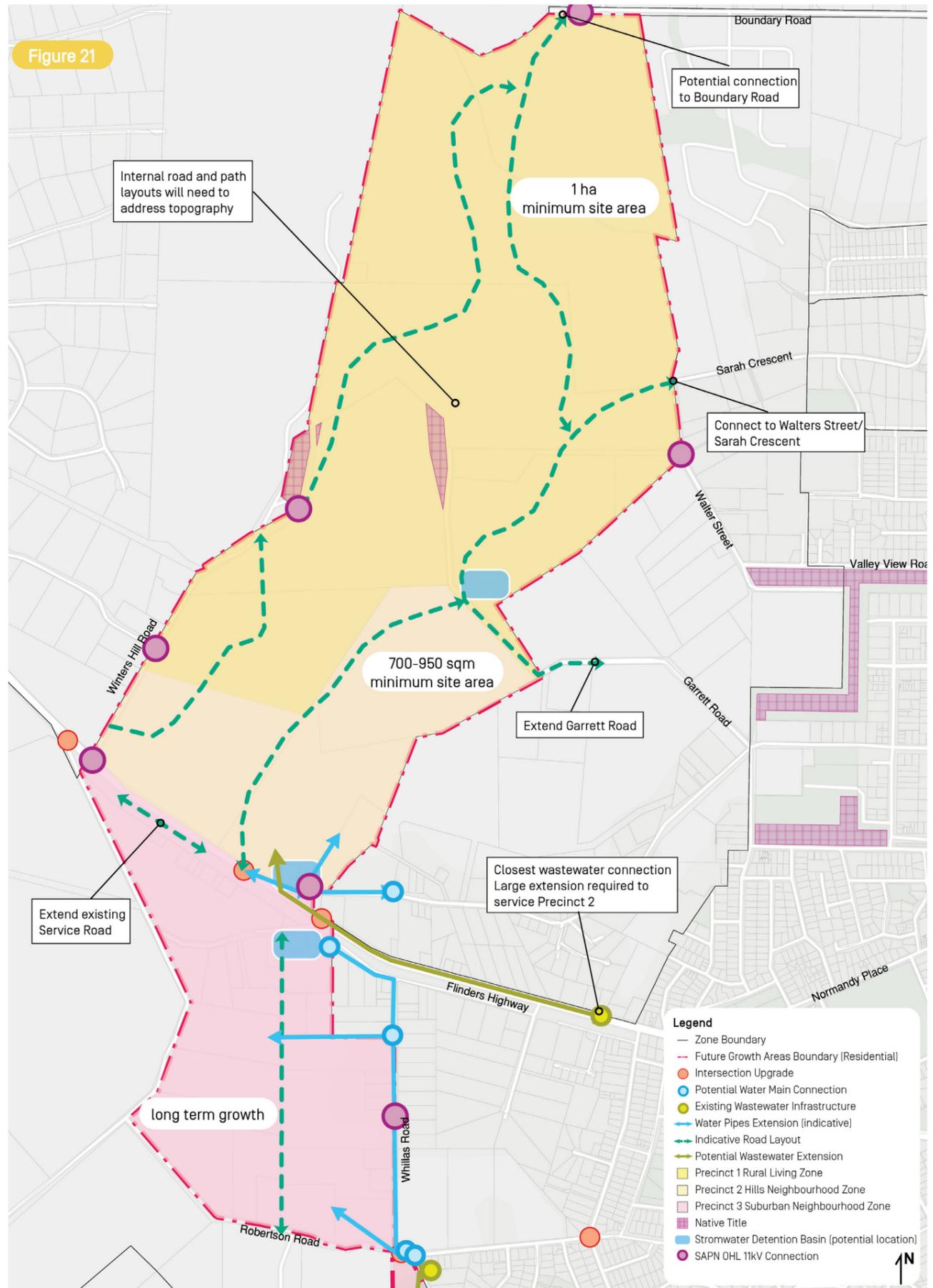
Electricity -Existing 11kV overhead line network is extensive adjacent to this Priority Area. Multiple points for connection expected.

Stormwater -Various connection points available to existing stormwater network. Detention basin outlets will look to connect into existing systems or natural flowpaths. Some stormwater outlets will need extending to connect into existing system.

Detention will be required - 7,700m³ total volume for the Zone (assuming 260 dwellings). The volume may be split depending on location of development.

Traffic -Traffic generation is expected to be in the order of 950 (low) to 1,610 (high) daily traffic movements. Relatively limited capacity impacts if movements are distributed via multiple connections.

Some intersection upgrades identified to improve safety.



Priority Area 2

Potential Yield: 250 - 600 dwellings

Constraints for growth

- Landscape character
- Gradient
- Rocky soils
- Bushfire risk
- Native vegetation coverage
- Fragmented ownership

Infrastructure

Water - Connect into existing mains along Western Approach Road and New West Road. Likely DN150 and DN200 water trunk main to complete circuits - connect into larger trunk mains [partial upgrade required along Nootina Road]. Additional DN100s on other minor roads required.

Wastewater - Multiple connection points available to existing sewer network in Precinct 1. Note, all pipes are DN150 and likely require SA Water review of capacity to determine whether connection is feasible. Given large development, SA Water may request new pump station to service large development.

New pump stations are likely to be required to service Precinct 2, subject to SA Water investigations and feasibility studies. A new rising main to the Port Lincoln wastewater treatment plant will be required along Western Approach Road.

Internal Road network will utilise typical 150mm uPVC. Potential for a 225mm uPVC trunk main depending on total lot yield and development layout.

Electricity - Existing 33kV overhead line within Grantala Road & New West Road. Connection or extension may be possible if required.

Existing 11kV overhead line network is extensive within this Priority Area. Multiple points for connection expected.

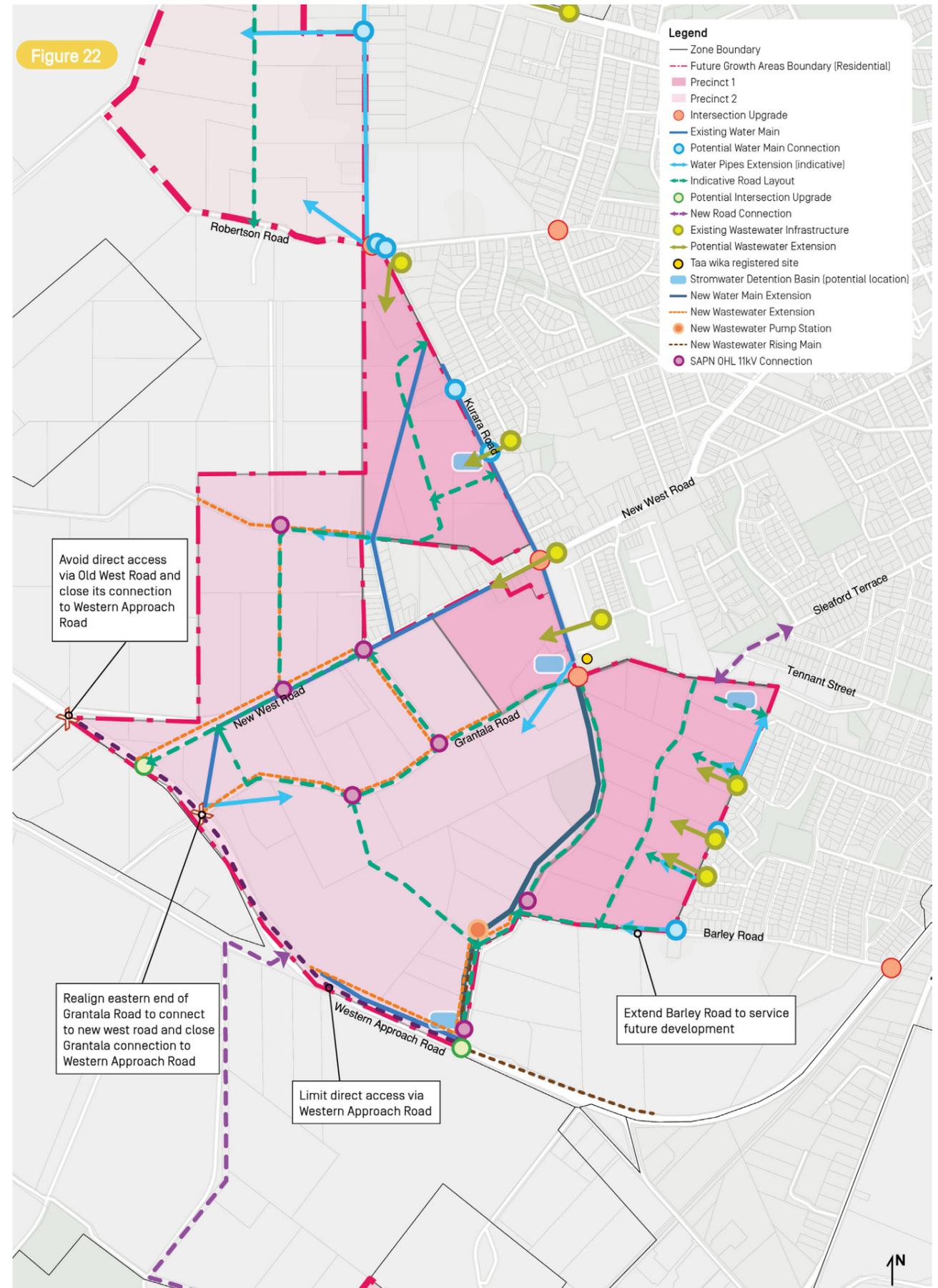
Stormwater - Various connection points available to existing stormwater network. Detention basin outlets will look to connect into existing systems including Kurara Road basin/main, main along Cronin Ave, and Western Approach Road. Some stormwater outlets will need extending to connect into existing system.

Detention will be required - 26,000m³ total volume for the Priority Area (assuming 600 dwellings). The volume may be split depending on location of development.

Traffic - Traffic generation is expected to be in the order of 2,000 [low] to 4,800 [high] daily traffic movements. Desirable to achieve multiple connections to minimise capacity impacts on any one section of road/intersection.

Some intersection upgrades identified to improve safety.

Figure 22



Priority Area 3

Potential Yield: 20 - 40 dwellings

Constraints for growth

- Bushfire risk
- Native vegetation coverage
- Fragmented ownership
- Limited wastewater connection options
- Gradient
- Rocky soils

Infrastructure

Water - Existing DN150 trunk mains located on Blue Fin Road & Proper Bay Road. Likely DN 100 or DN150 water trunk main to complete internal circuits.

Wastewater - No waste water infrastructure currently. Likely these existing lots have on-site waste water systems. It is likely that on-site wastewater systems will be required to service future development.

A new waste water pump station is likely to be required to connect to the sewer mains (subject to feasibility). Location subject to development layout (but will need to be near Proper Bay Road to enable gravity main to drain to public system). Rising main to connection into existing trunk main along Proper Bay Road.

Electricity -11kV overhead line connection points on Blue Fin Road and Proper Bay Road.

Stormwater -No stormwater infrastructure indicated near this zone. Blue Fin Road will require a stormwater main installed which will ultimately discharge to the ocean. A secondary stormwater main along Arrandale Close may also be provided.

Detention will be required - 1500m3 total volume for the Zone. The volume may be split depending on location of development.

Traffic -Traffic generation is expected to be in the order of 160 (low) to 320 (high) daily traffic movements. Capacity impacts will be minimal.

Connection over disused rail corridor desirable to facilitate secondary access and improve safety in the event of a bushfire.

Figure 23

