Water and Sewer Analysis

Forresters Beach Planning – Stage 2

80519020

Prepared for Terrigal Grosvenor Lodge Pty Ltd

23 December 2020







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Executive Summary

Cardno was engaged by Terrigal Grosvenor Lodge Pty Ltd to undertake a water and sewer analysis of the proposed rezoning application for No 957 and Nos 987-991 The Central Coast Highway (CCH) and Nos 137,139, 143 and 145 Bakali Road, Forresters Beach (Lots 1-4 DP1000694, Lot 51 DP 1028301 and Lot 522 DP 1077907). The rezoning application is to change the zoning of the land to suit low density development.

The water and sewer analysis is required by Central Coast Council to determine any effects of the proposed redevelopment of the rezoning on the existing water and sewer infrastructure and to determine if any upgrades to the water and sewer reticulation are required based on loads and demands.



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1 Existing Site Conditions

The land to be rezoned covers an area of 9.855ha and is located between the Central Coast Highway and Bakali Rd. The site is bound to the north by Lot 5 DP 1082979 (which has been rezoned for residential development), to the east and south-east by existing residential properties which front on to the Central Coast Highway and to the west by Bakali Road (formed and unformed sections) as shown in Figure 1-1 below.



Figure 1-1 Satellite Image of Rezoning Area

The existing development on the site consists of open rural grassed paddocks with five residences.



1.1 Existing Sewer Reticulation

Three (3) residences being directed to sewer line FP and flow onto SPS FB4 and the remaining two (2) residences being directed to sewer line FR and flow onto SPS FB1.

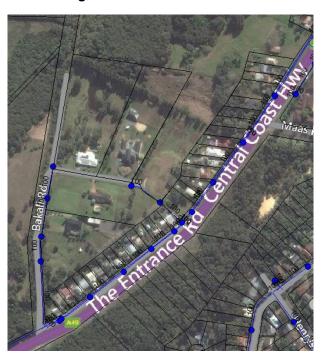
Figure 1-2 Existing Sewer Reticulation



1.2 Existing Water Reticulation

The water supply to the existing five (5) residences is from existing DN100 watermains located on the Central Coast Highway and Bakali Road.

Figure 1-3 Existing Water Reticulation





2 Sewer Analysis

Design Flow calculations have been undertaken to determine the additional sewage load that the proposed subdivision will have on the existing sewage reticulation.

2.1 Existing Sewage Pump Stations

Forresters Beach Sewage Pump Station (SPS) FB1 is the main pumping station for the Forrester Beach Area with 3 supplementary SPS's FB2, FB3 and FB4 flow contributing the SPS FB1 Design Flow Rate. The existing design flow rates of the four (4) Sewage Pump Stations, as supplied by Central Coast Council are shown in Table 2.1 below. The flow represent the maximum capacity of the respective SPS based on the current infrastructure at each SPS.

Table 2-1 Existing SPS Flows

SPS	ADWF	PWWF
FB1	7.233 L/s	75.0 L/s
FB2	0.73 L/s	6.00 L/s
FB3	0.058 L/s	0.50 L/s
FB4	0.324 L/s	20 L/s

2.2 Proposed Subdivision Sewer Servicing Arrangement

The proposed sewer servicing arrangement has been designed for 69 lots that have an approximate average size of 850m² each. For the 69 lots in the proposed subdivision, 52 lots to be connected to the existing sewer infrastructure within the catchment of the existing Forresters Beach SPS FB4 and the remaining 17 lots to be connected to the existing sewer infrastructure within the catchment of the existing Forresters Beach SPS FB1 as follows

The catchments delineation follows the natural fall of the land. Details are contained in Appendix A.

2.2.1 SPS FB4 Catchment

52 lots can be serviced by the existing DN150 and DN225 sewer line FP and FQ within the SPS FB4 catchment.

2.2.2 SPS FB1 Catchment

17 lots can be serviced by the existing DN225 sewer line FR within the SPS FB1 catchment.

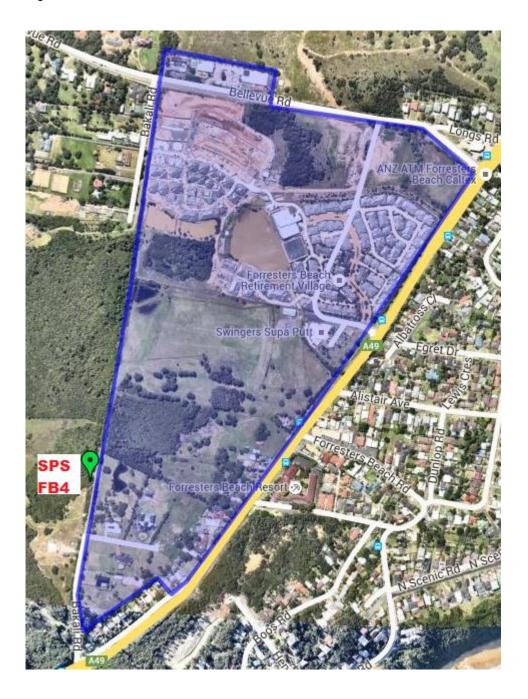


2.3 Existing SPS FB4 Catchment

The existing SPS FB4 catchment is generally bounded by the Central Coast Highway, Bakali Road and Bellevue Road as shown in Figure 2.1.

The existing catchment consists of residential allotments, Forresters Beach Retirement Village and various commercial businesses including child minding centres and a gym/swimming complex.

Figure 2-1 SPS FB4 Catchment



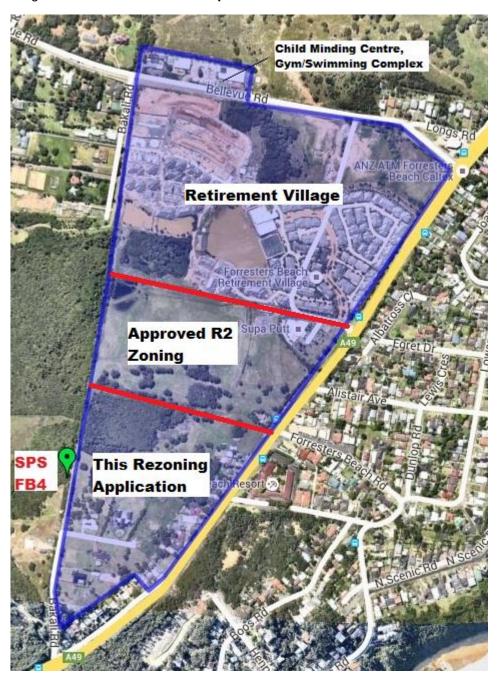


2.4 Existing SPS FB4 Catchment

The future SPS FB4 Catchment as shown in Figure 2.2 could include the following elements:

- > Forresters Beach Retirement Village with approximately 210 villas
- > R2 subdivision which may consist of 105 residential lots.
- > This Development of 52 lots serviced by SPS FB4.
- > Approximately 15 existing residential lots mostly along the Central Coast Highway.
- > Existing child minding centres and gym/swimming complex in Bellevue Road.

Figure 2-2 SPS FB4 Development





2.5 SPS FB4 Design Flow

The following design flow calculations are to determine the additional sewage load that the proposed subdivision will have on the pumping capacity of Forresters Beach SPS FB4.

The design flow calculations for Equivalent Persons (EP) are based on SCA WSA 02-2002-2.2 (Sydney Water Edition 1 Version 3) Appendix B Flow Estimation. An allowance of 3.5 EP per single occupancy lots and 2.5 EP per single occupancy high density dwelling units e.g. Forresters Beach Retirement Village.

2.5.1 SPS FB4 Existing Design Flow

The existing SPS FB4 design flow as shown in Table 2.1 is 20 litres per second.

2.5.2 SPS FB4 Catchment Design Flow

The council approved development SPS FB4 design flow is approximately calculated at 18 litres per second as shown in Table 1 Appendix C.

The design flow is based on sewer servicing to:

- > Existing structures;
- > Forrester Beach Retirement Village including existing Villa's and Villa's currently under construction;
- > R2 subdivision which may consist of 105 residential lots.

2.5.3 SPS FB4 Catchment Design Flow including this Development

The anticipated SPS FB4 design flow including this development is calculated at 20 litres per second as shown in Table 2 Appendix C.

The design flow is based on sewer servicing to:

- > Existing structures;
- > Forrester Beach Retirement Village including existing Villa's and Villa's currently under construction
- > R2 subdivision which may consist of 105 residential lots;
- > This proposed 52 lot part subdivision.

2.5.4 SPS FB4 Conclusion

The anticipated increased flow rate (WWPS) of 19.98 litres per second from the proposed part subdivision (52 Lots) on Sewage Pump Station (SPS) FB4 is less than the maximum design flow rate capacity of 20 litres per second PWWF.

No upgrades works are therefore required to flow rates at SPS FB4 as a result of the proposed rezoning and future residential development on this site.



2.6 Existing SPS FB1 Catchment

The existing SPS FB1 catchment is generally bounded by the Central Coast Highway, Whalans Road, the Pacific Ocean and SPS FB2 and FB3 catchments as shown in Figure 2.3.

The existing catchment consists primarily of residential allotments, Forresters Beach Resort and Forresters Beach Shopping Centre.

Figure 2-3 SPS FB1 Catchment





2.7 SPS FB1 Design Flow

The following design flow calculations are to determine the additional sewage load that the proposed subdivision will have on the pumping capacity of Forresters Beach SPS FB1including the design flows from SPS FB2, FB3 and FB4.

The design flow calculations for Equivalent Persons (EP) are based on SCA WSA 02-2002-2.2 (Sydney Water Edition 1 Version 3) Appendix B Flow Estimation. An allowance of 3.5 EP per single occupancy lots and 2.5 EP per single occupancy high density dwelling units e.g. Forresters Beach Resort

2.7.1 Existing Design Flow

The existing SPS FB1 design flow as shown in Table 2.1 is 75 litres per second.

2.7.2 SPS FB1 Catchment Design Flow

The SPS FB1 design flow is calculated at 69 litres per second as shown in Table 3 Appendix C.

The design flow is based on sewer servicing to:

- > Existing tenements including a 15% allowance;
- > Forrester Beach Resort of 34 Units:
- > Forresters Beach Shopping Centre;
- > SPS FB2, FB3 and FB4 design flow allowances.

2.7.3 SPS FB1 Catchment Design Flow including this Development

The anticipated SPS FB1 design flow including this development is calculated at 71 litres per second as shown in Table 4 Appendix C.

The design flow is based on sewer servicing to:

- > Existing tenement including a 15% allowance;
- > Forrester Beach Resort (34 Units);
- > Forresters Beach Shopping Centre;
- > SPS FB2, FB3 and FB4 design flow allowances;
- > This proposed 17 lot part subdivision.

2.7.4 SPS FB1 Conclusion

The anticipated increased flow rate (WWPS) of 70.11 litres per second from the proposed part subdivision (17 Lots) on Sewage Pump Station (SPS) FB1 is within the current 75 litres per second PWWF existing flow rate.

No upgrades works are therefore required to the flow rates at SPS FB1 as a result of the proposed rezoning and future residential development on this site.



3 Water Analysis

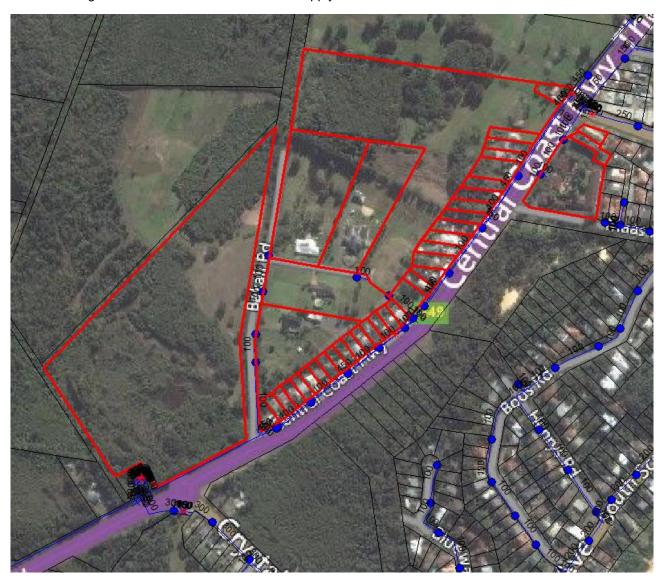
3.1 Existing Watermain Service Arrangement

The watermain analysis is based on WCA WSA 03-2011-3.1 (Sydney Water Edition 2012) Table 3.2 Empirical Guide for Pipe Sizing.

The proposed development area consists of five (5) existing residences which are currently serviced for water by a DN100 watermain which is located in Bakali Road and the Central Coast Highway. Refer Figure 3-1 for the watermain supply area.

The DN100 watermain flow originates from a DN150 watermain at the corner of The Central Coast Highway and Forresters Beach Road. The DN150 watermains flow is from a DN300 watermain and a DN450 Trunk Watermain on the Central Coast Highway.

Figure 3-1 DN100 Watermain Supply Area





3.2 Existing DN100 Watermain Load

The existing DN100 watermain currently supplies potable water to approximately 41 residences and the 34 units in the Forrester Beach Resort.

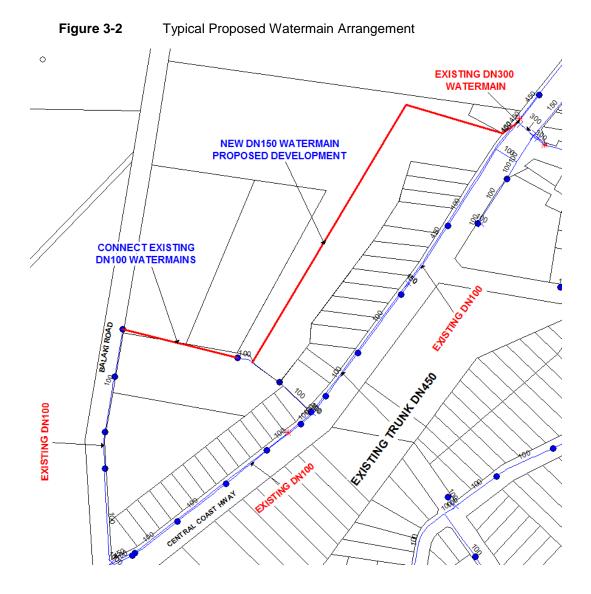
WCA WSA Table 3.2 indicates that the limit for single end DN100 watermain should be forty (40) residential lots. This indicates that the DN100 watermain requires an upgrade to service the proposed development.

3.3 Proposed Watermain Service Upgrade

The proposed watermain service upgrade has been designed to service 69 lots that have an approximate average size of 840m² each. The proposed development will increase the load on the existing DN100 watermain by approximately 64 residential lots allowing for the reduction of the 5 existing lots to a total of 106 residential lots and the 34 units in the Forrester Beach Resort

It is proposed to construct a new DN150 Watermain from the existing D300 Watermain near the intersection of Forrester Beach Road and Central Coast Highway. The extension of the DN150 Watermain and the looping of the existing D100 watermain in Bakali Road to the existing DN100 watermain will provide capacity to service the water supply area shown in Figure 11.1. Refer to Appendix B for Details.

The proposed solution will also provide relief to existing water users on the existing DN100 watermain including the Forrester Beach Resort 34 Units.





4 Recommendations

It is recommended that Central Coast Council approve the rezoning application based on the following outcomes of the water and sewer analysis.

4.1 Sewer Analysis Recommendation

The proposed development could be accommodated on the existing pumping capacities of Forester Beach Sewage Pumping Stations SPS FB1 and SPS FB4 and no upgrades to the flow rates are required to service the proposed development.

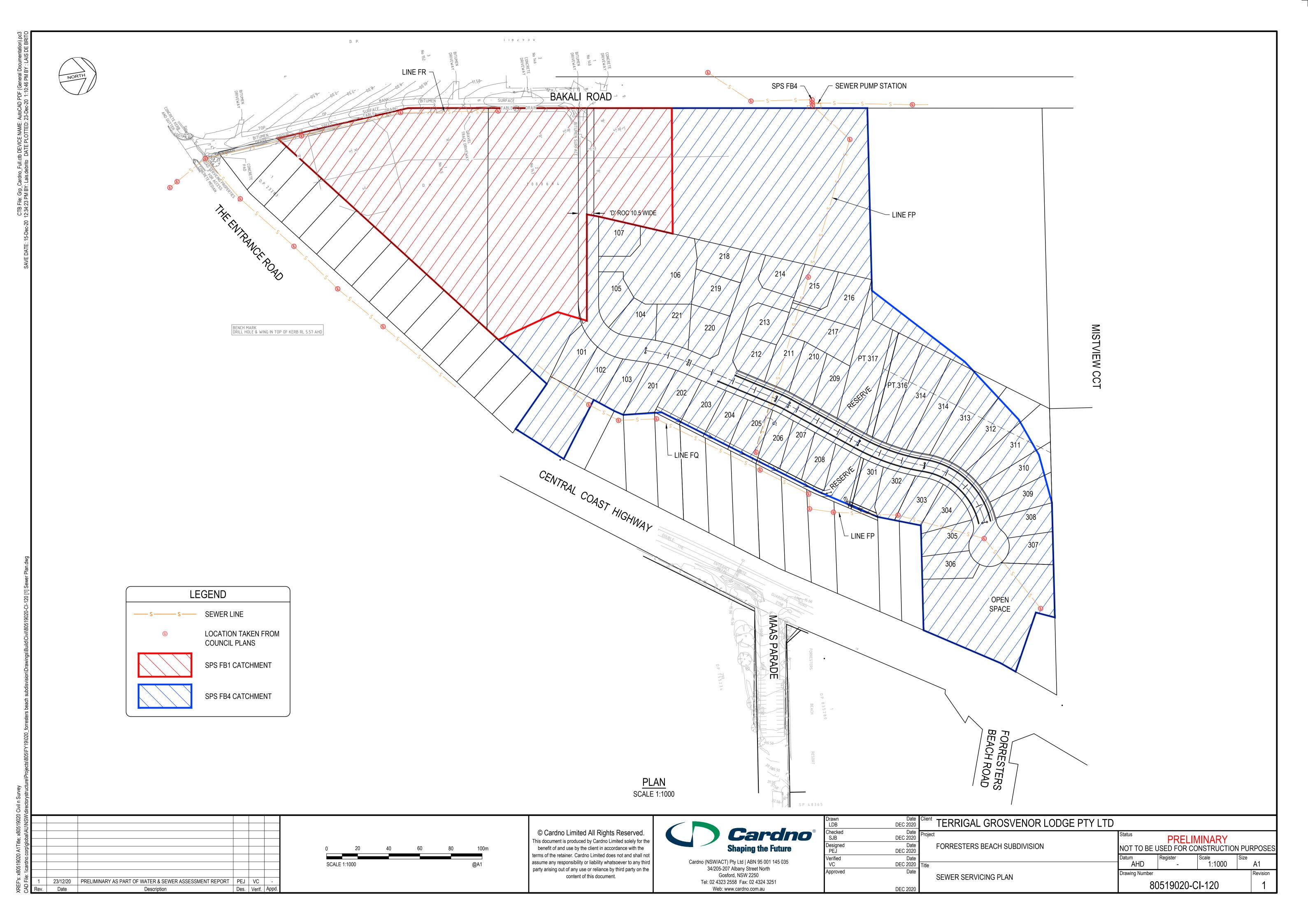
4.2 Water Analysis Recommendation

The proposed provision of a DN150 watermain extension to the existing DN100 watermain will provide capacity to service the proposed development with potable water.

Forresters Beach Planning – Stage 2

APPENDIX A
SEWER SERVICING PLAN

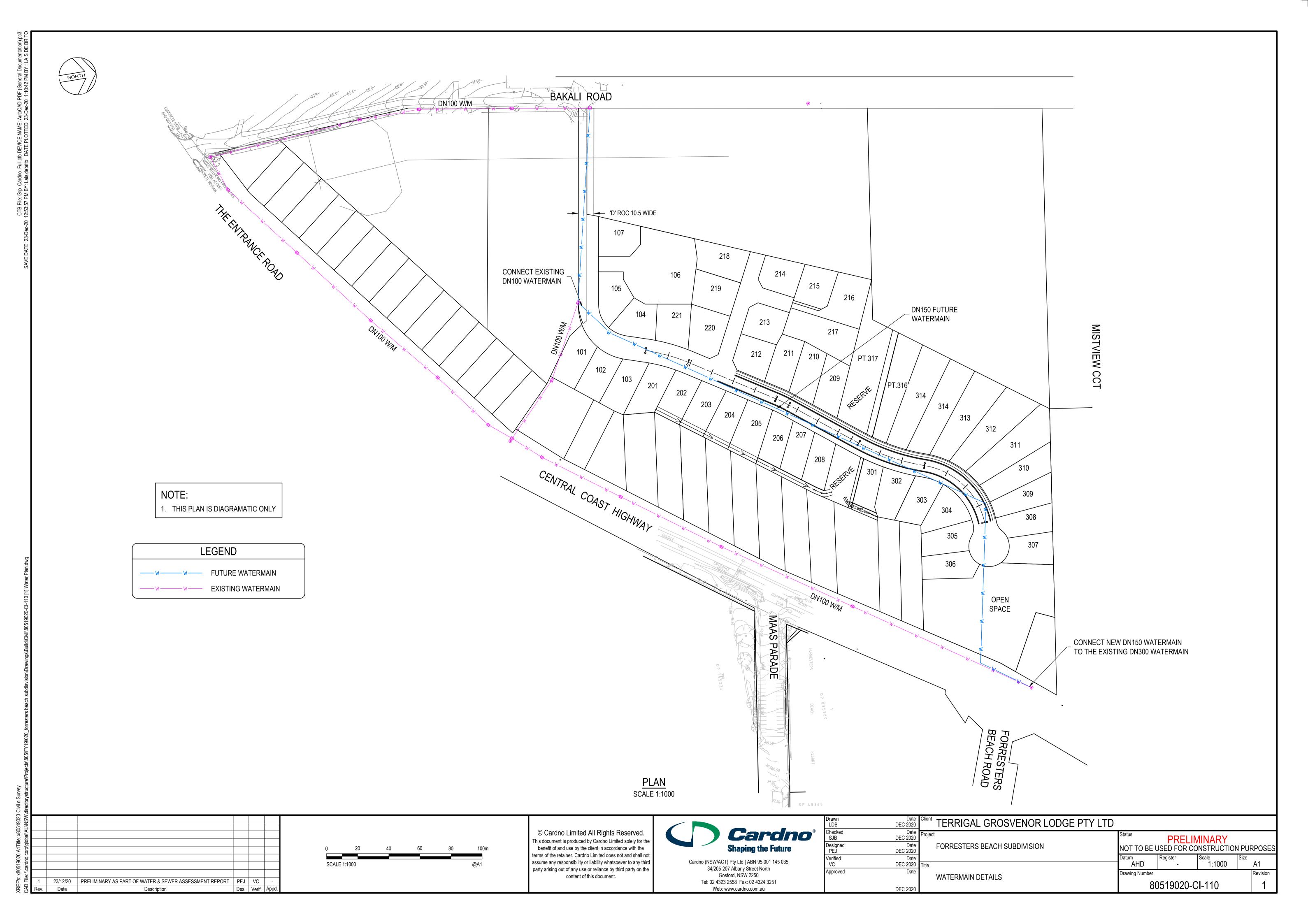




Forresters Beach Planning – Stage 2

APPENDIX B WATER SERVICING PLAN





Forresters Beach Planning – Stage 2

APPENDIX C SPS DESIGN FLOW CALCULATIONS





APPENDIX C - SHEET 1	L of 2																	
ABLE 1																		
Туре	Units	EP/UNIT	ů.	ADWF (0.0021L/5 per EP)	A GROSS DEV. AREA (Ha)	D	PDWF (L/s)	Portion Wet	GVM (L/s)	Density (EP/Ha)	Aeff	14,2	Factor siæ	Factor containment	1	С	IIF (L/s)	PVWMF (L/s)
Preschool/Gym/Swimm.			30	0.06	1.12	7.34	0.46	0.50	0.01	26.79	0.47	41.00	1.54	1.00	62.97	0.60	0.50	0.98
Retirement Village	211	2.5	527.5	1.11	21.50	3.43	3.80	0.50	0.27	24.53	8.70	41.00	1.08	1.00	44.17	0.60	6.45	10.52
Approv Subdivision	105	3.5	367.5	0.77	9.40	4.19	3.24	0.50	0.12	39.10	4.80	41.00	1.19	1.00	48.78	0.60	3.93	7.29
			50 F	0.44	1.55	6.73	0.74	0.50	0.02	33.87	0.74	41.00	1.48	1.00	60.56	0.60	0.75	1.51
Existing Dwellings	15	3.5	52.5	0.11														
Existing Dwellings Totals	15	3.5	977.5	2.05	33.57	3.10	6.36	0.50	0.42	29.12	14.79	41.00	1.02	1.00	41.87	0.60	10.40	17.18
Totals	15	3.5					6.36											
	Onits 15	S.5																
Totals ABLE 2			977.5	(0.0021L/5 er EP)	33.57 (Ha)	3.10	6.36 (s/T)	0.50	0.42 (s/T)	29.12	14.79	41.00	1.02	1.00	41.87	0.60	10.40	17.18
Totals ABLE 2 Type Preschool/Gym/Swimm. Retirement Village	Cuits	EP/CIVIT	977.5 a 30 527.5	40.00 ADWF (0.00211/5 per EP)	33.57 GROSS DEV. 4 REA (Ha) 21.12 21.50	7.34 3.43	6.36 (s/1) Avacad 0.46 3.80	0.50 0.50	0.42 (s/1) 0.01 0.27	29.12 Density (EP/Ha) 26.79 24.53	14.79 Language 0.47 8.70	41.00 41.00 41.00	1.02 Lactor 2 1.54 1.08	Pactor Containment 00.1 00.1 00.1	41.87 - 62.97 44.17	0.60 0.60 0.60	10.40 ≝ (s/1) 0.50 6.45	17.18 (s/1) 0.98 10.52
Totals ABLE 2 Type Preschool/Gym/Swimm.	Units	EP/UNIT	977.5	90.06 Per EP)	33.57 GROSS DEV. AREA (Ha)	7.34	6.36 (s/1) HAAGA 0.46	0.50 Portion Wet	0.42 (s/1) ws 0.01	29.12 Density (EP/Ha)	14.79 W 0.47	41.00 <u>3</u> 41.00	1.02 Eactor 8	Pactor Summent 1.00	41.87 - 62.97	0.60	10.40 	17.18 Lawy (s/1) 0.98
Totals ABLE 2 Type Preschool/Gym/Swimm. Retirement Village	Cuits	EP/CIVIT	977.5 a 30 527.5	40.00 ADWF (0.00211/5 per EP)	33.57 GROSS DEV. 4 REA (Ha) 21.12 21.50	7.34 3.43	6.36 (s/1) Avacad 0.46 3.80	0.50 0.50	0.42 (s/1) 0.01 0.27	29.12 Density (EP/Ha) 26.79 24.53	14.79 Language 0.47 8.70	41.00 41.00 41.00	1.02 Lactor 2 1.54 1.08	Pactor Containment 00.1 00.1 00.1	41.87 - 62.97 44.17	0.60 0.60 0.60	10.40 ≝ (s/1) 0.50 6.45	17.18 (s/1) 0.98 10.52
Totals ABLE 2 Type Preschool/Gym/Swimm. Retirement Village Approv Subdivision	211 105	2.5 3.5	977.5 30 527.5 367.5	2.05 4DWF (0.0021L/5 0.06 1.11 0.77	33.57 GROSS DEV. 1.12 21.50 9.40	7.34 3.43 4.19	6.36 (\$/1) 4MQ4 0.46 3.80 3.24	0.50 0.50 0.50	0.42 (\$/1) (\$/0.01 0.01 0.27 0.12	29.12 (Eb/Ha) 26.79 24.53 39.10	14.79 0.47 8.70 4.80	41.00 41.00 41.00 41.00	1.02 Lagrandian 1.54 1.08 1.19	Lactor 8 00.1 00.1 00.1 00.1 00.1	41.87 62.97 44.17 48.78	0.60 0.60 0.60 0.60	10.40 ≝ (s/1) 0.50 6.45 3.93	17.18 17.18 0.98 10.52 7.29



APPENDIX C - SHEET	2 of 2																	
ABLE 3																		
Туре	Units	EP/UNIT	EP	ADWF (0.0021L/s per EP)	A GROSS DEV. AREA (Ha)	P	PDWF (L/s)	Portion Wet	GVM (L/s)	Density (EP/Ha)	Aeff	Ьг	Factorse	Factor commitment	-	v	IIF (L/S)	PvvvvF (L/s)
Resort/Shops			120	0.25	0.45	9.36	2.36	0.50	0.01	266.67	0.60	41.00	1.71	1.00	70.25	0.60	0.71	3.07
Existing Dwellings	955	3.5	3342.5	7.02	29.54	3.19	22.37	0.50	0.37	113.15	25.66	41.00	1.04	1.00	42.52	0.60	18.33	41.07
Totals			3462.5	7.27	29.99	3.18	23.10	0.50	0.37	115.46	26.31	41.00	1.04	1.00	42.44	0.60	18.76	42.23
FB2																		6.00
FB3																		0.50
FB4																		20.00
																	PWWF	68.73
ABLE 3																		
Туре	Units	EPJUNIT	EP	ADWF (0.0021L/s per EP)	A GROSS DEV. AREA (Ha)	Р	PDWF (L/s)	Portion Wet	GVM (L/s)	Density (EP/Ha)	Aeff	lız	Factors	Factor combinment	1	2	IIF (L/S)	PVVVVF (L/S)
Resort/Shops			120	0.25	0.45	9.36	2.36	0.50	0.01	266.67	0.60	41.00	1.71	1.00	70.25	0.60	0.71	3.07
Existing Dwellings	955	3.5	3342.5	7.02	29.54	3.19	22.37	0.50	0.37	113.15	25.66	41.00	1.04	1.00	42.52	0.60	18.33	41.07
Planned Subdivision	17	3.5	59.5	0.12	9.40	4.19	0.52	0.50	0.12	6.33	1.93	41.00	1.19	1.00	48.78	0.60	1.58	2.22
Totals			3522.0	7.40	39.39	2.99	22.13	0.50	0.49	89.41	30.41	41.00	1.00	1.00	41.08	0.60	20.99	43.61
FB2																		6.00
FB3																		0.50
FB4																		20.00
																	PWWF	70.11

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