



Central Coast Council
Northern Region Water Supply and Sewerage Development
Servicing Plan 2024

Version 1.0
Water Assets & Planning
May 2024

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Northern Region Water Supply and Sewerage Development Servicing Plan 2024

Author: Luke Drury

Date: May 2024

Version 1.0

Approved by: Director Water and Sewer

Date of Approval: May 2024

Assigned review period: 5 years

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1.0 Introduction

The purpose of this Development Servicing Plan (DSP) is to determine the Developer Charges applicable for water supply and sewerage infrastructure servicing proposed development within the northern region of the Central Coast. Developer Charges and the requirement to carry out works will be implemented as part of relevant development in accordance with the Water Management Act 2000 and the Independent Pricing and Regulatory Tribunal's (IPART) Determination on Maximum prices for connecting, or upgrading a connection, to a water supply, sewerage, or drainage system (October 2018).

Developer Charges relate to the provision of those water and sewerage assets identified in this Plan. Typically, these assets service a number of developments within this Plan which provides the basis for sharing of asset costs. All other water and sewerage infrastructure required to service the local development area shall be provided at full cost to the Developer.

For Water Developer Charges, Council continues to operate two regional based charges (Northern and Southern Regions) with a common Headworks DSP in consideration of shared bulk water assets including dams, weirs and treatment plants.

For the purpose of calculating Sewerage Developer Charges, the Northern Region has been divided into two catchment areas being Norah Head and Wonga Point. This reflects the two ocean outfalls Council is currently operating, within two respective Environmental Protection Licences. This has been undertaken to reflect the differing amounts of existing infrastructure between the two outfalls. This approach also considers differing future predicted development patterns and associated new infrastructure requirements between the two areas.

This Plan has been prepared in accordance with the requirements of the Water Management Act 2000 using the methodology contained within IPART's 2018 Determination. All calculations have been carried out in the template provided by IPART.

The new Developer Charges, as detailed below, will be applicable for the period 1 December 2024 to 30 June 30, 2025, after which they will be adjusted in accordance with the provisions detailed in Section 13.

2.0 Summary of Developer Charges

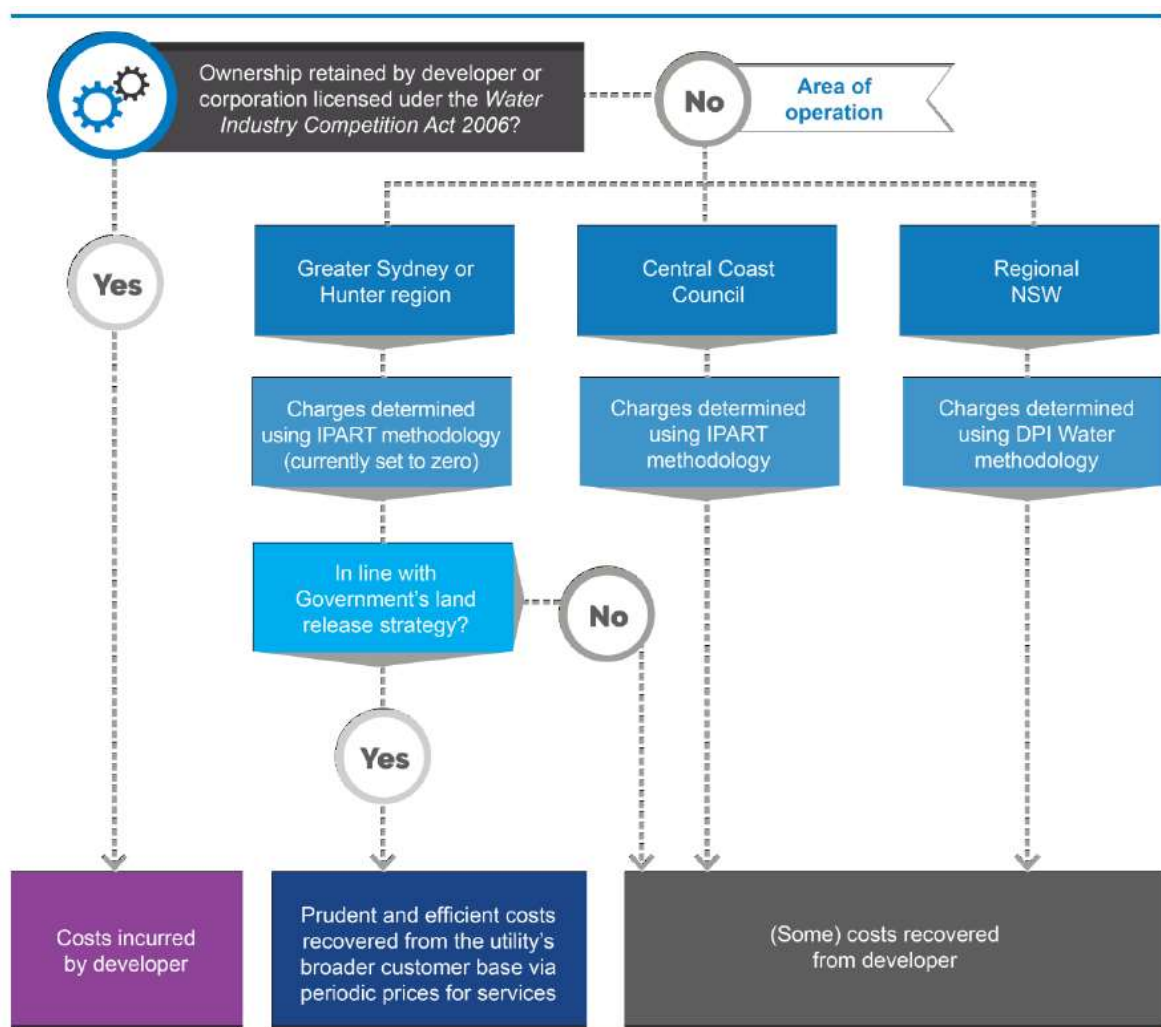
Following the adoption of this DSP the combined water and sewerage contribution for development within the Northern Region will be \$5,124.61 for Wonga Point or \$6,152.98 for Norah Head (subject to catchment location) per Equivalent Tenement (ET). For the purpose of determining Developer Charges payable, all development is assessed on an 'Equivalent Tenement' basis. This is described further in Section 8.

A comparison of the existing and proposed charges for both water supply and sewerage are provided below in Table 1.

Table 1 Developer Charges Summary

Developer Charge	Previous Charge 2014 DSP (\$2023/24)	New Charge (\$2023-24/ET)
Northern Region Water Supply	\$3,872.79	\$2,328.91
Northern Region Sewerage		
Wonga Point Catchment	\$2,712	\$2,795.70
Norah Head Catchment	\$2,712	\$3,824.07
Combined Water & Sewerage		
Wonga Point Catchment	\$6,584.79	\$5,124.61
Norah Head Catchment	\$6,584.79	\$6,152.98

A summary of Water and Sewerage Developer Charges calculation across New South Wales is provided below in Chart 1. Note that the NSW Government is in the process of reversing the 'zero charge' that has previously applied to Sydney Water and Hunter Water's area of operations.


Chart 1 Differing methodologies for funding water and sewerage infrastructure for new development across NSW (supplied by IPART 2018)

3.0 Applicability of the Plan

This DSP describes the requirements applicable to the assessment of Water Supply and Sewerage Developer Charges for any Development assessed under the Water Management Act from 1 December 2024 (subject to registration of the DSP by IPART). Developer Charges payable and any credits for works undertaken in accordance with the plan (in lieu of developer charges), for Development assessed under the Water Management Act within a previous Gosford City Council or Wyong Shire Council Development Servicing Plan will be assessed under the provisions contained within that DSP.

This DSP takes precedence over any of Council's Codes and Policies should there be any inconsistencies in relation to Water Supply and Sewerage Developer Charges.

4.0 Area of the Plan

This DSP covers all lands contained within the former Wyong Shire Council Local Government Area (LGA) as shown in Figure 1.

4.1 Basis of determining service areas

The basis for determining the service areas applicable to this plan is outlined in the following sections.

Water Supply Headworks

Central Coast Council owns and manages a single water supply headworks scheme. These headworks provide bulk treated water to the entire Central Coast Water Supply Network via two separate Water Treatment Plant located at Mardi and Somersby. As a result, a common Headworks Developer Charge is applicable to both Water Supply DSPs and is incorporated into the calculation of the Water Supply Developer Charge for both DSPs. This charge is detailed in Appendix A.

Water Distribution

The water supply distribution system takes treated drinking water supplied from headworks assets and delivers this to customers across the Northern Supply Zone. Any site supplied drinking water within the former Wyong Shire LGA is part of this area.

Sewerage

Sewage collected from connected properties within the Toukley and Bateau Bay Sewerage Schemes is conveyed to one of six existing Sewage Treatment Plants for treatment prior to disposal at one of the respective licenced outfall locations at (Wonga Point or Norah Head).

The two outfalls have different licence conditions, existing infrastructure characteristics, future projected growth patterns and associated future infrastructure requirements.

Connected properties located within the respective outfall catchment boundaries will be levied the relevant outfall-based developer charge.

5.0 Population Predictions and Dwelling Unit Estimates

Council engaged consultants Informed Decisions (.id) to prepare Economic and Demographic profiles for the Central Coast, as well as population forecasts. The information is derived from the Australian Bureau of Statistics Census of Population and Housing and the National Institute of Economic and Industry Research.

In preparing the 2024 Water Supply and Sewerage DSPs, Council has assessed the current number of connected Equivalent Tenements (ETs) in accordance with IPART's 2022 Pricing Determination for the Central Coast, being 150kL annual potable water demand per Equivalent Tenement. This is based on the current system annual demand (corrected for climate factors) apportioned to the Northern and Southern Regions based on demand distribution. The future number of ETs was then projected forwards in accordance with region based population forecasts provided by .id, allowing for forecast differences in dwelling densities across the two regions. This is outlined below in Table 2 and described further in Appendix A.

Table 2 Population and Equivalent Tenement Summary

Year	Residential Population (.id)*	Equivalent Tenements Water Supply**	Equivalent Tenements Sewerage***
2023	168,873	98,417	96,284
2026	178,268	103,892	101,640
2031	195,209	113,764	111,299
2036	211,436	123,222	120,552
2041	226,545	132,027	129,166
2046	242,734	141,461	138,395
2051	260,080	151,570	148,285
2055	274,844	160,175	156,704

* Population forecast by .id consulting limited to 2036. An extrapolation of Equivalent Tenements beyond 2036, for the purposes of assessing water and sewerage developer charges, was required.

** Total water supply Equivalent Tenements includes residential and non-residential loading (commercial, industrial etc.)

*** Total sewerage tenements less than water supply as some properties are un-sewered.

Full details relating to the forecast tools are available via Council's website:

<https://www.centralcoast.nsw.gov.au/business/opportunities-and-investment/profile-central-coast>.

6.0 Reference to Other Development Servicing Plans

The Water Supply Headworks are detailed in Appendix A of this DSP (Central Coast Water Supply Headworks Development Servicing Plan 2024). The cost of these components is included in the calculations for determining water supply developer charges payable under this Plan.

7.0 Future Asset Profile

Greenfield infrastructure is typically designed and constructed by the lead developer under a Works in Kind Agreement (discussed later) with Council.

Council's capital works program is focused on the delivery of brownfield upgrades or major regional infrastructure projects including:

- Treatment plant augmentations
- Upgrades to existing pumping stations and associated pressure pipelines

7.1 Water Supply

Water supply works relevant to this plan are shown in Figure 2 and associated costs and timing are outlined further in Appendix B. Council has reviewed the known and approved Water and Sewer Servicing strategies prepared by developers and assessed the proposed assets which could qualify for credits under the Development Servicing Plan 2024 (see discussion on Works in Kind).

The Central Coast Council Water and Sewer Department reserves the right to alter the scope and timing of the proposed future assets as these are subject to ongoing review. Any changes to growth patterns, development profiles, land use zoning or any other conditions influence the required location, scale and timing of additional infrastructure. All potential land developers are advised to contact Council's Water Assessment Team for further advice.

7.2 Sewerage

Sewerage works relevant to this plan are shown in Figure 3. The associated costs, timing and methodology used in the sizing of proposed sewerage works is described in Appendix C, Appendix D.

Council has reviewed the known and approved Water and Sewer Servicing strategies prepared by developers and assessed the proposed assets which could qualify for credits under the Development Servicing Plan 2024 (see discussion on Works in Kind)..

The Central Coast Council Water and Sewer Department reserves the right to alter the scope and timing of the proposed future assets as these are subject to ongoing review. Any changes to growth patterns, development profiles, land use zoning or any other conditions influence the required location, scale and timing of additional infrastructure. All potential land developers are advised to contact Council's Water Assessment Team for further advice.

8.0 Equivalent Tenement Calculation

8.1 Water Supply

Design parameters relating to water supply headworks are detailed in Appendix A.

For the purposes of assessing additional loads on the water supply system, from a Developer Charges Perspective, 1 Equivalent Tenement (ET) is defined as the following:

- 150 kL/year annual demand (IPART Determination) or
- 0.92 kL/day peak day demand (whichever is greater)

8.2 Sewerage

IPART's 2022 Pricing Determination defines a 'deemed sewage discharge' per single residential properties of 125 kL/annum. This figure is adopted for the purpose of determining sewerage developer charges payable for a new development (1ET = 125kL sewage discharge per annum).

8.3 Calculation of Equivalent Tenements for Specific Development Types

The conversion of a proposed development into Equivalent Tenements (ET) for the purpose of levying water and sewer developer charges is completed as outlined below:

- 1 Reference to Central Coast Council's Equivalent Tenement Calculation Matrix (see Appendix E)
- 2 For wet industry calculate based on annual and daily water and sewage demand/generation rates and compare to the allowances described above.
- 3 For non-standard development, the number and type of fixtures is used with calculation based parameters contained within AS3500.
- 4 Where the above are not relevant then alternate industry specific documents including Public Works, NSW Water Directorate documentation and investigation of similar developments within other NSW Local Government Areas may be used.

Credits for existing development will be provided based on an approved existing/previous use of the site, for which developer charges have been previously paid. ETs which have been calculated and levied on a parcel of land are not transferrable to another parcel of land.

A minimum threshold of 0.25ET is applicable for triggering the payment of developer charges for new development. However, this does not allow the staging of development in increments less than 0.25ET for the purposes of avoiding the payment of developer charges.

All developer charges calculations will be rounded to two decimal places when assessing ET payable and credits applicable.

9.0 Works In Kind and Temporary Works

Developers may apply to provide water and sewer works in kind, in lieu of making monetary contributions (contributed assets) in line with Council's Policy on Works in Kind Agreements.

The above Policy and associated Guideline outline the approach for determining the value assigned to any works in kind. The typical approaches for common asset types is outlined below:

- For liner asset (pipe diameter less than 300mm), the rates paid for works in kind will be the rates used in the calculation of future asset costs for this DSP (summarised in Appendix G). Any additional costs or savings relating to particular site constraints encountered as part of the design and/or construction phases will be borne by the Developer.
- For facility assets (e.g. sewer pumping station or automated network control valves), pressure pipelines, odour dosing unit, water pumping stations and trenchless construction (due to environmental or infrastructure constraints) methods (for pipe diameter greater than or equal to 300mm), developer is eligible for costs to be based on an independent Quantity Surveyor assessment. Any additional costs or savings relating to particular site constraints encountered following determination of the works in kind value will be borne by the Developer.
- Credits will only be payable upon the acceptance of an asset by Council (no staged payment for investigation and design). for more detail, please refer to Council [Works in Kind Policy – Works Under the Water Management Act 2000](#).

Prior to commencing the design of any contributed assets, the Developer shall contact Council and provide a 'Letter of Intent' (template available) which identifies the subject DSP assets that are intended to be constructed and seeks confirmation what credits may be available for the construction of those assets.

It may be feasible to provide temporary measures to service initial stages of a development in lieu of constructing major works up front. Such proposals will need to be assessed at the time of application. In these cases the applicant is responsible to fully fund the design and construction of the assets and donate them to Council with a payment of expected operational costs and a further payment towards the future decommissioning of the temporary works. These costs are additional to any costs identified in this Plan. The merits of any proposals for temporary assets will need to consider alignment with the long term servicing strategy, impacts to operation and maintenance and overall risk exposure to Council.

This DSP does not include the provision of reticulation assets which are required to be donated to council by the developer. For the purpose of this DSP, reticulation assets are defined as water mains with a nominal diameter less than 200mm and gravity sewer mains with a nominal diameter less than 225mm.

10.0 Timing and Method of Payment

Unless other arrangements have been approved by Council, the payments for Development Contributions are as follows:

- Involving subdivision and/or building work, payment is required prior to the release of the Section 307 Compliance Certificate under Water Management Act
- Where no Construction Certificate, Subdivision Certificate or Occupation Certificate is required, payment is required prior to commencement of work on site.

11.0 Developer Charge Calculation

11.1 Calculation Formula

This Development Servicing Plan contains a net present value (NPV) calculation of the cost of total service capacity in the area less the expected net operating surplus (or losses) from providing services in the area. The resultant net cost is then expressed per Equivalent Tenement (ET). A development is charged a multiple of this per ET charge according to the number of ET applicable to that development calculated in accordance with section 8.0, minus any existing credits applicable to the site.

The developer charge (DC) is calculated in accordance with IPART's 2018 Determination as follows:

$$MP_{Sch1} = \frac{K_1}{L_1} + \frac{K_2}{L_2} - \frac{NPV(R_i - C_i)}{L_3} \text{ for } i = \text{financial years } 1, \dots, n$$

Where:

- MPSch1 means the maximum price per Equivalent Tenement to be serviced by the connection;
- K1 means the Capital Charge for the Pre-1996 Assets that will serve the relevant DSP Area, calculated in accordance with clause 2.3(a) of Schedule 5 and set out in the relevant DSP;
- K2 means the Capital Charge for the Post-1996 Assets that will serve the relevant DSP Area, calculated in accordance with clause 2.3(b) and 2.3(c) of Schedule 5 and set out in the relevant DSP;
- L1 means the Agency's estimate of the number of Equivalent Tenements for Pre- 1996 Assets, calculated in accordance with clause 3.2(a) of Schedule 5 and set out in the relevant DSP;
- L2 means the Agency's estimate of the number of Equivalent Tenements for Post-1996 Assets, calculated in accordance with clause 3.2(b) of Schedule 5 and set out in the relevant DSP;
- L3 means the Agency's estimate of the number of Equivalent Tenements for the Reduction Amount, calculated in accordance with clause 3.2(c) of Schedule 5 and set out in the relevant DSP;

- R_i means the Agency's estimate of the future periodic revenues to be received from new customers in the DSP Area in each financial year i , estimated in accordance with clause 4 of Schedule 5 and set out in the relevant DSP;
- C_i means the Agency's estimate of the future operating, maintenance and administration costs of servicing all new customers in the DSP Area in each financial year i (excluding, for the avoidance of doubt, any Capital Costs), estimated in accordance with clause 5 of Schedule 5 and set out in the relevant DSP; and
- n is the financial year which is 30 years from the financial year in which the relevant DSP was registered with IPART.

11.2 Net Present Value Model Parameters

Council has used the following parameters as required in calculating the developer charge:

- A 0% real discount rate for Pre 1996 assets.
- A real discount rate for post 1996 assets of 2.8% which is equal to Wyong Shire Council's Pre-tax Weighted Average Cost of Capital (WACC)
- A real discount rate of 2.8% for the expected net revenues and costs equal to Wyong Shire Council's Pre-tax WACC.
- Consumption per annum for an average residential customer of 150kL/year;
- A forecast horizon for expected net revenues and costs of 30 years; and
- Any assets constructed prior to 1970 are excluded from the calculation.

12.3 Asset Description

Details relating to the size, length and date of commissioning of existing assets were taken from Council's financial asset register which was used to complete a recent revaluation of Council's Water and Sewerage Assets in 2022.

The value of existing assets was determined using a Modern Engineering Equivalent Replacement Asset (MEERA) approach as required by IPART. This same approach was required for the 2022 Water and Sewerage Asset revaluation which has satisfied Audit Office of NSW requirements.

12.4 Developer Charges

A summary of the developer charges is provided below in Table 3, with the full calculation available in Appendix G.

It is noted that GST is not payable on Water and Sewerage Developer Charges amounts, nor is it payable for credits on works undertaken in lieu of Developer Charges payable.

Table 3 Summary of Developer Charges Calculations

	Headworks Capital Charge (\$/ET)	Distribution Capital Charge (\$/ET)	Operating Surplus (\$/ET)	Total Charge (\$/ET)
Scheme	(a)	(b)	(c)	(d)=(a)+(b) -(c)
Northern Region Water Supply	\$5,630	\$1,861	\$5,162	\$2,329
Northern Region Sewerage Norah Head	N/A	\$7,001	\$3,176	\$3,825
Northern Region Sewerage Wonga Point		\$5,735	\$2,939	\$2,796

13.0 Method of Updating Developer Charges Payable Under This Plan

The Development Servicing Plan will be reviewed:

- Once, and no more than once, in each five-year period, with the first five year period starting on 1 November 2024; and
- When and to the extent required by a determination of the Independent Pricing and Regulatory Tribunal.

13.1 CPI Adjustment

If there is no review of Developer Charges in any given year (Year n), the Developer Charges then prevailing must be multiplied to take effect from 1 July in each such year by the number derived from the application of the following formula:

$$\frac{CPI_{\text{March year } n}}{CPI_{\text{March year } n-1}}$$

Where:

CPI = the consumer price index, All Groups index number for the weighted average of eight capital cities as published by the Australian Bureau of Statistics, or if the Australian Bureau of Statistics does not or ceases to publish the index, then *CPI* will mean an index determined by IPART;

March_{year n} = the March quarter for Year n; and

*March*_{year n-1} = the March quarter for the year before Year n.

13.2 Dispute Resolution

A developer who is dissatisfied with how Council has calculated a developer charge has a right to have the dispute arbitrated under the Independent Pricing & Regulatory Tribunal Act.

The first step of this arbitration process is to contact Central Coast Council.

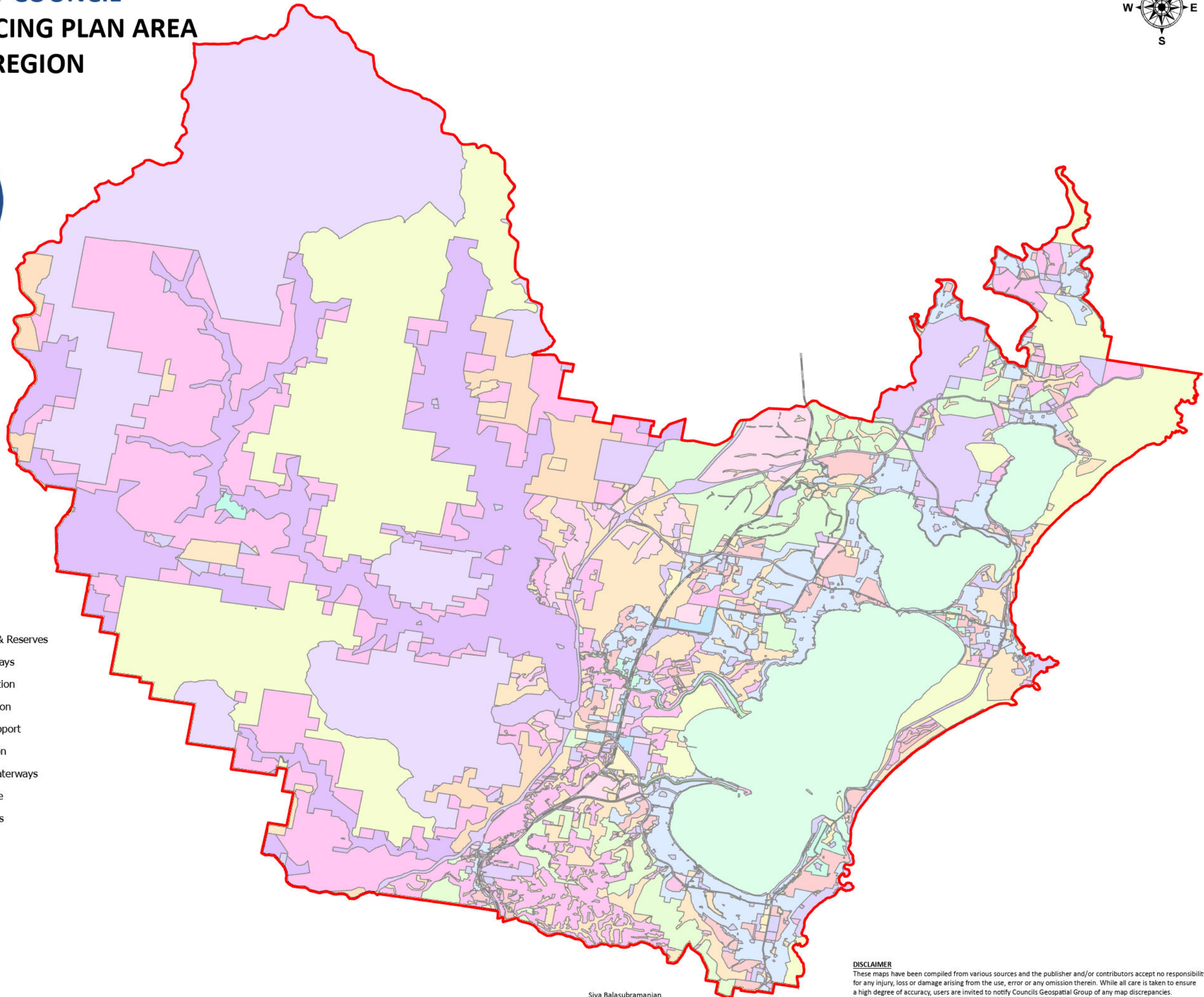
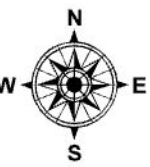
If the complaint has been reviewed by Council and the customer is still dissatisfied, the customer may request to have the dispute arbitrated under Section 31 of the IPART Act.

Figure 1
Development Servicing Plan Area

CENTRAL COAST COUNCIL

DEVELOPMENT SERVICING PLAN AREA

NORTHERN REGION



Legend

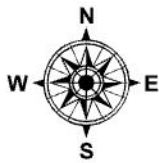
- | | |
|-------------------------------|---------------------------|
| Northern Region DSP Boundary | Mixed Use |
| LOCAL ENVIRONMENTAL PLAN 2022 | National Parks & Reserves |
| Commercial Centre | Natural Waterways |
| Deferred Matter | Primary Production |
| Environ Conservation | Private Recreation |
| Environ Living | Productivity Support |
| Environ Management | Public Recreation |
| Forestry | Recreational Waterways |
| General Industrial | Rural Landscape |
| General Residential | Special Activities |
| Infrastructure | Tourist |
| Large Lot Residential | Transition |
| Local Centre | Unzoned Land |
| Low Density Residential | Village |
| Med Density Residential | |

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 Date: 17/06/2024
 Source: Central Coast Council
 Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

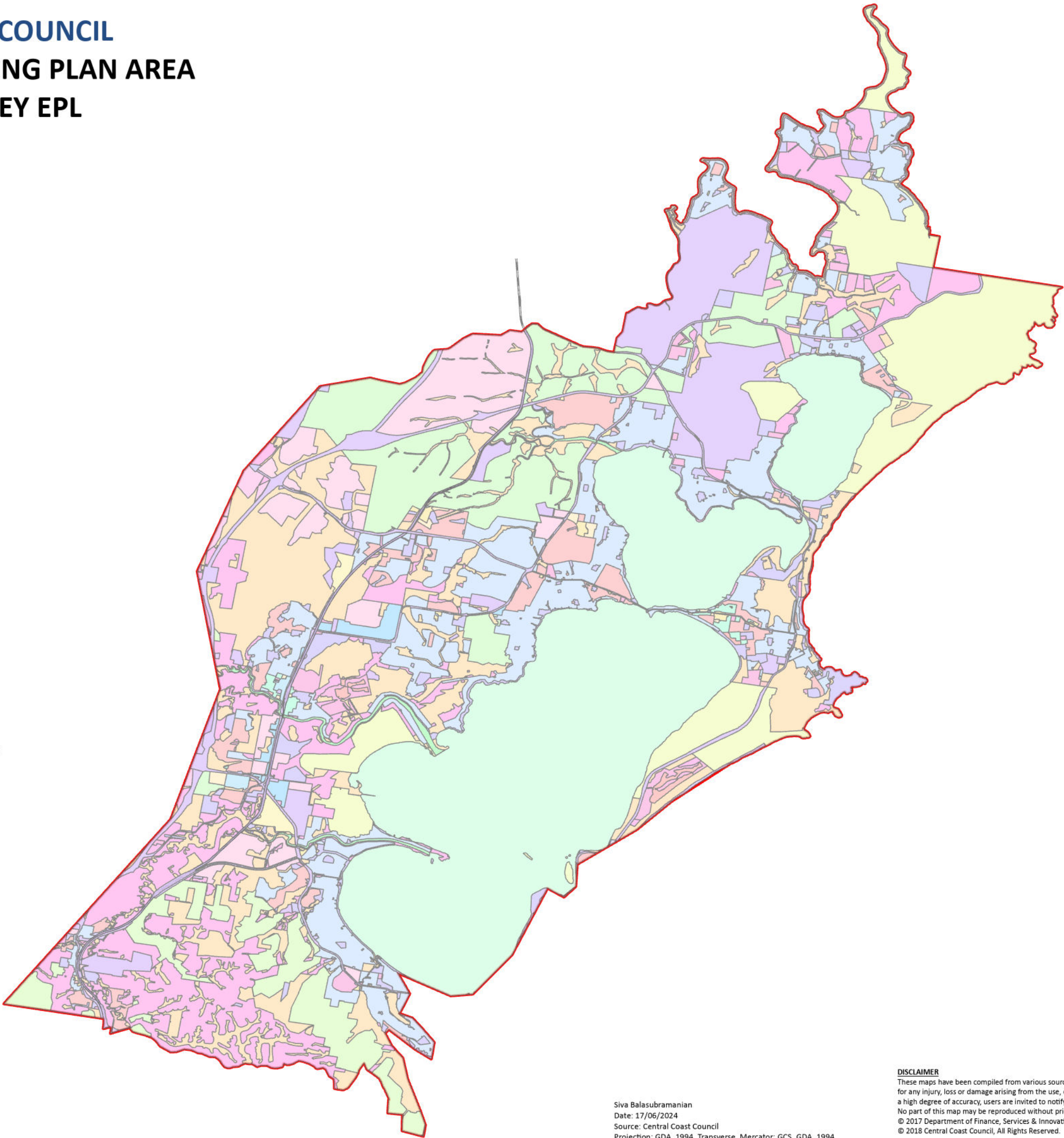
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0 1.4 2.8 5.6 8.4 11.2 Kms

CENTRAL COAST COUNCIL
DEVELOPMENT SERVICING PLAN AREA
SEWER-TOUKLEY EPL



- Legend**
- | | |
|-----------------------------------|---------------------------|
| Toukley_EPL Boundary | Med Density Residential |
| LocalEnvironmentalPlan2022 | Mixed Use |
| Commercial Centre | National Parks & Reserves |
| Deferred Matter | Natural Waterways |
| Environ Conservation | Primary Production |
| Environ Living | Private Recreation |
| Environ Management | Productivity Support |
| General Industrial | Public Recreation |
| General Residential | Recreational Waterways |
| Infrastructure | Rural Landscape |
| Large Lot Residential | Special Activities |
| Local Centre | Tourist |
| Low Density Residential | Transition |



0 1.1 2.1 4.3 6.4 8.6 Kms

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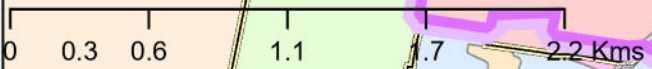
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CENTRAL COAST COUNCIL DEVELOPMENT SERVICING PLAN AREA SEWER-BATEAU BAY EPL

Legend

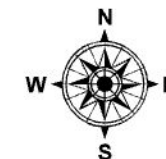
- | | |
|-------------------------------|---------------------------|
| Bateau Bay EPL Boundary | Low Density Residential |
| Central Coast LGA Boundary | Med Density Residential |
| LOCAL ENVIRONMENTAL PLAN 2022 | |
| Deferred Matter | Mixed Use |
| Environ Conservation | National Parks & Reserves |
| Environ Living | Natural Waterways |
| Environ Management | Private Recreation |
| General Industrial | Productivity Support |
| General Residential | Public Recreation |
| Infrastructure | Recreational Waterways |
| Local Centre | Special Activities |
| | Unzoned Land |



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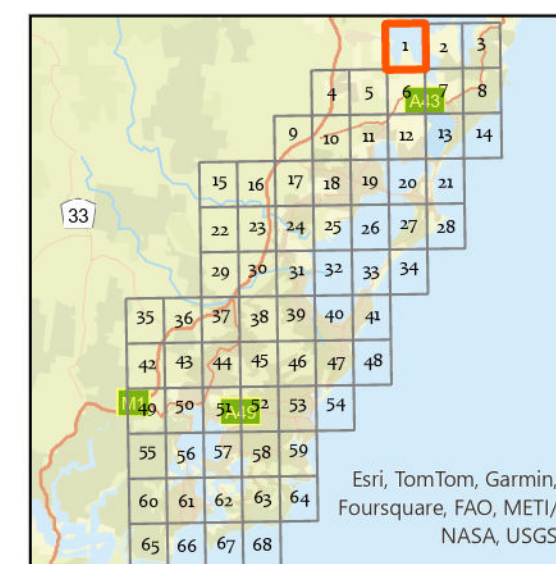
Figure 2
Northern Water Supply Works Plan – 2024



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Proposed_Developments |
| 100mm | ForecastID_Centres |
| 150mm | Local Environmental Plan 2022 |
| 200mm | Environ Conservation |
| 250mm | Environ Management |
| 300mm | General Residential |
| 375mm | Infrastructure |
| 450mm | Local Centre |
| 600mm | Low Density Residential |
| New Reservoirs | National Parks & Reserves |
| Existing Water Mains | Natural Waterways |
| Reticulation Main | Public Recreation |
| Distribution Main | Recreational Waterways |
| Transfer Main | Tourist |
| Transport - Roads | Transition |
| Suburb Boundary | |



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0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

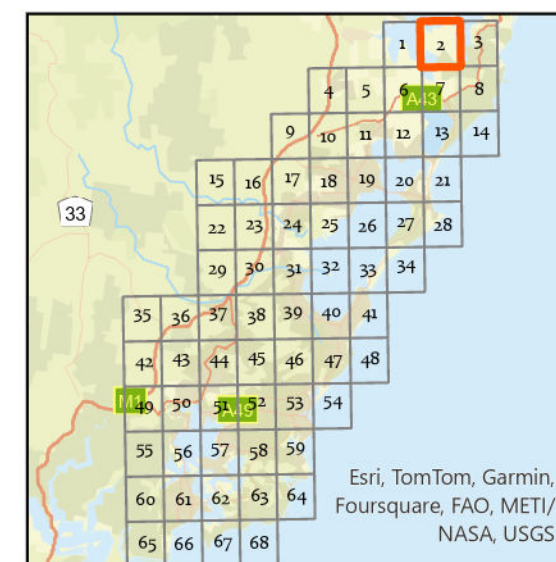
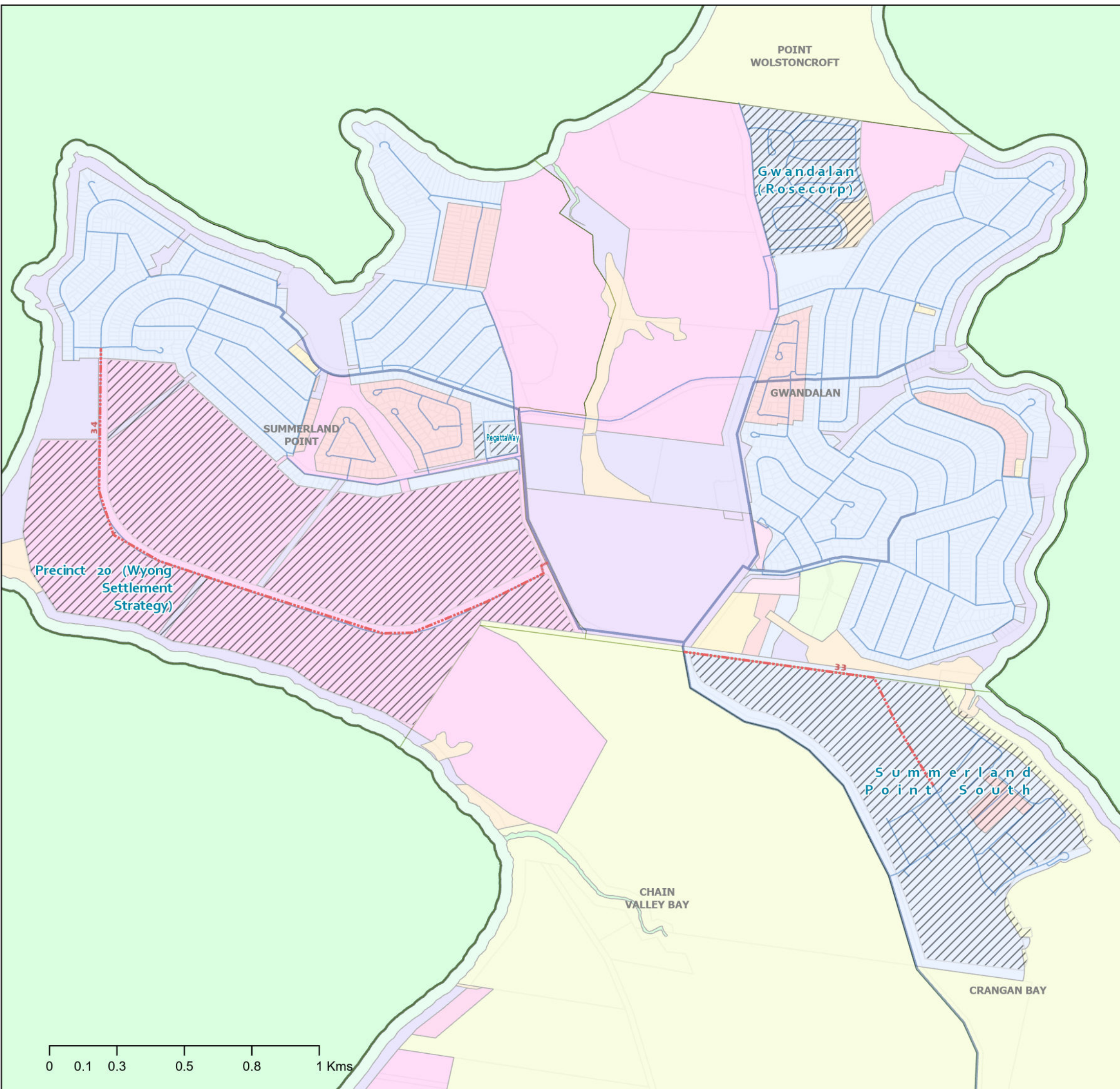
New Reservoirs

Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Proposed_Developments
- ForecastID_Centres

Local Environmental Plan 2022

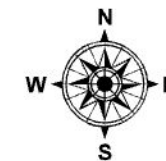
 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Large Lot Residential
 - Local Centre
 - Low Density Residential
 - National Parks & Reserves
 - Natural Waterways
 - Private Recreation
 - Public Recreation
 - Recreational Waterways



0 0.1 0.3 0.5 0.8 1 Kms

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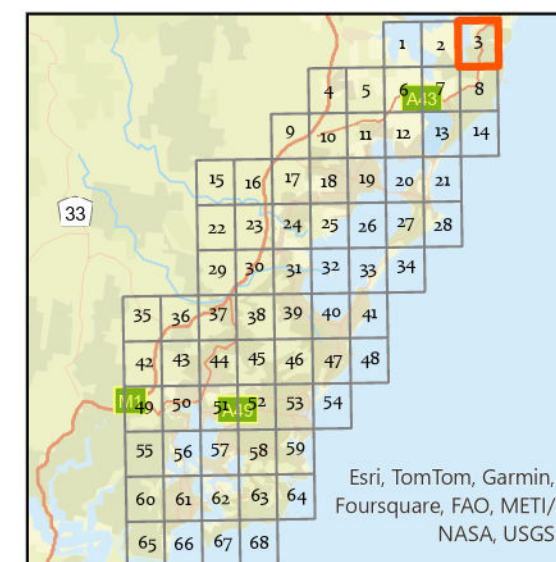
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

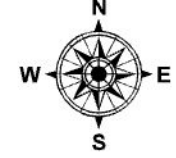
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | Infrastructure |
| 600mm | Low Density Residential |
| New Reservoirs | National Parks & Reserves |
| Existing Water Mains | Natural Waterways |
| Reticulation Main | Private Recreation |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
- New Reservoirs

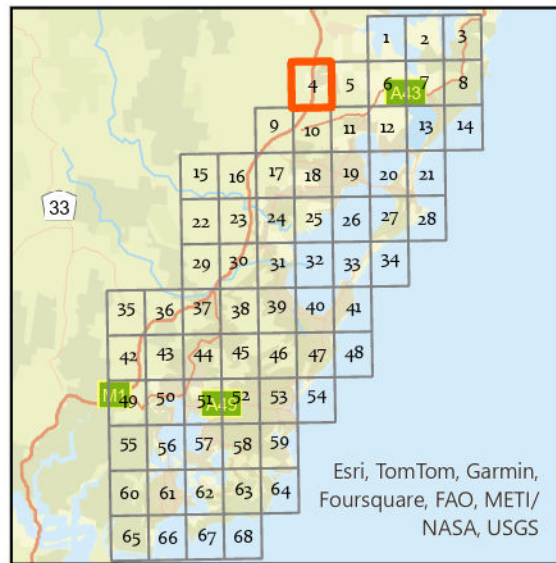
 -
- M1 Motorway

 -
- Proposed_Developments

 -
- ForecastID_Centres

 -
- Local Environmental Plan 2022

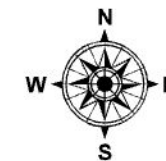
 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Industrial
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Med Density Residential
 - Public Recreation
 - Rural Landscape
 - Transition



Siva Balasubramanian
Date: 14/06/2024
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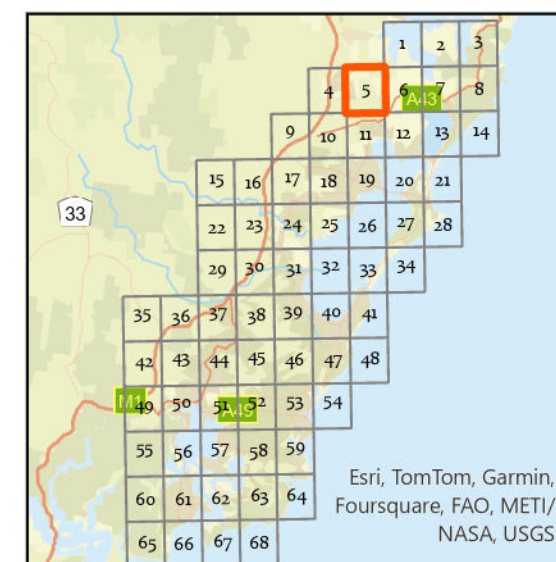
Map 4 of 68



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

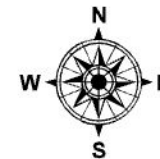
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Railway |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Environ Conservation |
| 300mm | Environ Living |
| 375mm | Environ Management |
| 450mm | General Industrial |
| 600mm | Infrastructure |
| New Reservoirs | Local Centre |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | Med Density Residential |
| Distribution Main | Natural Waterways |
| Transfer Main | Public Recreation |
| Transport - Roads | Rural Landscape |
| Suburb Boundary | Transition |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

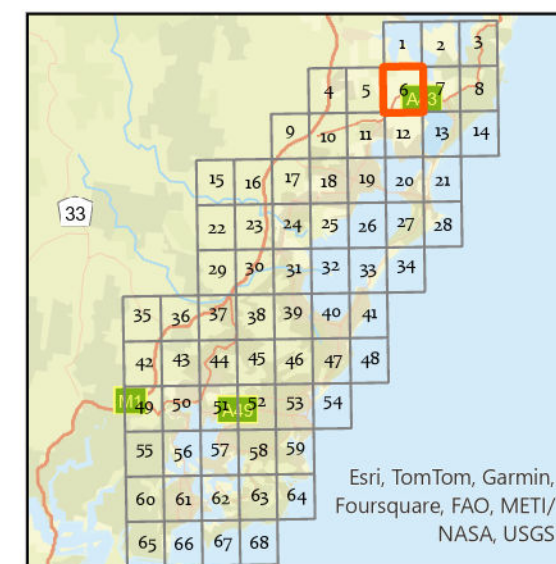
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

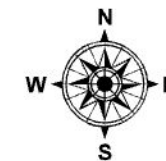
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Environ Conservation |
| 300mm | Environ Management |
| 375mm | General Industrial |
| 450mm | Infrastructure |
| 600mm | Low Density Residential |
| New Reservoirs | Natural Waterways |
| Existing Water Mains | Private Recreation |
| Reticulation Main | Public Recreation |
| Distribution Main | Recreational Waterways |
| Transfer Main | Rural Landscape |
| Transport - Roads | Transition |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

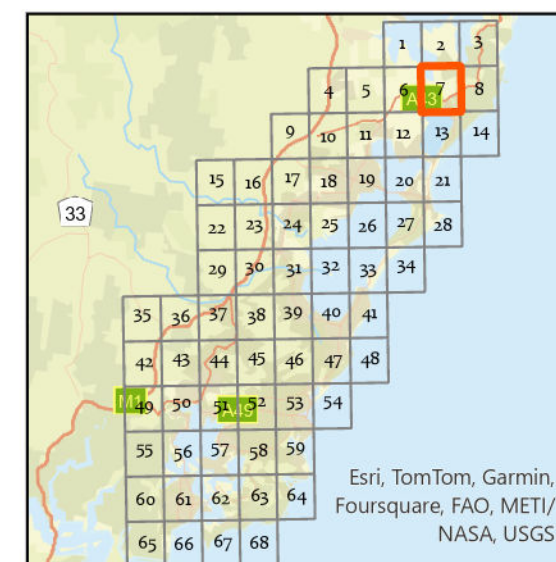
New Reservoirs

Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Proposed_Developments
- ForecastID_Centres

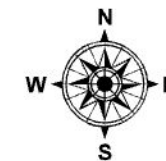
Local Environmental Plan 2022

 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Med Density Residential
 - National Parks & Reserves
 - Natural Waterways
 - Private Recreation
 - Public Recreation
 - Recreational Waterways
 - Transition



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

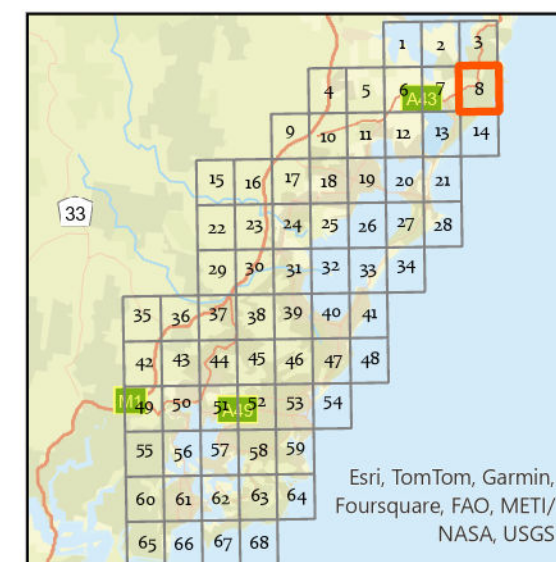
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Transfer Main |
| 100mm | Transport - Roads |
| 150mm | Suburb Boundary |
| 200mm | Proposed_Developments |
| 250mm | ForecastID_Centres |
| 300mm | Local Environmental Plan 2022 |
| 375mm | Deferred Matter |
| 450mm | Environ Conservation |
| 600mm | Environ Management |
| New Reservoirs | Infrastructure |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Public Recreation |
| Distribution Main | Special Activities |



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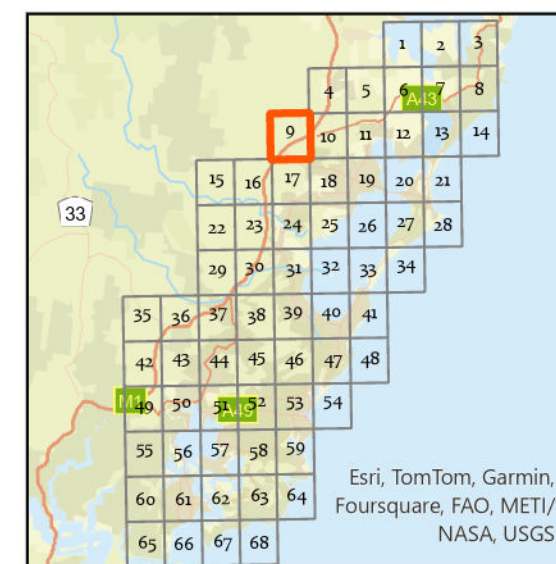
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

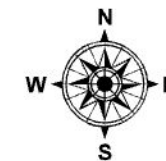
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | M1 Motorway |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Environ Conservation |
| 375mm | Environ Management |
| 450mm | General Industrial |
| 600mm | Infrastructure |
| New Reservoirs | Large Lot Residential |
| Existing Water Mains | Primary Production |
| Reticulation Main | Public Recreation |
| Distribution Main | Rural Landscape |
| Transfer Main | Transition |
| Transport - Roads | |



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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

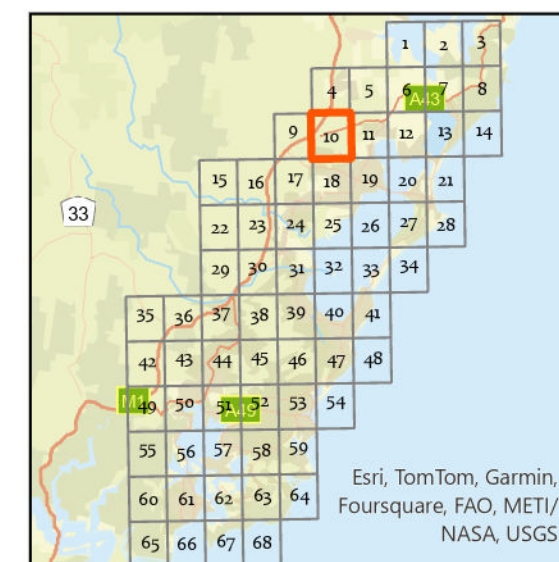
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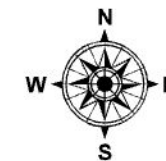
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | M1 Motorway |
| 150mm | Railway |
| 200mm | Proposed_Developments |
| 250mm | ForecastID_Centres |
| 300mm | Local Environmental Plan 2022 |
| 375mm | Environ Conservation |
| 450mm | General Industrial |
| 600mm | Infrastructure |
| New Reservoirs | Local Centre |
| Existing Water Mains | Natural Waterways |
| Reticulation Main | Public Recreation |
| Distribution Main | Rural Landscape |
| Transfer Main | Transition |
| Transport - Roads | |



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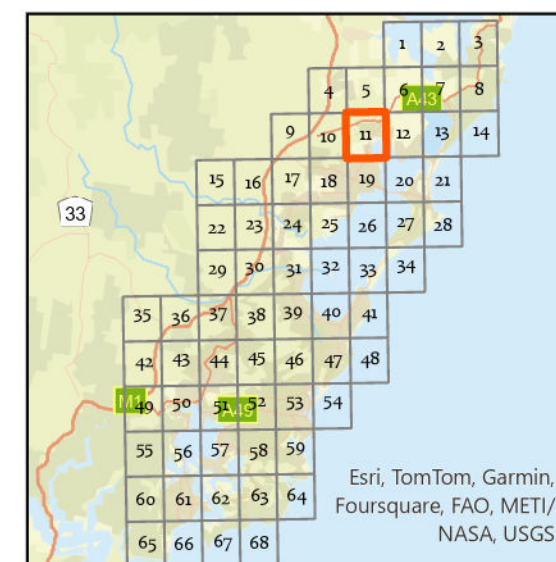
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

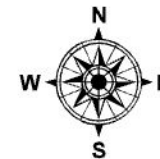
- | | |
|-----------------------------|--------------------------------------|
| Proposed Water Mains | Railway |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Environ Conservation |
| 300mm | Environ Management |
| 375mm | General Industrial |
| 450mm | General Residential |
| 600mm | Infrastructure |
| New Reservoirs | Local Centre |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | Natural Waterways |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | Transition |
| Suburb Boundary | |



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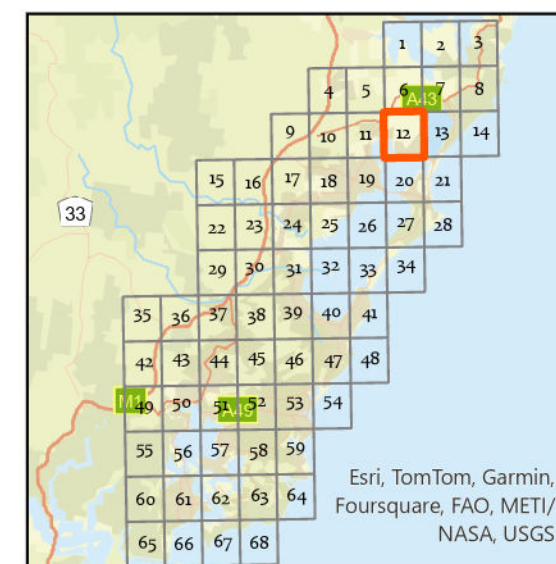
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|--------------------------------------|
| Proposed Water Mains | Proposed_Developments |
| 100mm | ForecastID_Centres |
| 150mm | Local Environmental Plan 2022 |
| 200mm | Environ Conservation |
| 250mm | Environ Management |
| 300mm | General Industrial |
| 375mm | General Residential |
| 450mm | Infrastructure |
| 600mm | Local Centre |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Private Recreation |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | Transition |
| Suburb Boundary | |



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Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

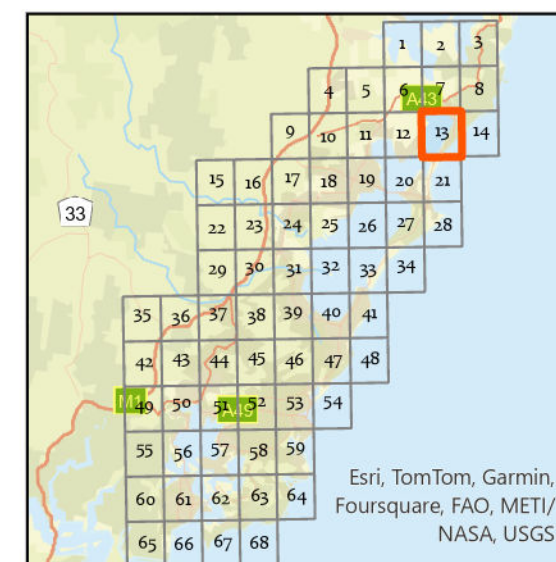
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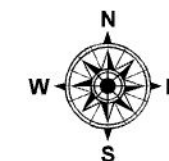
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Environ Conservation |
| 300mm | Environ Management |
| 375mm | General Residential |
| 450mm | Infrastructure |
| 600mm | Local Centre |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Private Recreation |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | |



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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

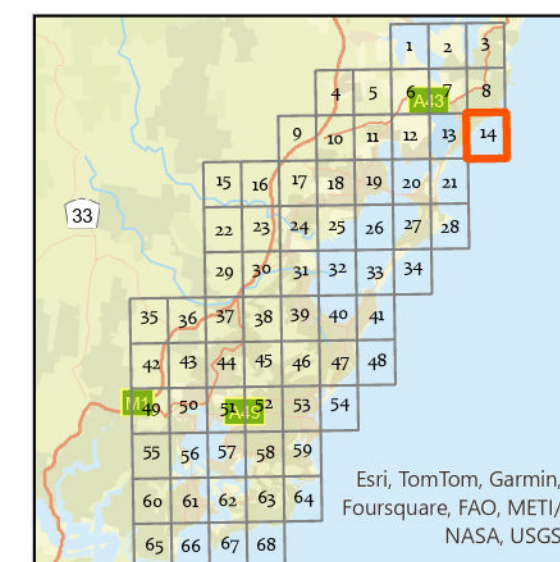
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Distribution Main |
| --- 100mm | — Transfer Main |
| --- 150mm | — Transport - Roads |
| --- 200mm | ▭ Suburb Boundary |
| --- 250mm | ▨ Proposed_Developments |
| --- 300mm | ▤ ForecastID_Centres |
| --- 375mm | Local Environmental Plan 2022 |
| --- 450mm | ▭ Environ Conservation |
| --- 600mm | ▭ Infrastructure |
| ▣ New Reservoirs | ▭ National Parks & Reserves |
| Existing Water Mains | |
| — Reticulation Main | |



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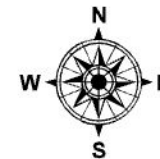
WYBUNG

FREEMANS

LAKE MUNMORAH

BUDGEWOI
PENINSULA

0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

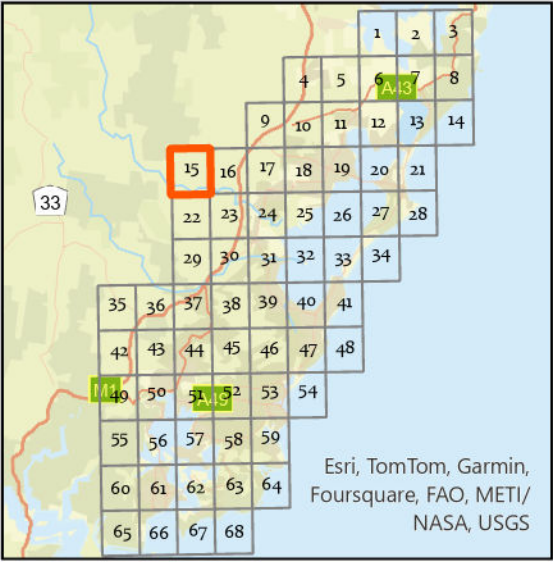
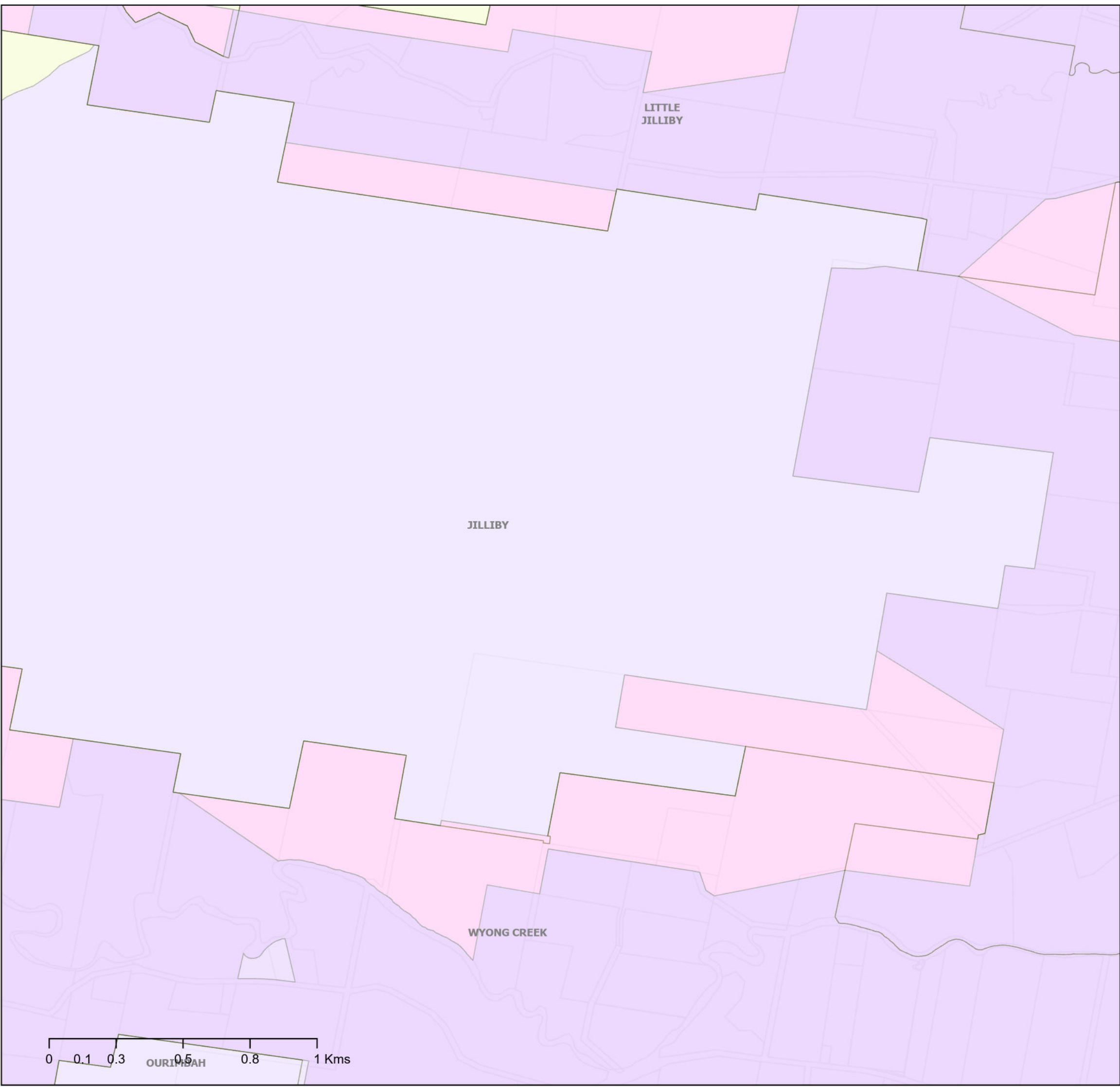
 - Reticulation Main
- Distribution Main

 - Transfer Main
 - Transport - Roads
- Suburb Boundary

 - Proposed_Developments
 - ForecastID_Centres
- Local Environmental Plan 2022

 - Environ Management
 - Forestry
 - Infrastructure
 - National Parks & Reserves
 - Primary Production
- New Reservoirs

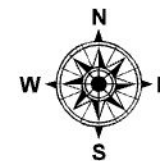
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Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
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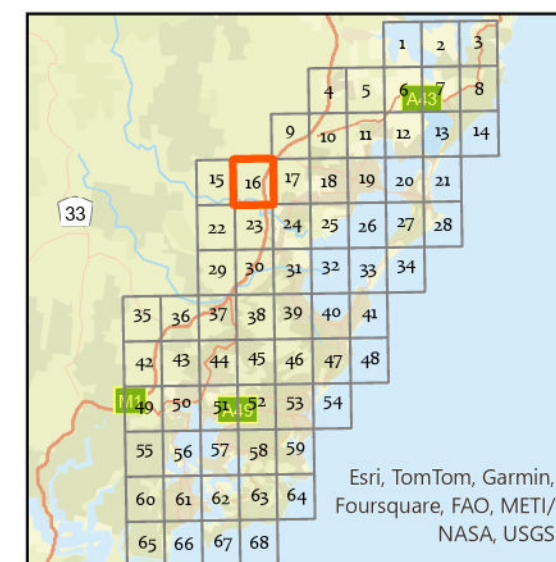
Map 15 of 68



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

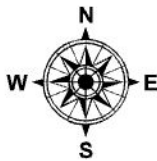
Legend

Proposed Water Mains	Transport - Roads
100mm	Suburb Boundary
150mm	M1 Motorway
200mm	Proposed_Developments
250mm	ForecastID_Centres
300mm	Local Environmental Plan 2022
375mm	Environ Conservation
450mm	Environ Living
600mm	Environ Management
New Reservoirs	Forestry
Existing Water Mains	Infrastructure
Reticulation Main	Large Lot Residential
Distribution Main	Primary Production
Transfer Main	Public Recreation



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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - M1 Motorway
- New Reservoirs

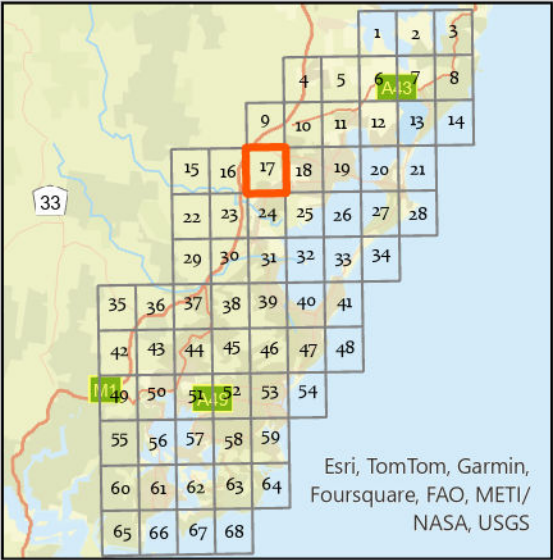
 -
- Railway

 -
- Proposed_Developments

 -
- ForecastID_Centres

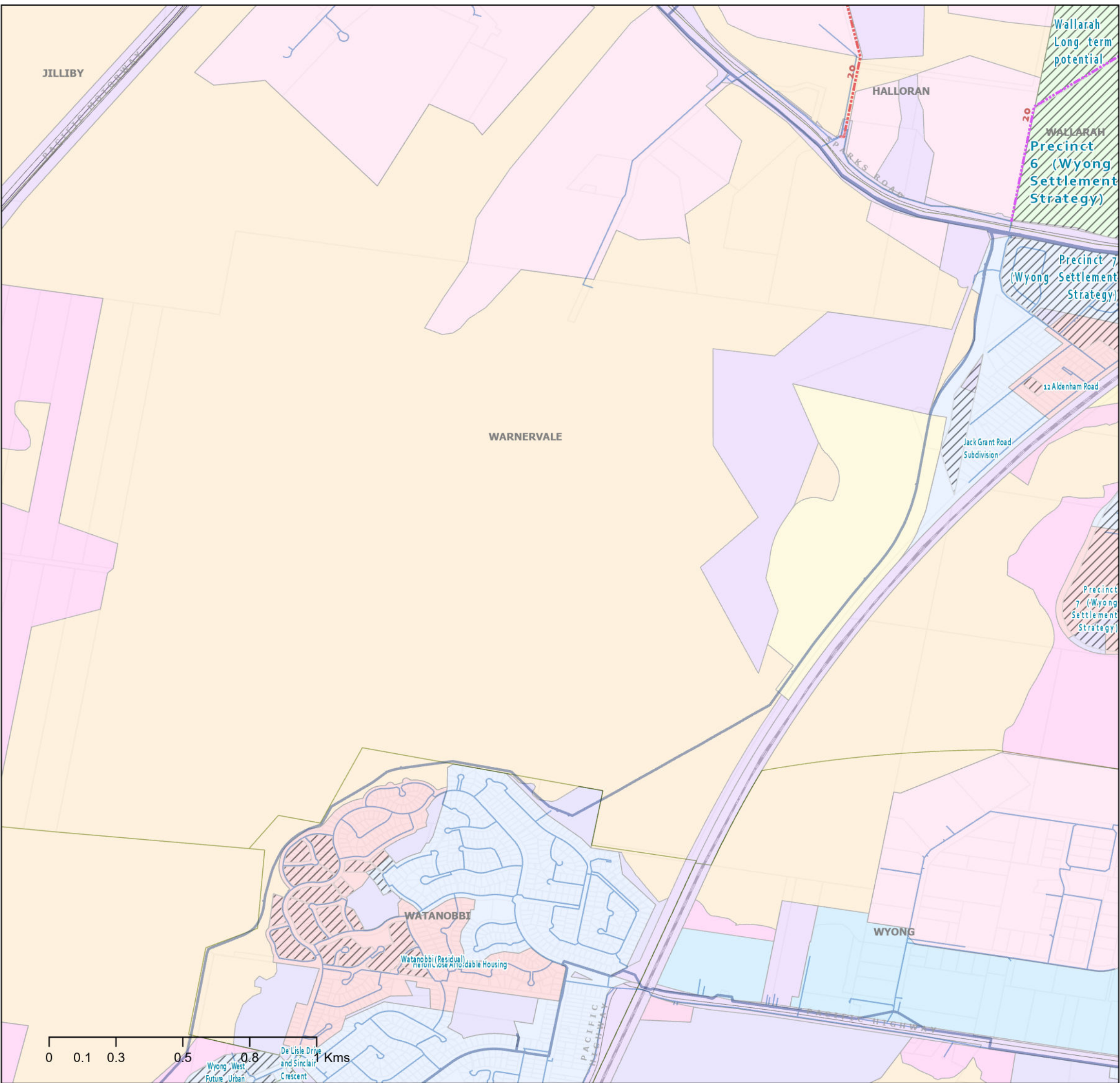
 -
- Local Environmental Plan 2022

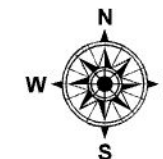
 - Environ Conservation
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Special Activities
 - Transition



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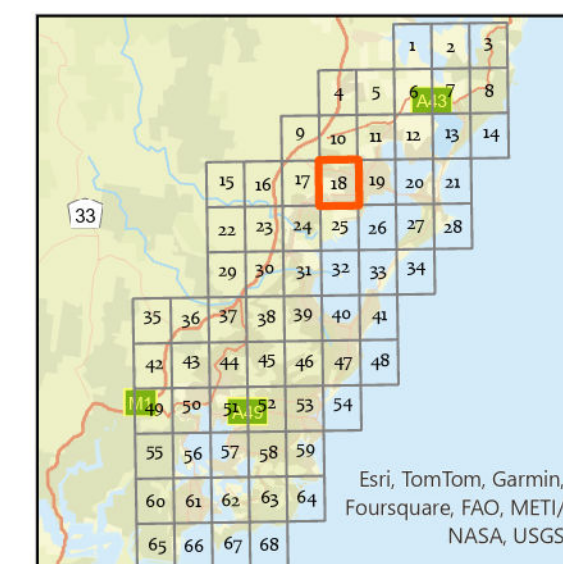




CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

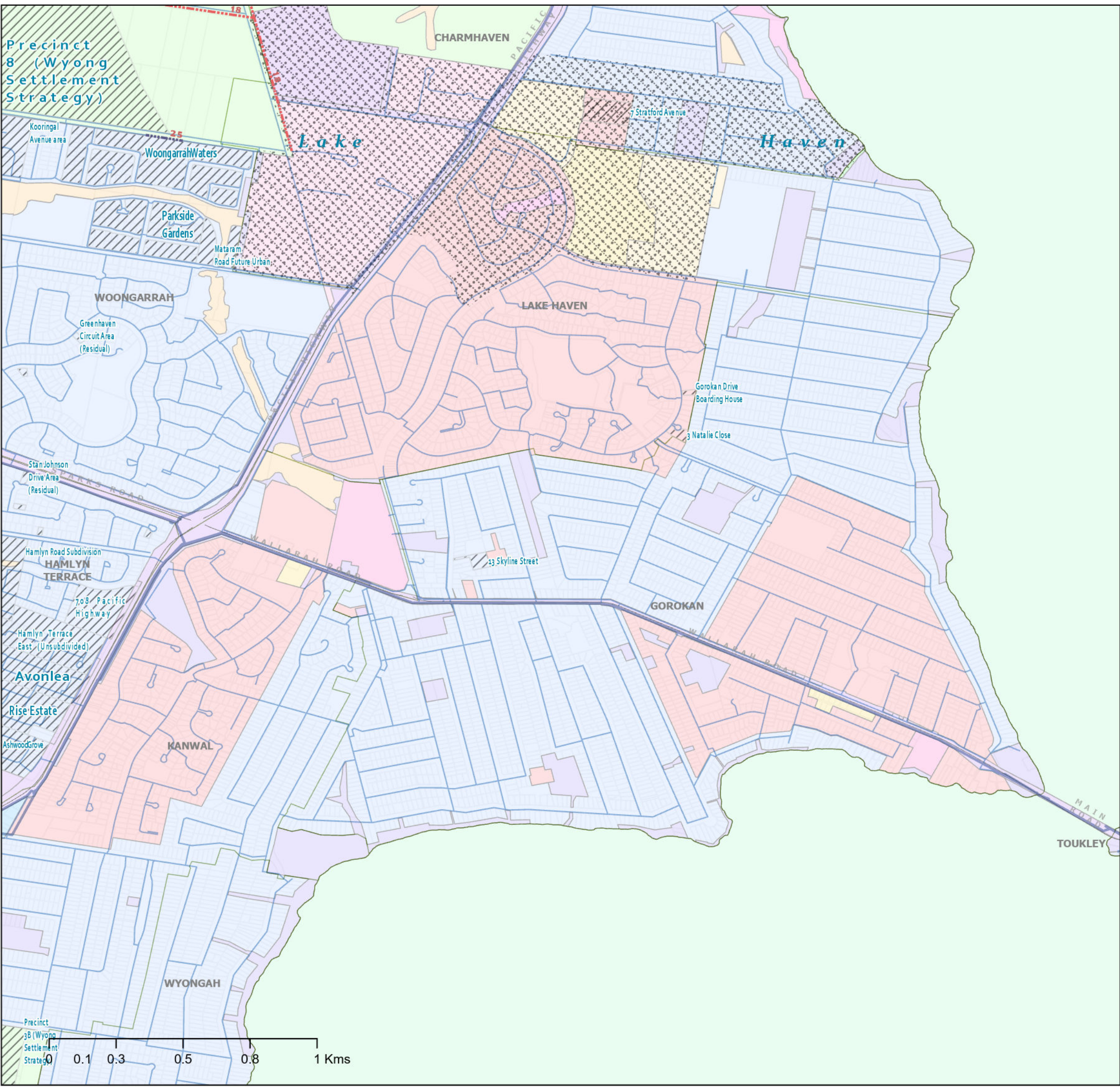
Legend

Proposed Water Mains	Railway
100mm	Proposed_Developments
150mm	ForecastID_Centres
200mm	Local Environmental Plan 2022
250mm	Environ Conservation
300mm	Environ Management
375mm	General Industrial
450mm	General Residential
600mm	Infrastructure
New Reservoirs	Local Centre
Existing Water Mains	Low Density Residential
Reticulation Main	Mixed Use
Distribution Main	Private Recreation
Transfer Main	Productivity Support
Transport - Roads	Public Recreation
Suburb Boundary	Transition



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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains**

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

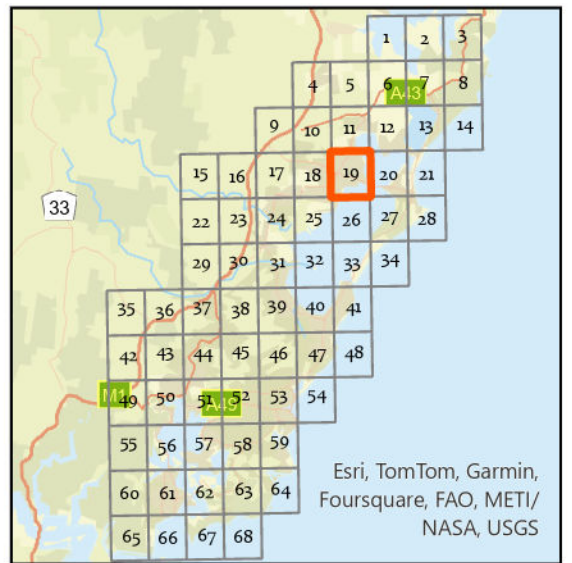
Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Proposed_Developments
- ForecastID_Centres**

 - ForecastID_Centres

Local Environmental Plan 2022

 - Environ Conservation
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Mixed Use
 - Natural Waterways
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Recreational Waterways
 - Transition



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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Map 19 of 68



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

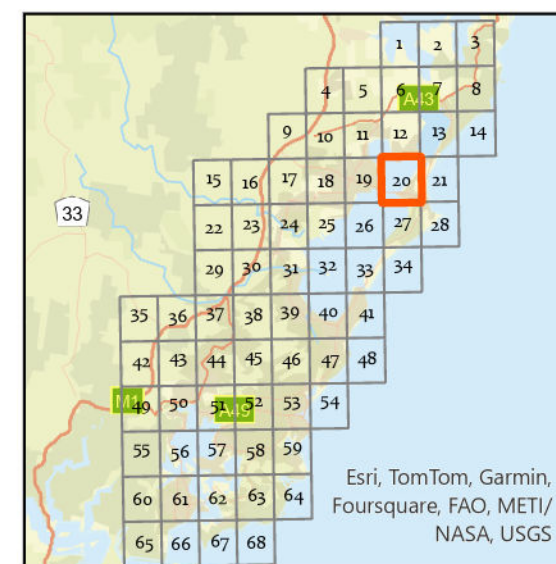
 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
- New Reservoirs

 -
- Proposed_Developments

 - ForecastID_Centres
- Local Environmental Plan 2022

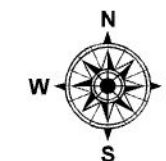
 - Environ Conservation
 - Environ Management
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Med Density Residential
 - Mixed Use
 - Private Recreation
 - Public Recreation
 - Recreational Waterways
 - Tourist

0 0.1 0.3 0.5 0.8 1 Kms



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

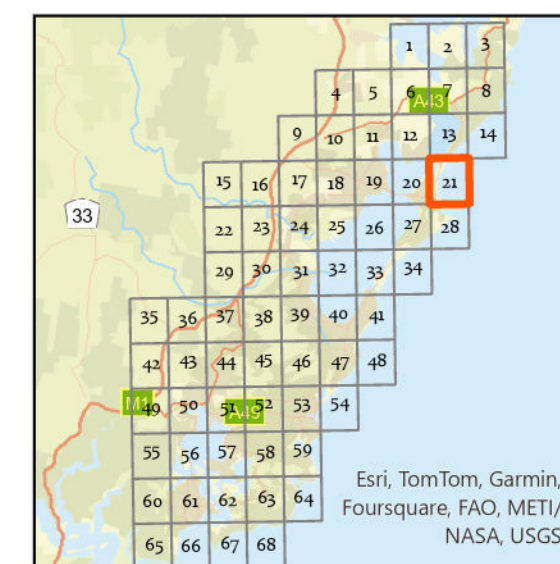
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

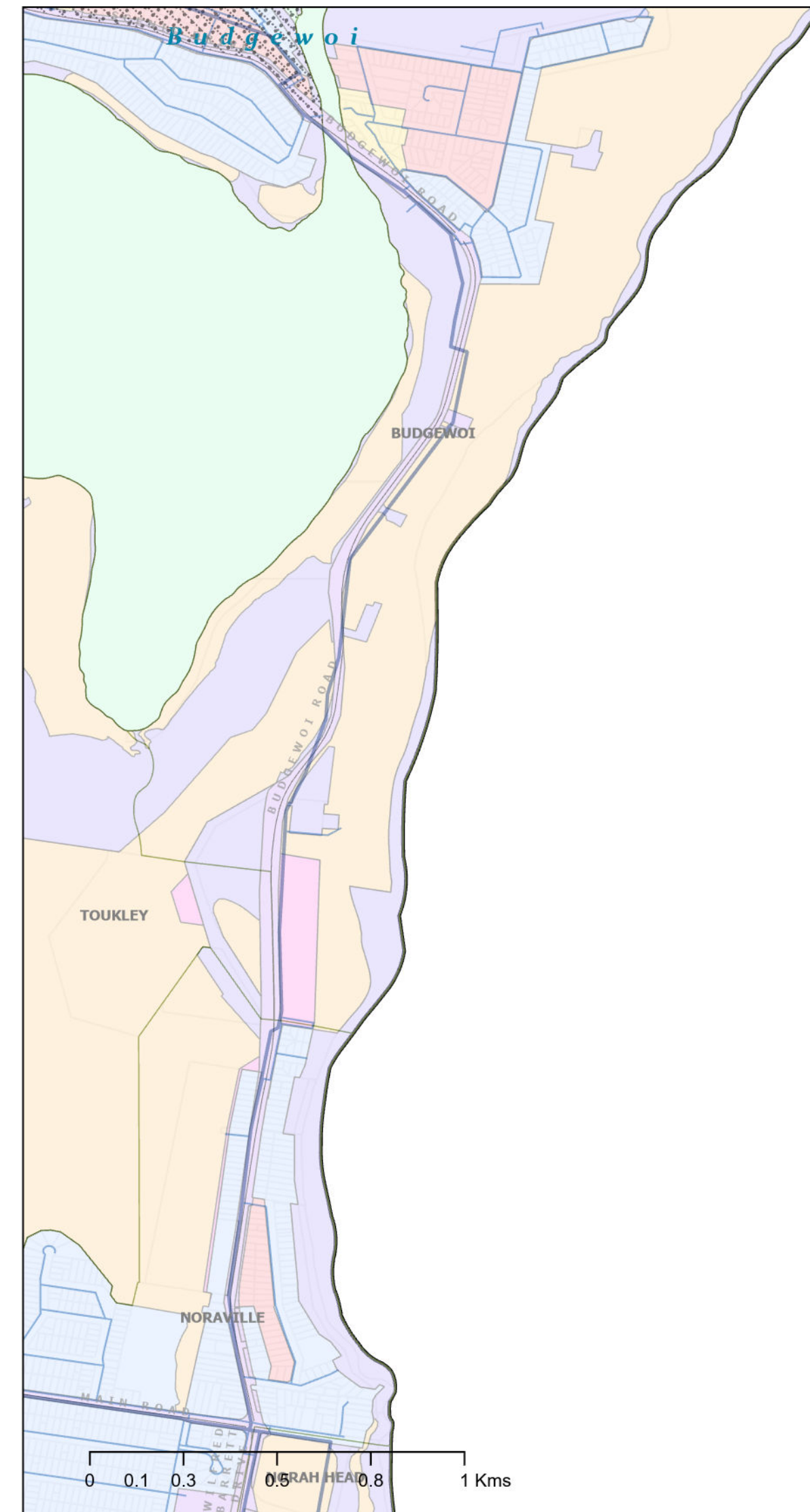
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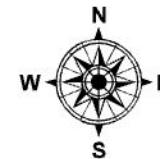
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Environ Conservation |
| 375mm | Environ Management |
| 450mm | General Residential |
| 600mm | Infrastructure |
| New Reservoirs | Local Centre |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | Public Recreation |
| Distribution Main | Recreational Waterways |
| Transfer Main | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

 - Reticulation Main
- Distribution Main

 - Transfer Main
 - Transport - Roads
- Suburb Boundary

 - Proposed_Developments
 - ForecastID_Centres
- Local Environmental Plan 2022

 - Environ Conservation
 - Environ Management
 - Forestry
 - Infrastructure
 - Primary Production
- New Reservoirs

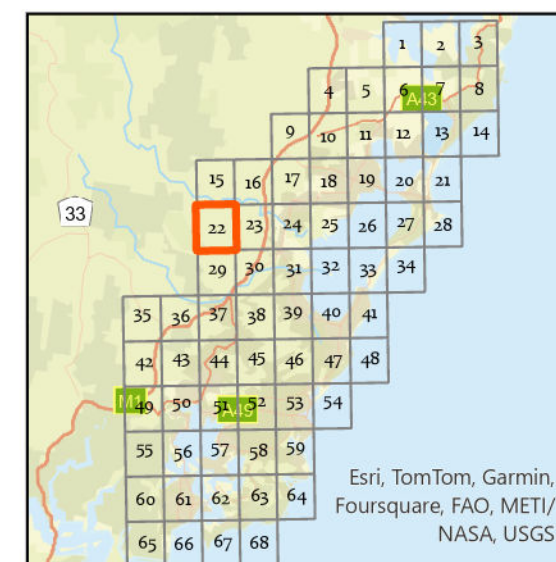
 -

WYONG CREEK

OURIMBAH

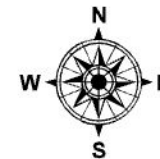
KANGY ANGY

0 0.1 0.3 0.5 0.8 1 Kms



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains

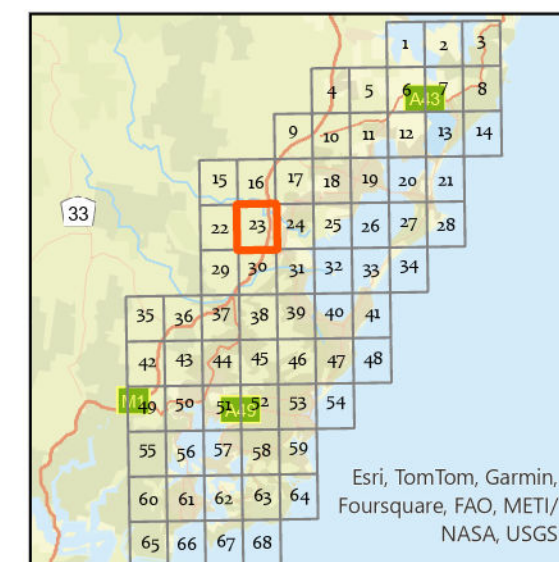
- 100mm
- 150mm
- 200mm
- 250mm
- 300mm
- 375mm
- 450mm
- 600mm

Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Transport - Roads
- Suburb Boundary
- M1 Motorway
- Proposed_Developments
- ForecastID_Centres

Local Environmental Plan 2022

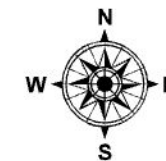
- Commercial Centre
- Environ Conservation
- Environ Living
- Environ Management
- Forestry
- General Residential
- Infrastructure
- Large Lot Residential
- Low Density Residential
- Med Density Residential
- Mixed Use
- Natural Waterways
- Primary Production
- Private Recreation
- Public Recreation
- Rural Landscape
- Transition



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains

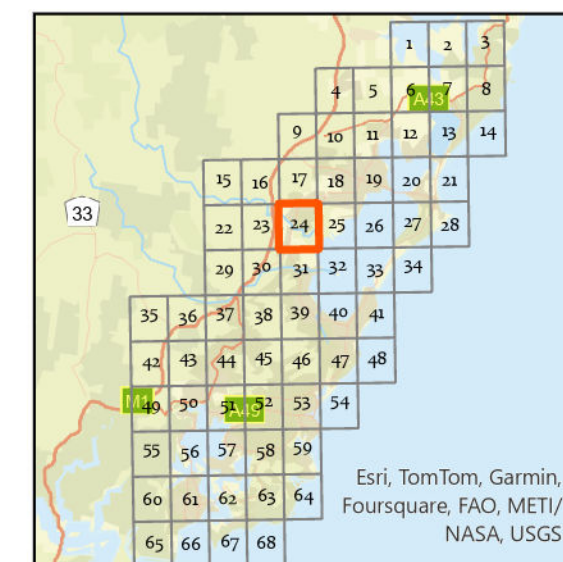
- 100mm
- 150mm
- 200mm
- 250mm
- 300mm
- 375mm
- 450mm
- 600mm

Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Transport - Roads
- Suburb Boundary
- Railway
- Proposed_Developments
- ForecastID_Centres

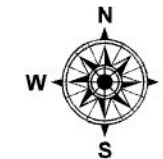
Local Environmental Plan 2022

- Commercial Centre
- Environ Conservation
- Environ Management
- General Industrial
- General Residential
- Infrastructure
- Local Centre
- Low Density Residential
- Med Density Residential
- Mixed Use
- National Parks & Reserves
- Natural Waterways
- Private Recreation
- Productivity Support
- Public Recreation
- Recreational Waterways
- Tourist



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Date: 14/06/2024
Source: Central Coast Council
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

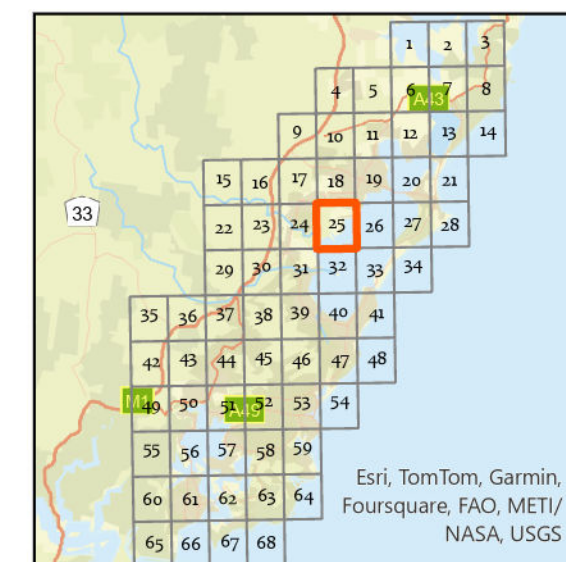
 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Proposed_Developments
- ForecastID_Centres

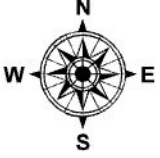
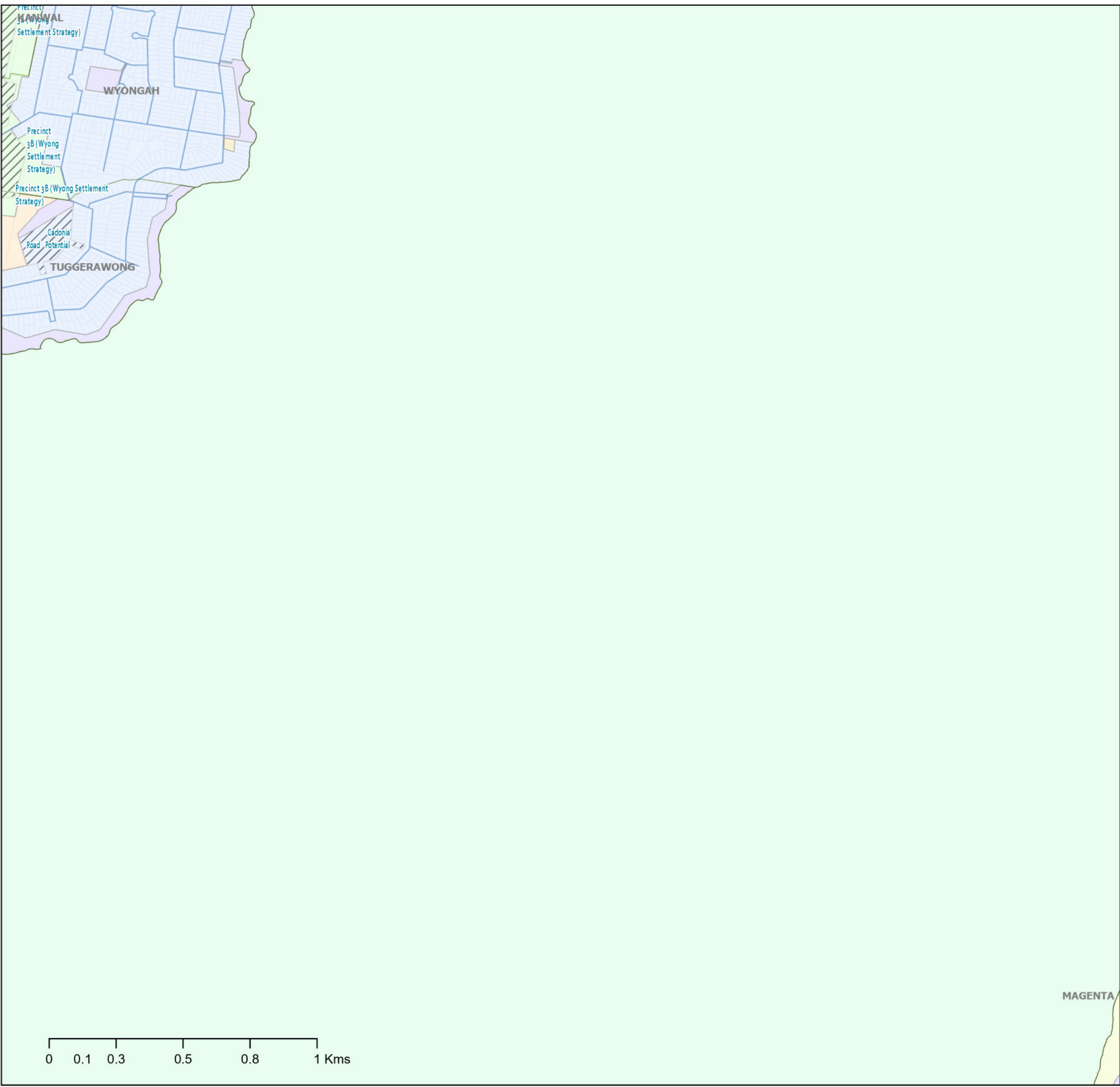
Local Environmental Plan 2022

 - Environ Conservation
 - Environ Management
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - National Parks & Reserves
 - Natural Waterways
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Recreational Waterways
 - Tourist
 - Transition



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

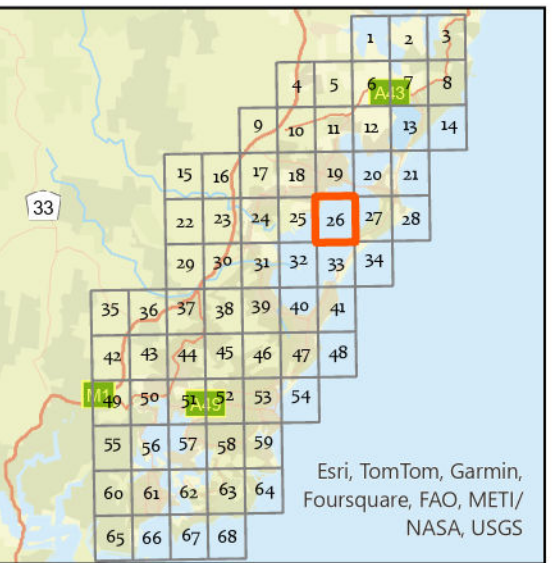
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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

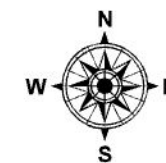
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Environ Conservation |
| 375mm | Infrastructure |
| 450mm | Local Centre |
| 600mm | Low Density Residential |
| New Reservoirs | National Parks & Reserves |
| Existing Water Mains | Public Recreation |
| Reticulation Main | Recreational Waterways |
| Distribution Main | Transition |
| Transfer Main | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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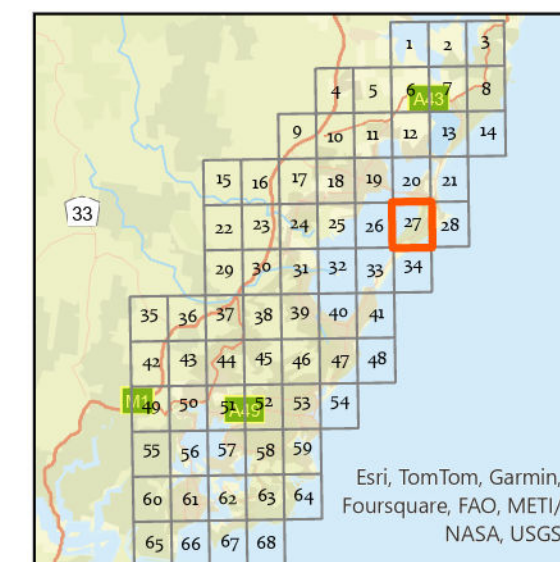


CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

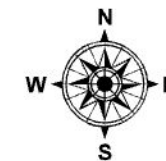
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Environ Conservation |
| 300mm | Environ Management |
| 375mm | General Residential |
| 450mm | Infrastructure |
| 600mm | Low Density Residential |
| New Reservoirs | Med Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Private Recreation |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | Tourist |

0 0.1 0.3 0.5 0.8 1 Kms



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

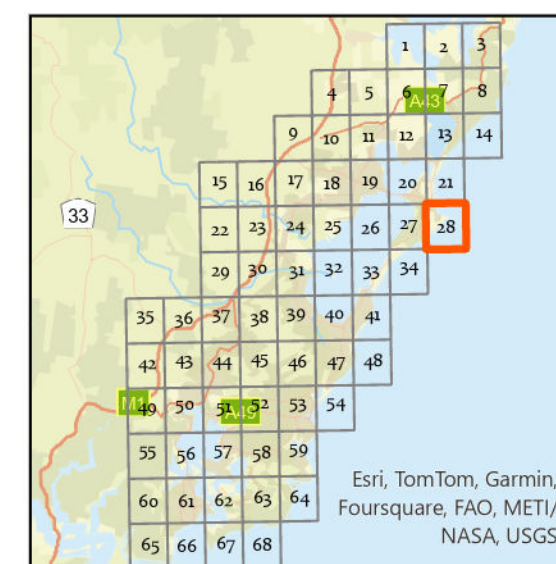
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

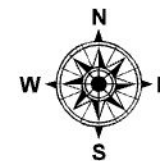
Proposed Water Mains	Suburb Boundary
100mm	Proposed_Developments
150mm	ForecastID_Centres
200mm	Local Environmental Plan 2022
250mm	Environ Conservation
300mm	Environ Management
375mm	General Residential
450mm	Infrastructure
600mm	Local Centre
New Reservoirs	Low Density Residential
Existing Water Mains	Mixed Use
Reticulation Main	National Parks & Reserves
Distribution Main	Private Recreation
Transfer Main	Public Recreation
Transport - Roads	



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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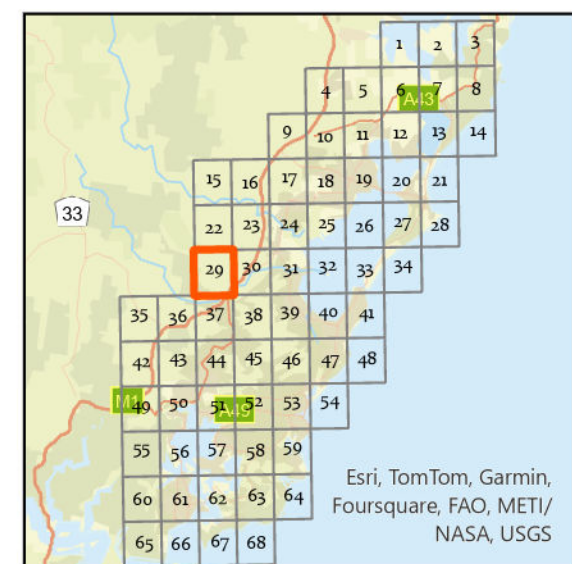
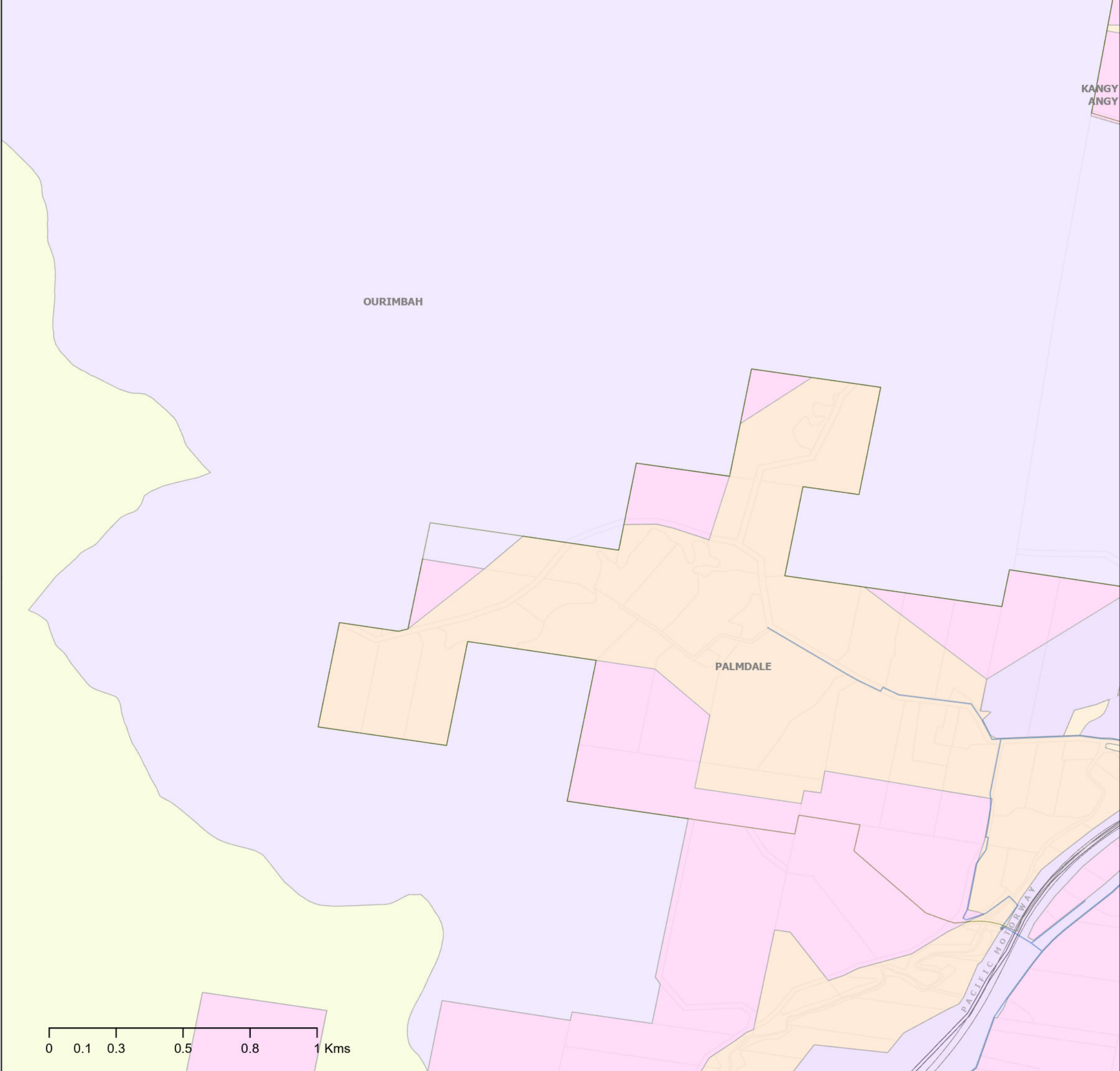
0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Transfer Main |
| 100mm | Transport - Roads |
| 150mm | Suburb Boundary |
| 200mm | M1 Motorway |
| 250mm | Proposed_Developments |
| 300mm | ForecastID_Centres |
| 375mm | Local Environmental Plan 2022 |
| 450mm | Environ Conservation |
| 600mm | Environ Management |
| New Reservoirs | Forestry |
| Existing Water Mains | Infrastructure |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Rural Landscape |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

New Reservoirs

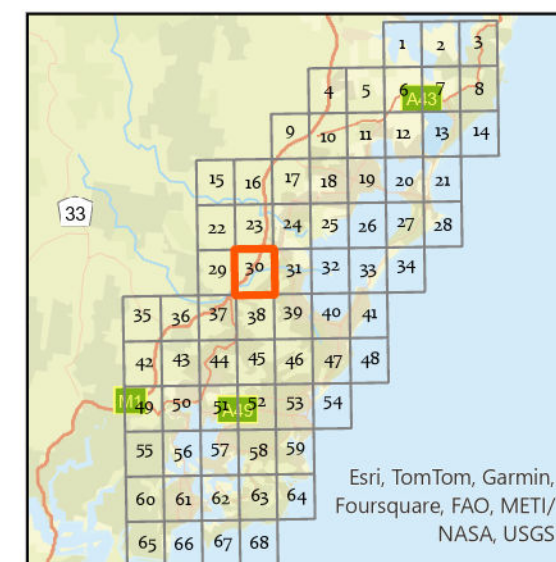
Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - M1 Motorway
 - Railway
- Proposed_Developments

ForecastID_Centres

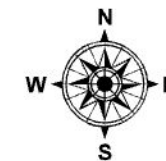
Local Environmental Plan 2022

 - Commercial Centre
 - Environ Conservation
 - Environ Living
 - Environ Management
 - Forestry
 - General Industrial
 - General Residential
 - Infrastructure
 - Large Lot Residential
 - Mixed Use
 - Private Recreation
 - Public Recreation
 - Rural Landscape
 - Transition



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

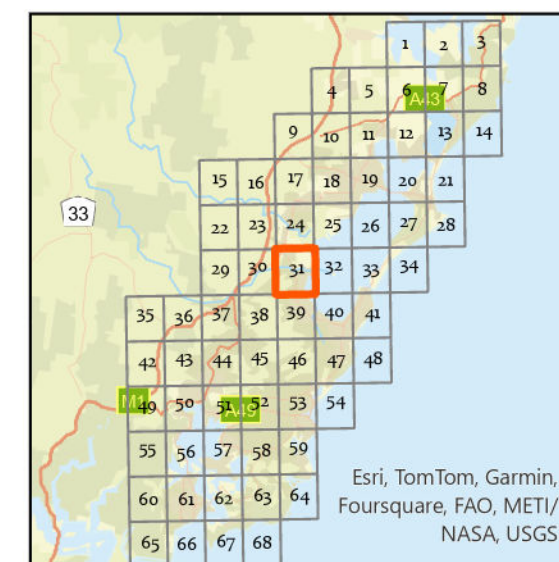
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

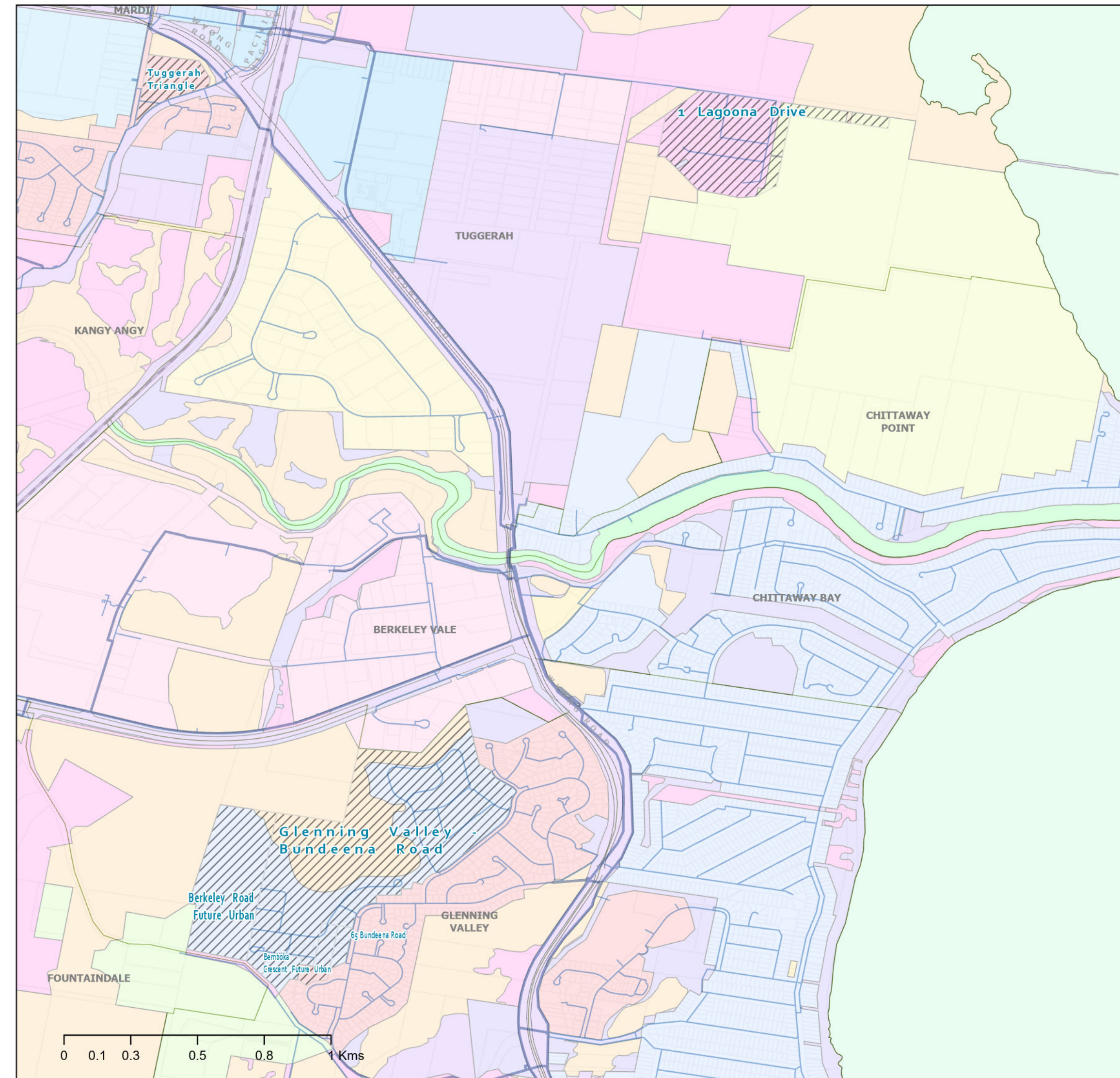
Legend

- | | |
|-----------------------------|--------------------------------------|
| Proposed Water Mains | ForecastID_Centres |
| 100mm | Local Environmental Plan 2022 |
| 150mm | Commercial Centre |
| 200mm | Environ Conservation |
| 250mm | Environ Living |
| 300mm | Environ Management |
| 375mm | General Industrial |
| 450mm | General Residential |
| 600mm | Infrastructure |
| New Reservoirs | Local Centre |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Natural Waterways |
| Transfer Main | Productivity Support |
| Transport - Roads | Public Recreation |
| Suburb Boundary | Recreational Waterways |
| Railway | Special Activities |
| Proposed_Developments | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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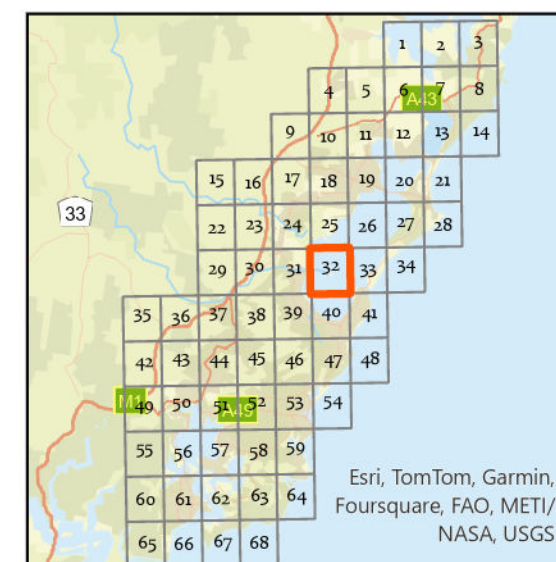




CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Environ Conservation |
| 375mm | Environ Management |
| 450mm | Low Density Residential |
| 600mm | National Parks & Reserves |
| New Reservoirs | Natural Waterways |
| Existing Water Mains | Private Recreation |
| Reticulation Main | Public Recreation |
| Distribution Main | Recreational Waterways |
| Transfer Main | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

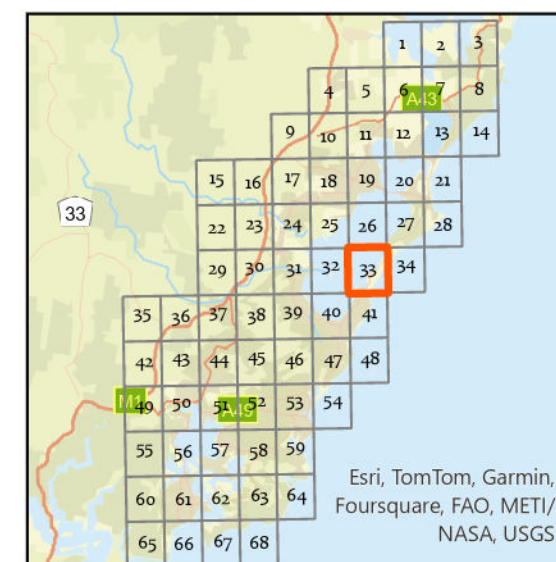
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

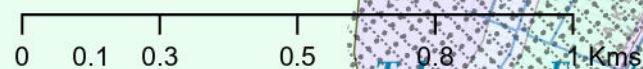
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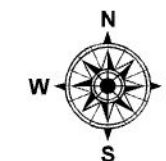
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Proposed_Developments |
| 100mm | ForecastID_Centres |
| 150mm | Local Environmental Plan 2022 |
| 200mm | Environ Conservation |
| 250mm | Environ Management |
| 300mm | General Residential |
| 375mm | Infrastructure |
| 450mm | Local Centre |
| 600mm | Low Density Residential |
| New Reservoirs | Med Density Residential |
| Existing Water Mains | Mixed Use |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Private Recreation |
| Transfer Main | Public Recreation |
| Transport - Roads | Recreational Waterways |
| Suburb Boundary | Tourist |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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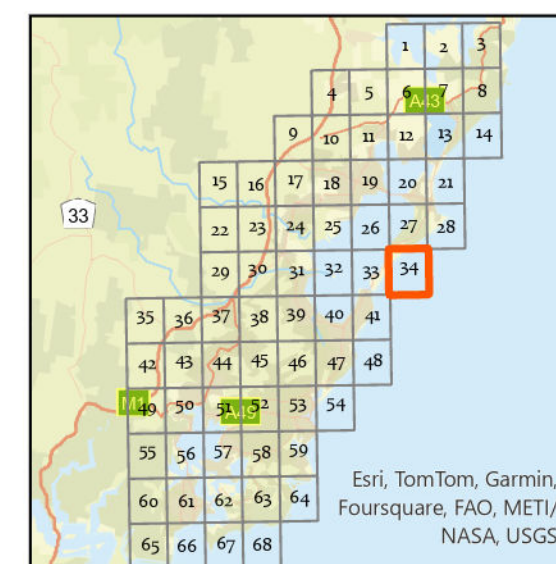




CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Environ Conservation |
| 375mm | Environ Management |
| 450mm | Infrastructure |
| 600mm | National Parks & Reserves |
| New Reservoirs | Private Recreation |
| Existing Water Mains | Public Recreation |
| Reticulation Main | Recreational Waterways |
| Distribution Main | Tourist |
| Transfer Main | |



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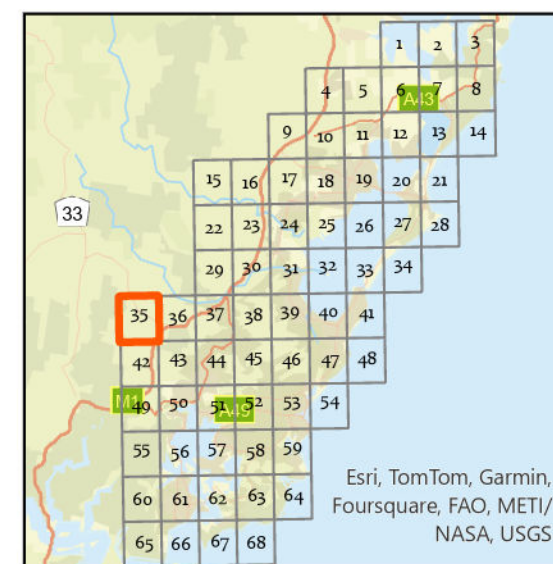
0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | M1 Motorway |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | Environ Management |
| 600mm | Infrastructure |
| New Reservoirs | National Parks & Reserves |
| Existing Water Mains | Primary Production |
| Reticulation Main | Public Recreation |
| Distribution Main | Rural Landscape |
| Transfer Main | Village |
| Transport - Roads | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

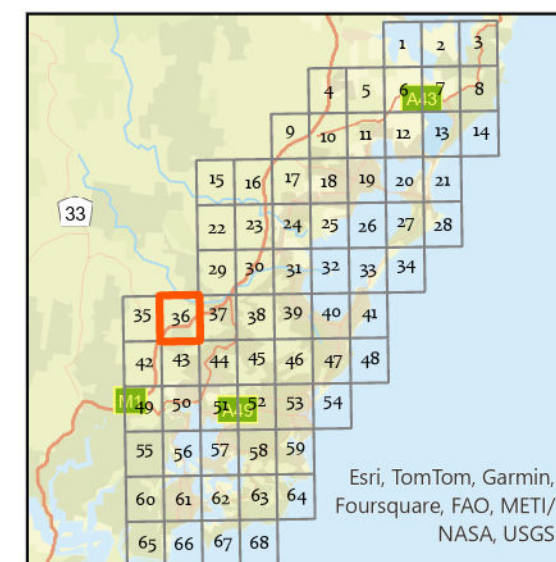
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | M1 Motorway |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | Environ Management |
| 600mm | Forestry |
| New Reservoirs | Infrastructure |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Primary Production |
| Distribution Main | Public Recreation |
| Transfer Main | Rural Landscape |
| Transport - Roads | |



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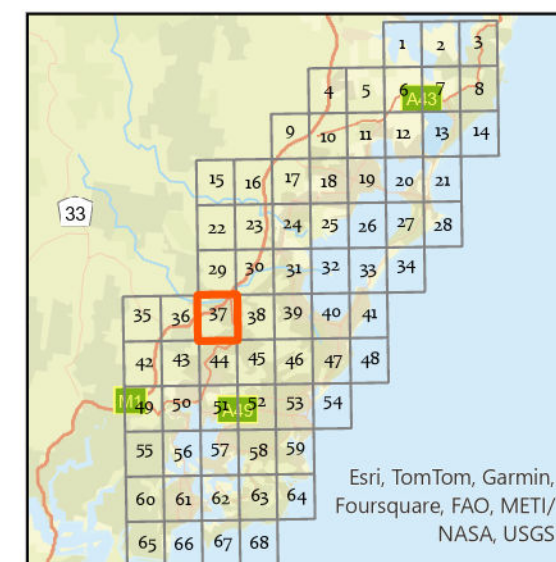
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

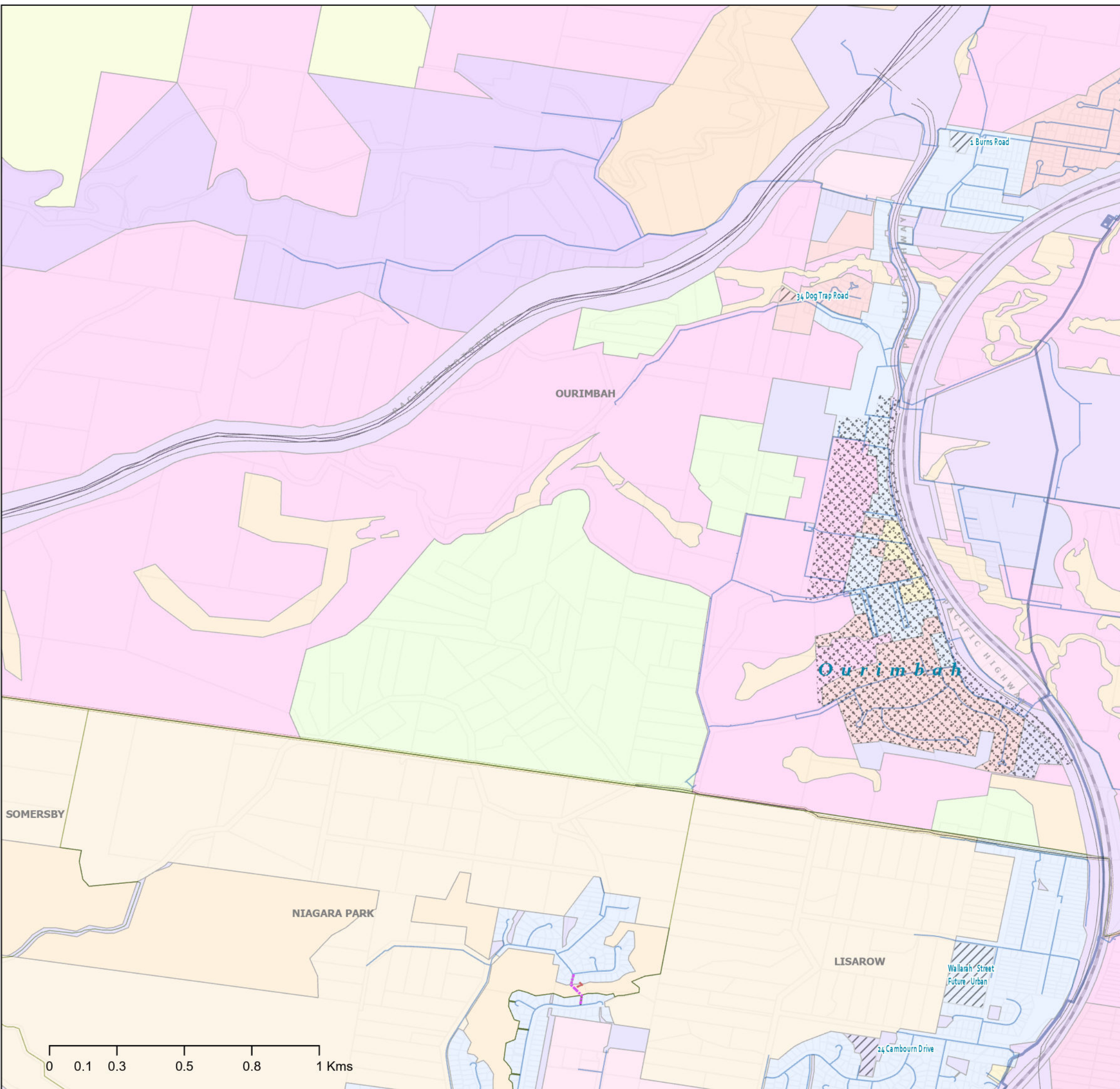
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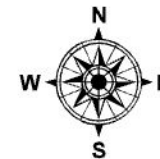
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Proposed_Developments |
| 100mm | ForecastID_Centres |
| 150mm | |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | Environ Living |
| 450mm | Environ Management |
| 600mm | Forestry |
| New Reservoirs | General Industrial |
| Existing Water Mains | General Residential |
| Reticulation Main | Infrastructure |
| Distribution Main | Local Centre |
| Transfer Main | Low Density Residential |
| Transport - Roads | National Parks & Reserves |
| Suburb Boundary | Primary Production |
| M1 Motorway | Private Recreation |
| Railway | Public Recreation |
| | Rural Landscape |



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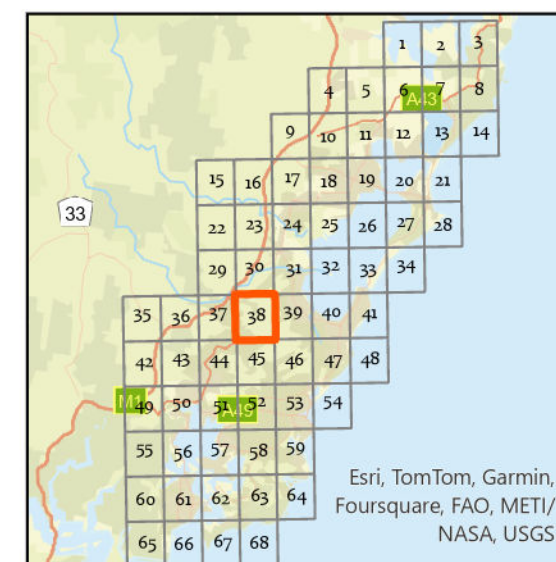
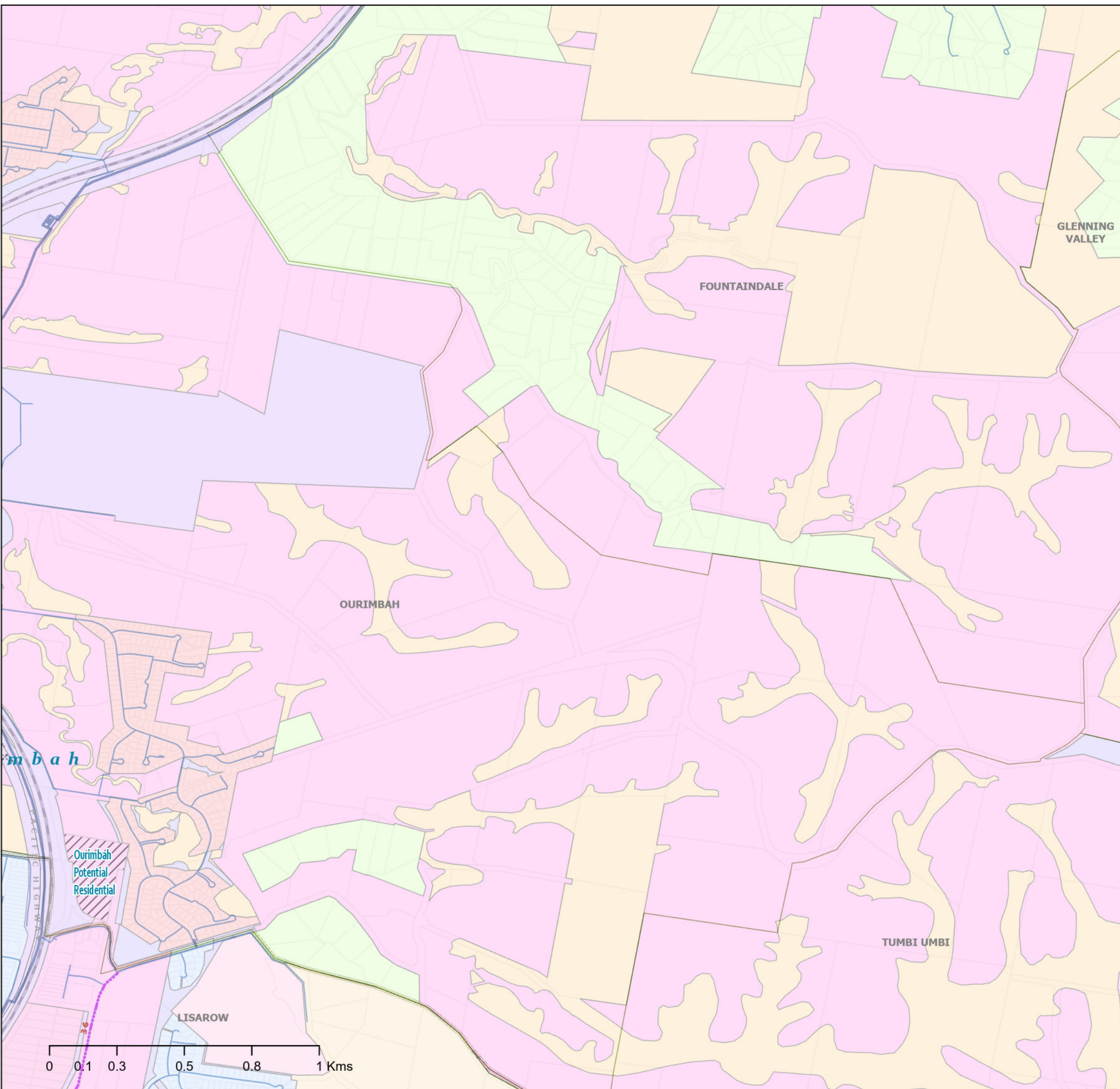




CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

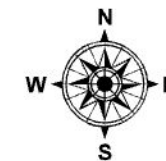
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Railway |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | Environ Living |
| 600mm | Environ Management |
| New Reservoirs | General Industrial |
| Existing Water Mains | General Residential |
| Reticulation Main | Infrastructure |
| Distribution Main | Low Density Residential |
| Transfer Main | Private Recreation |
| Transport - Roads | Public Recreation |



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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

New Reservoirs

Existing Water Mains

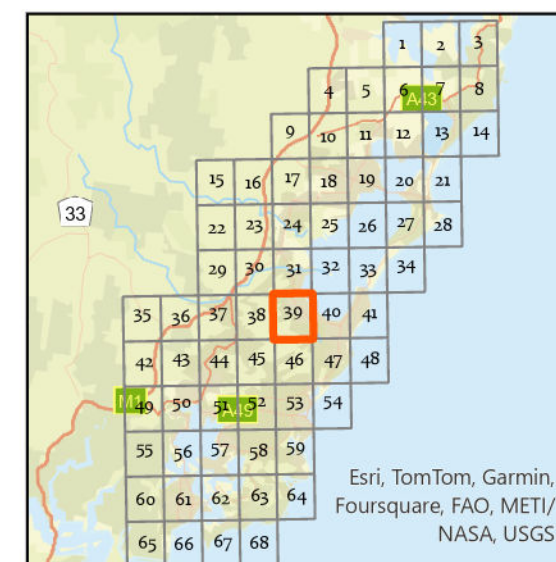
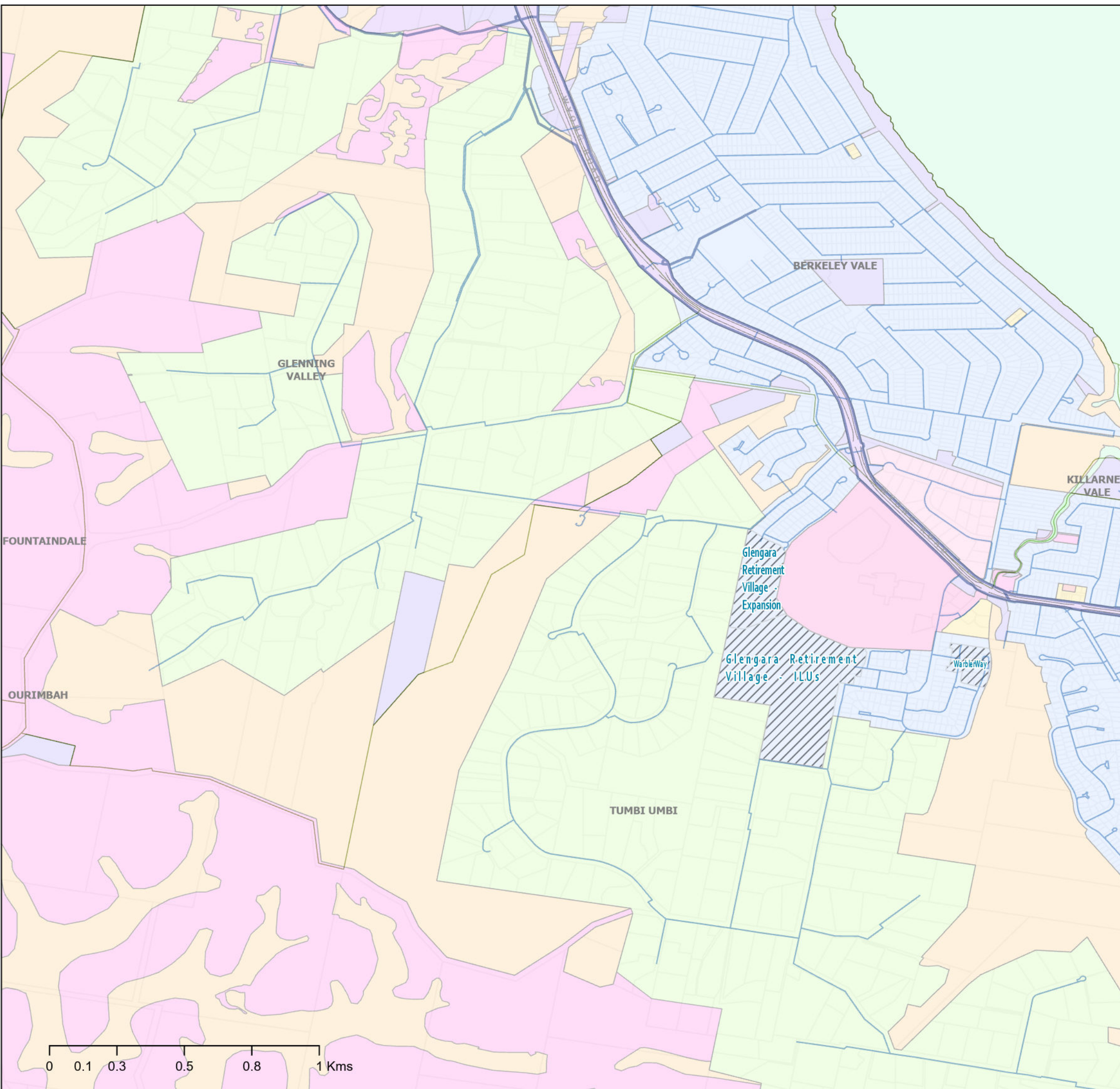
 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads

Suburb Boundary
- Proposed_Developments

ForecastID_Centres

Local Environmental Plan 2022

 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Natural Waterways
 - Private Recreation
 - Public Recreation
 - Recreational Waterways



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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

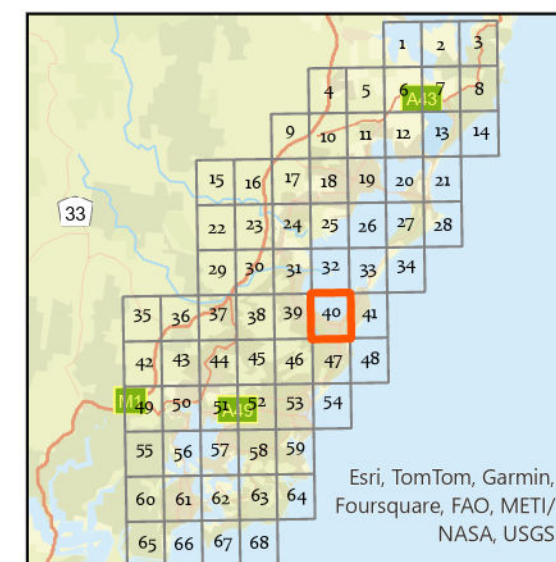
New Reservoirs

Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Proposed_Developments
- ForecastID_Centres

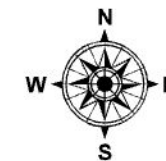
Local Environmental Plan 2022

 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Mixed Use
 - National Parks & Reserves
 - Natural Waterways
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Recreational Waterways
 - Special Activities



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Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

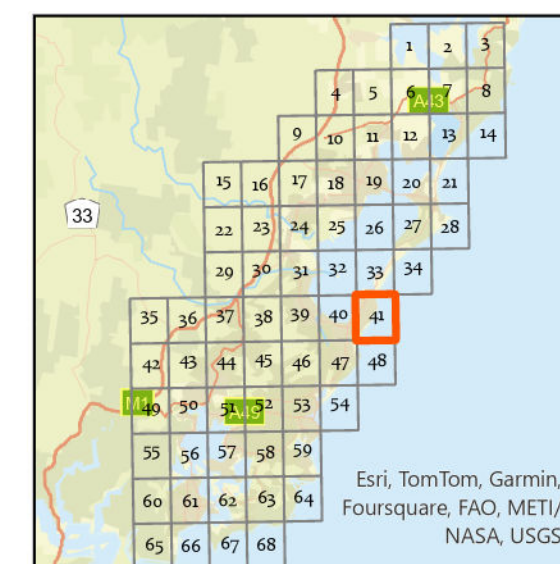
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

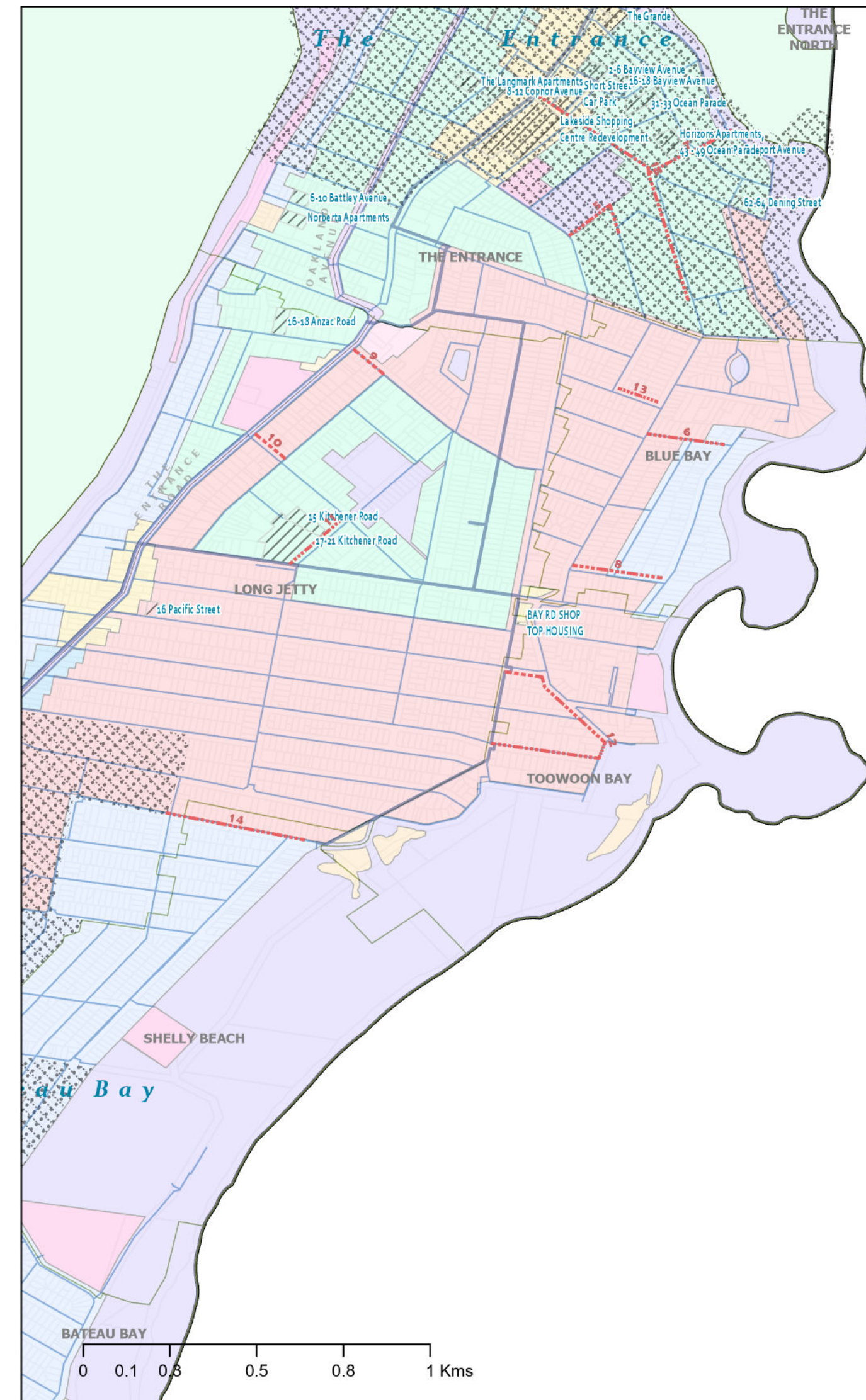
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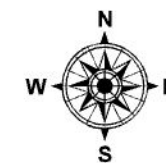
Proposed Water Mains	ForecastID_Centres
100mm	Local Environmental Plan 2022
150mm	Environ Conservation
200mm	Environ Management
250mm	General Industrial
300mm	General Residential
375mm	Infrastructure
450mm	Local Centre
600mm	Low Density Residential
New Reservoirs	Med Density Residential
Existing Water Mains	Mixed Use
Reticulation Main	National Parks & Reserves
Distribution Main	Private Recreation
Transfer Main	Productivity Support
Transport - Roads	Public Recreation
Suburb Boundary	Recreational Waterways
Proposed_Developments	Special Activities



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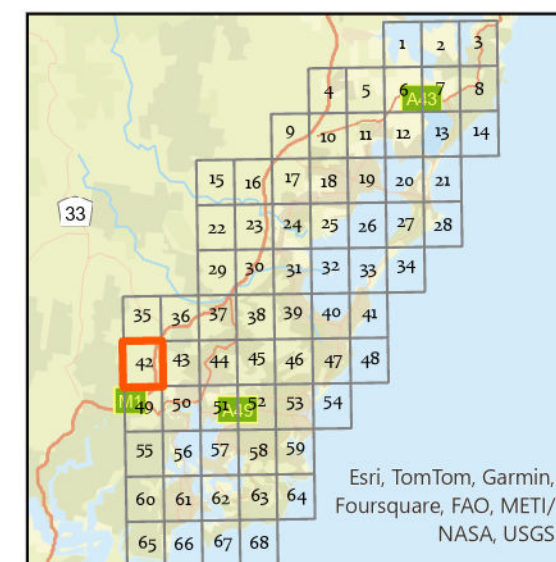




CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | M1 Motorway |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | Environ Living |
| 450mm | Environ Management |
| 600mm | Forestry |
| New Reservoirs | General Industrial |
| Existing Water Mains | Infrastructure |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Primary Production |
| Transfer Main | Productivity Support |
| Transport - Roads | Public Recreation |
| Suburb Boundary | Rural Landscape |



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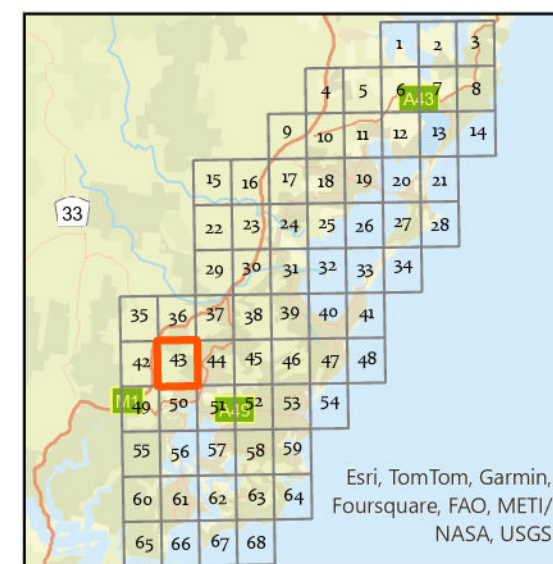
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

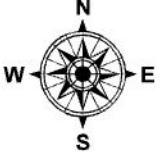
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | Environ Management |
| 450mm | Forestry |
| 600mm | General Industrial |
| New Reservoirs | Infrastructure |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | Primary Production |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | Rural Landscape |



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0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

New Reservoirs

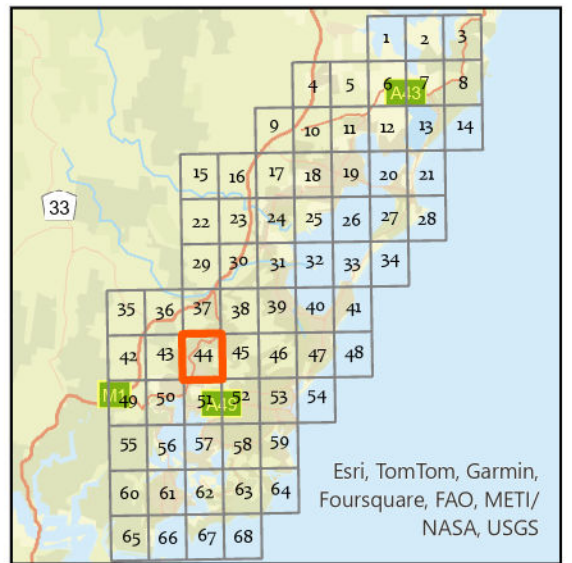
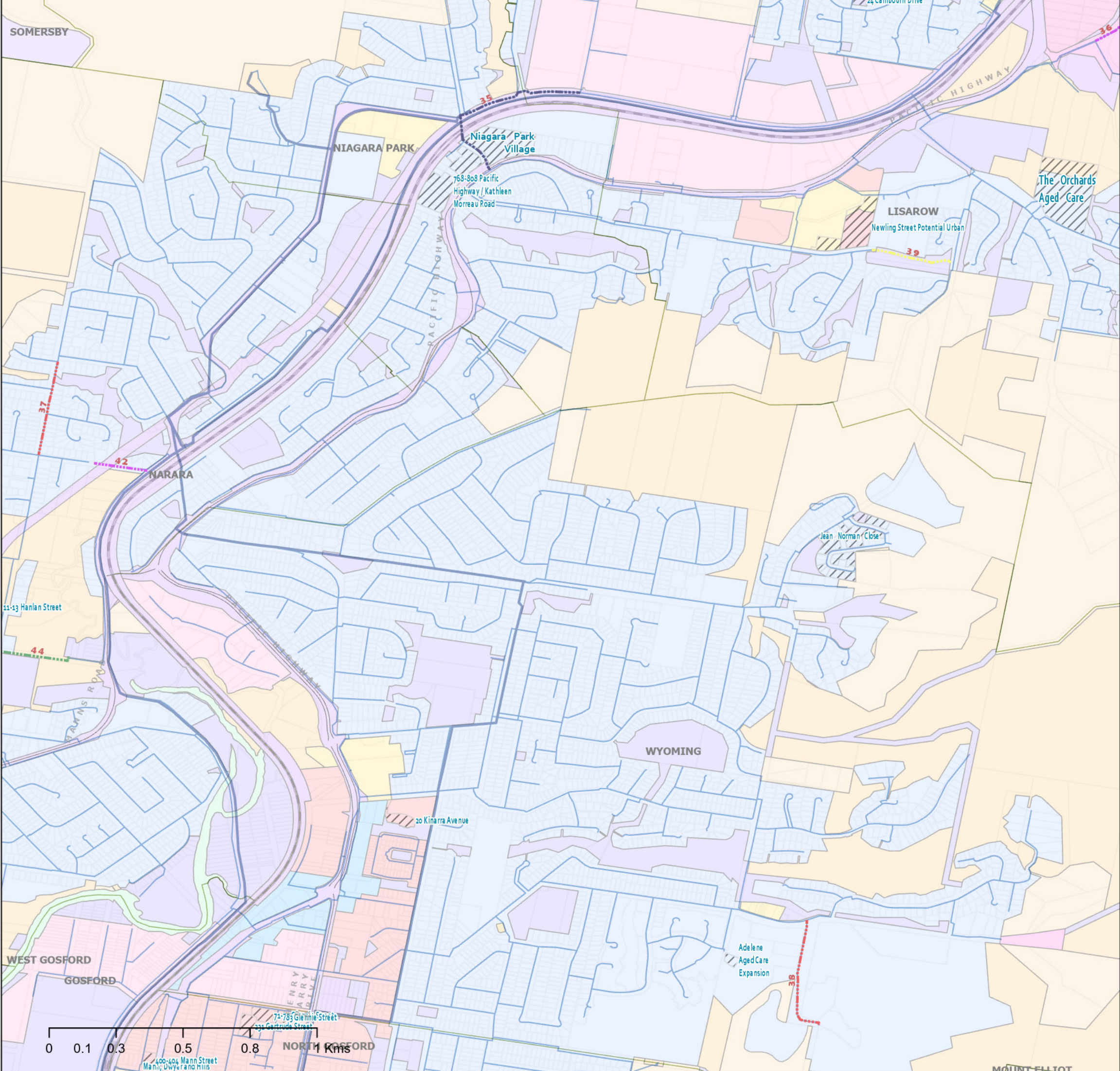
Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Railway
- Proposed_Developments

ForecastID_Centres

Local Environmental Plan 2022

 - Deferred Matter
 - Environ Conservation
 - Environ Management
 - Forestry
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Mixed Use
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Recreational Waterways

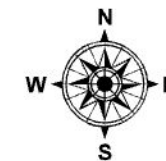


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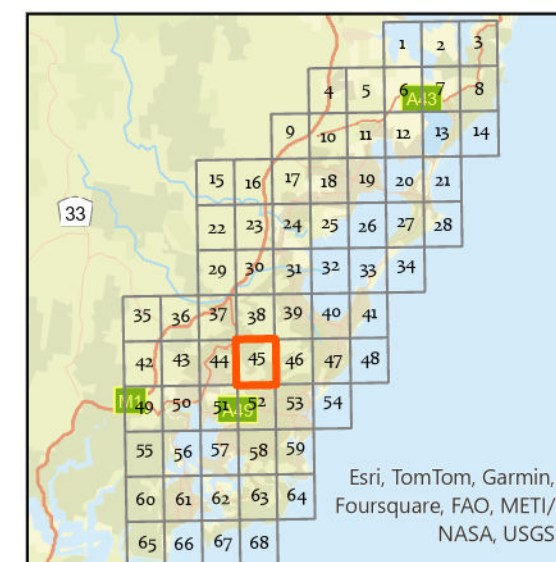
Map 44 of 68



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains	Transport - Roads
100mm	Suburb Boundary
150mm	Proposed_Developments
200mm	ForecastID_Centres
250mm	Local Environmental Plan 2022
300mm	Deferred Matter
375mm	Environ Conservation
450mm	Environ Management
600mm	General Industrial
New Reservoirs	Infrastructure
Existing Water Mains	Low Density Residential
Reticulation Main	Private Recreation
Distribution Main	Public Recreation
Transfer Main	



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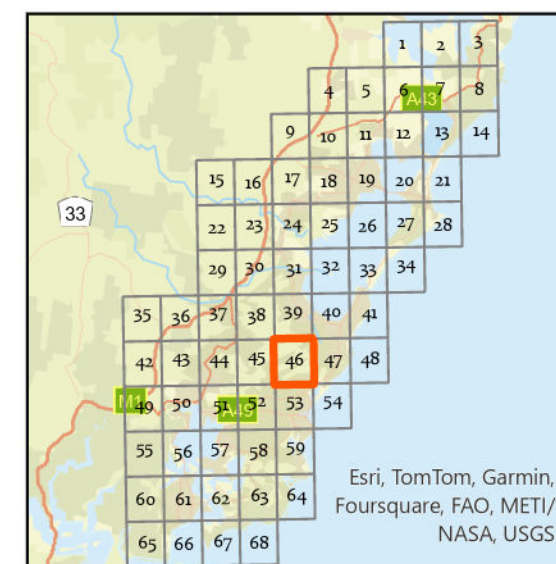
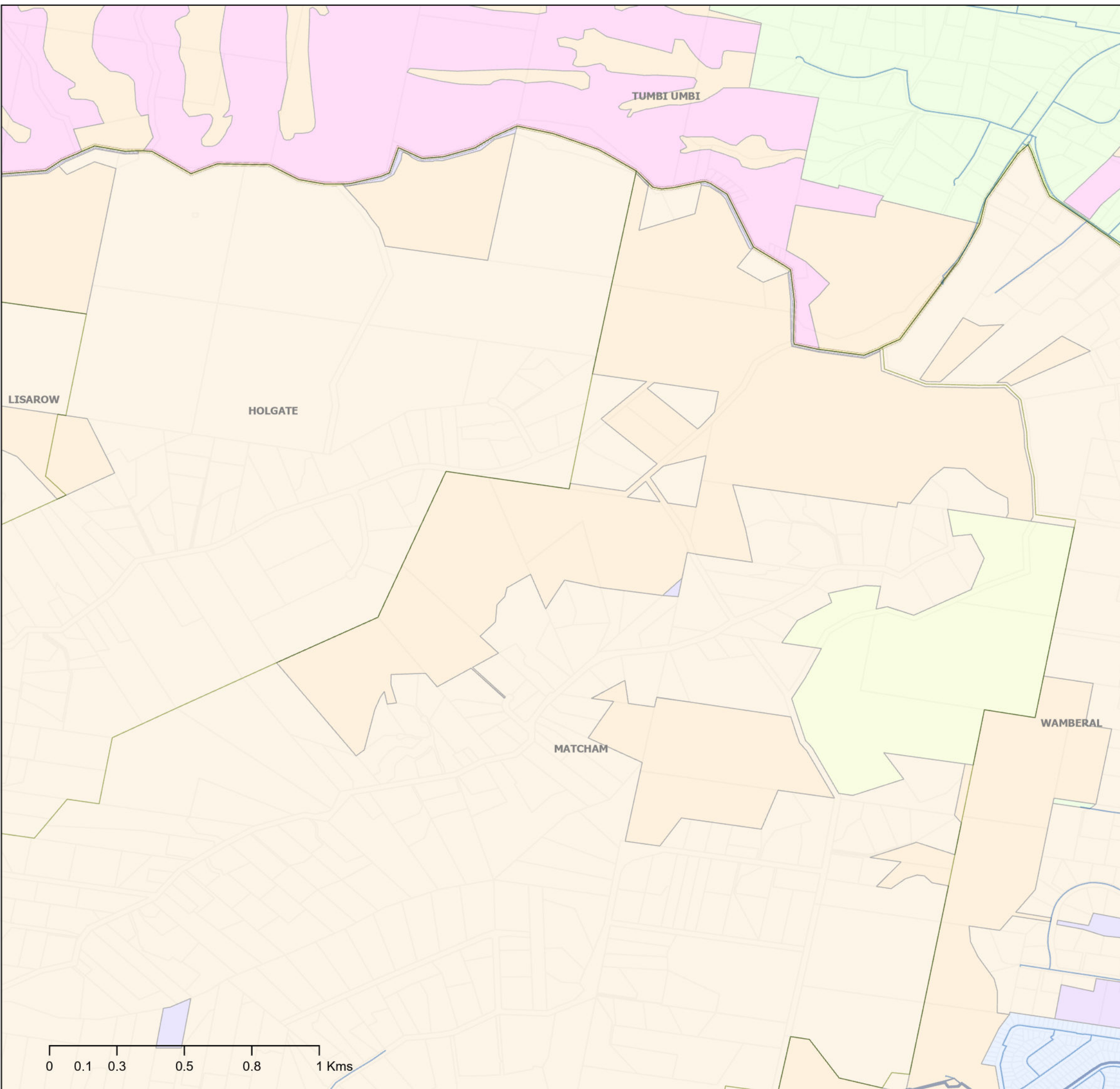
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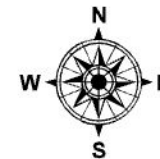
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | Environ Living |
| 600mm | Environ Management |
| New Reservoirs | Infrastructure |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Public Recreation |
| Transfer Main | |



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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

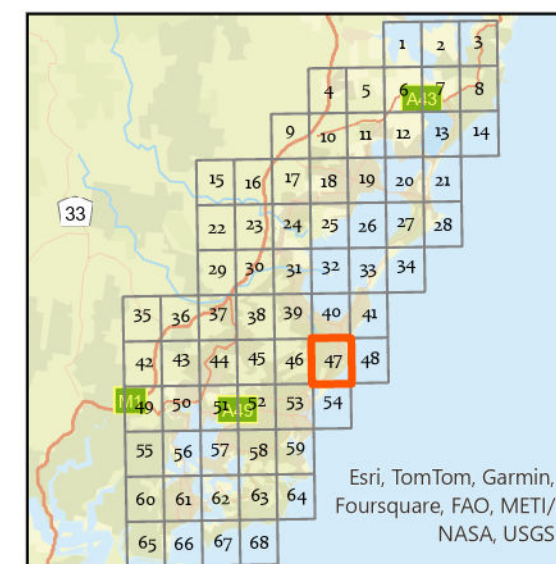
New Reservoirs

Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Proposed_Developments
- ForecastID_Centres

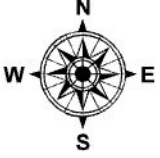
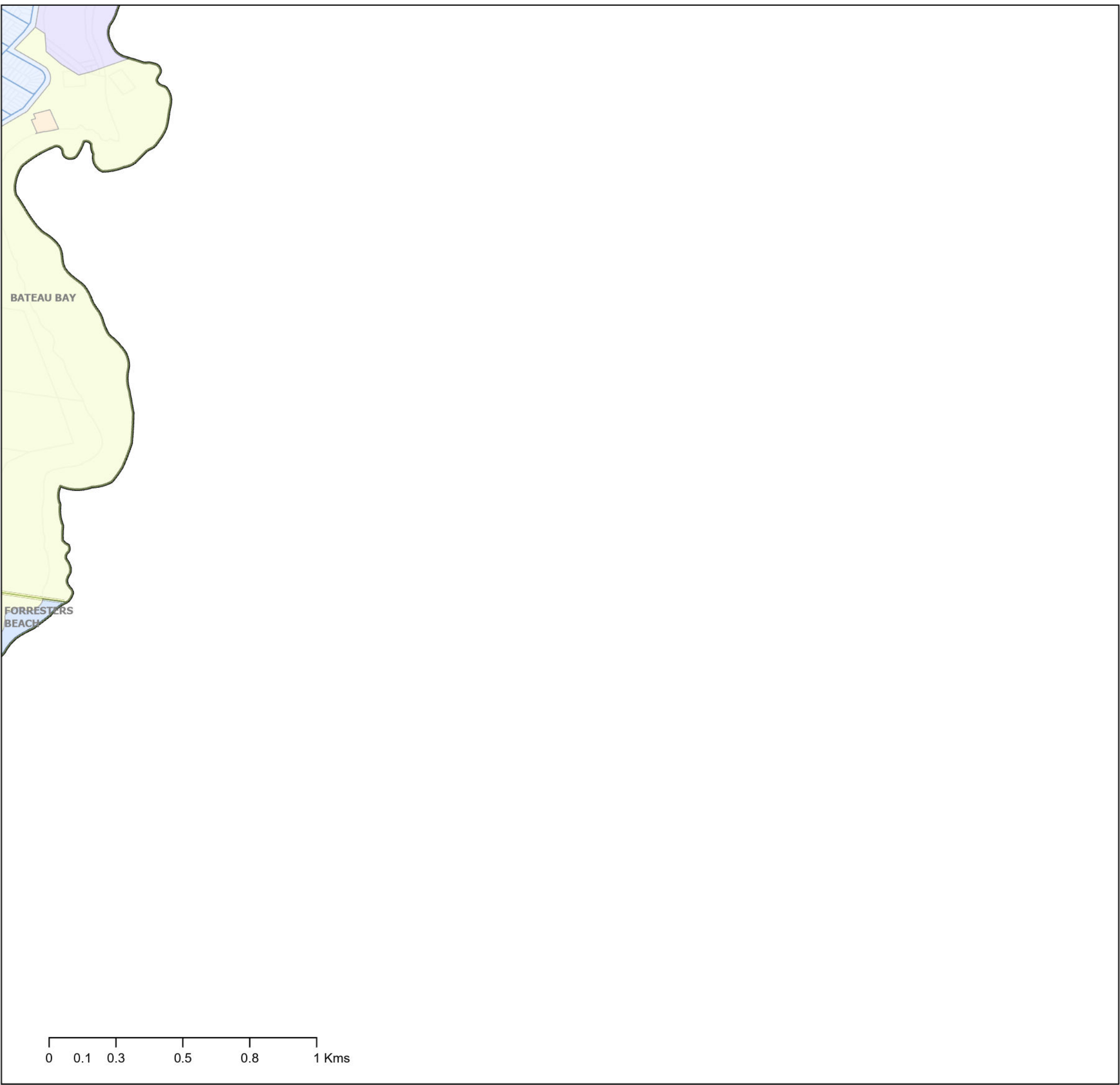
Local Environmental Plan 2022

 - Deferred Matter
 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Mixed Use
 - National Parks & Reserves
 - Private Recreation
 - Public Recreation
 - Unzoned Land



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

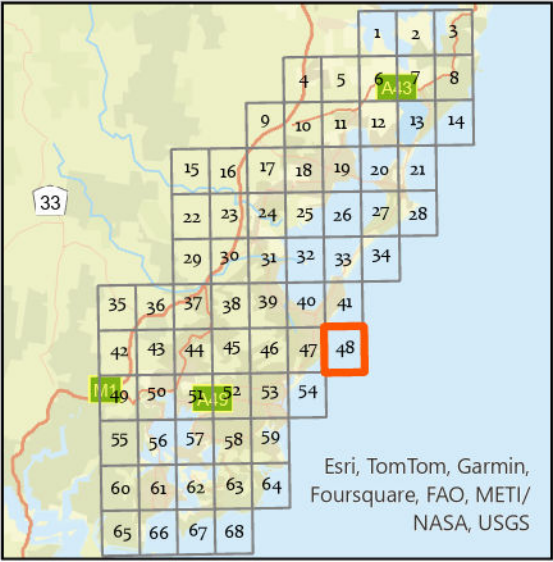
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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

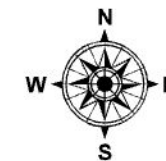
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Distribution Main |
| --- 100mm | — Transfer Main |
| --- 150mm | — Transport - Roads |
| --- 200mm | ▭ Suburb Boundary |
| --- 250mm | ▨ Proposed_Developments |
| --- 300mm | ▤ ForecastID_Centres |
| --- 375mm | Local Environmental Plan 2022 |
| --- 450mm | ▭ Environ Conservation |
| --- 600mm | ▭ Low Density Residential |
| ▭ New Reservoirs | ▭ National Parks & Reserves |
| Existing Water Mains | ▭ Public Recreation |
| — Reticulation Main | ▭ Unzoned Land |



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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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Map 48 of 68



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains

- 100mm
- 150mm
- 200mm
- 250mm
- 300mm
- 375mm
- 450mm
- 600mm

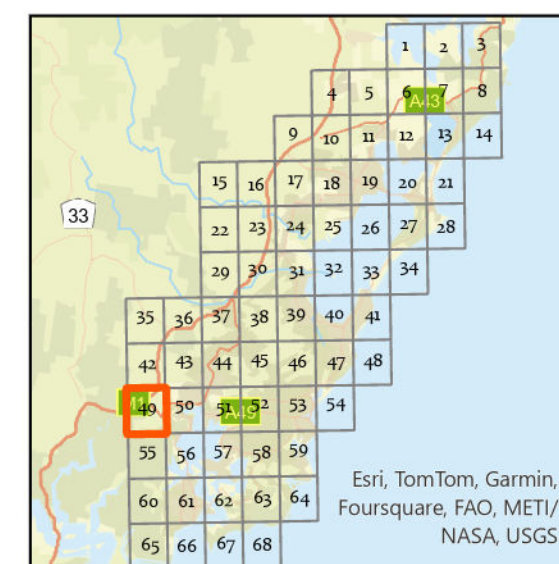
Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Transport - Roads
- Suburb Boundary
- M1 Motorway
- Proposed_Developments

ForecastID_Centres

Local Environmental Plan 2022

- Deferred Matter
- Environ Conservation
- Environ Living
- Environ Management
- General Industrial
- Infrastructure
- Local Centre
- Low Density Residential
- National Parks & Reserves
- Primary Production
- Private Recreation
- Productivity Support
- Public Recreation
- Rural Landscape
- Special Activities



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains

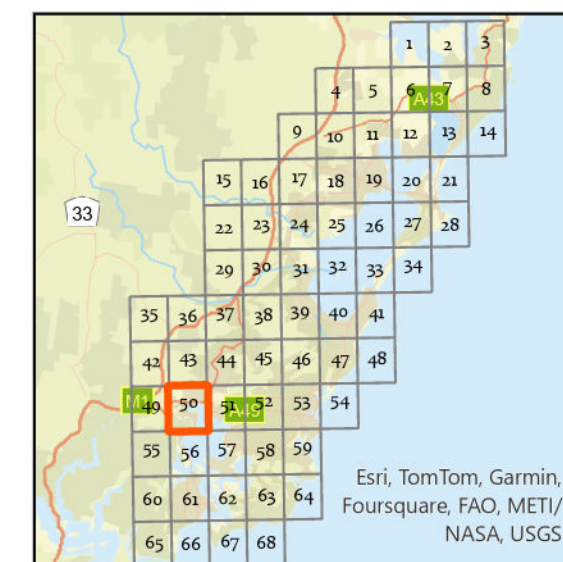
- 100mm
- 150mm
- 200mm
- 250mm
- 300mm
- 375mm
- 450mm
- 600mm

Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Transport - Roads
- Suburb Boundary
- Railway
- Proposed_Developments
- ForecastID_Centres

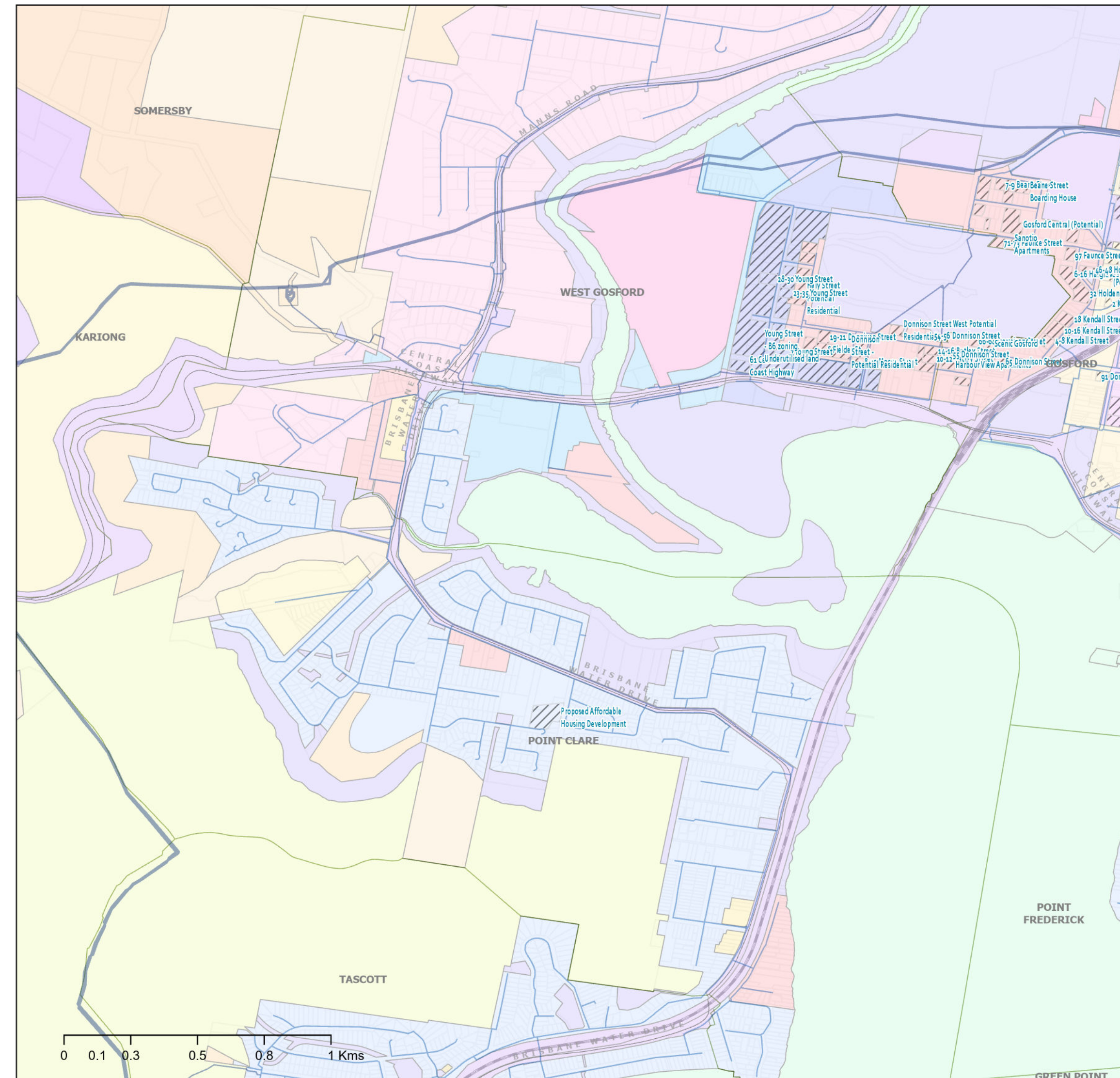
Local Environmental Plan 2022

- Commercial Core
- Deferred Matter
- Enterprise Corridor
- Environ Conservation
- General Industrial
- General Residential
- Infrastructure
- Local Centre
- Low Density Residential
- Mixed Use
- National Parks & Reserves
- Primary Production
- Private Recreation
- Productivity Support
- Public Recreation
- Recreational Waterways
- Rural Landscape
- Special Activities

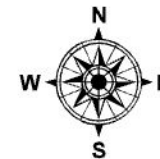


Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

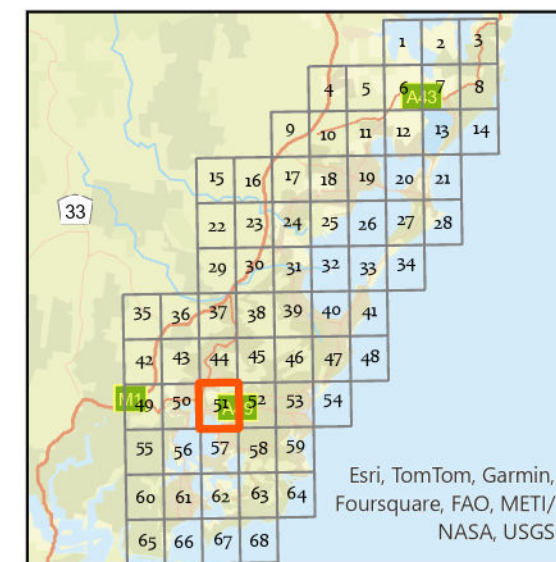
Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
 - Railway
- Proposed_Developments

ForecastID_Centres

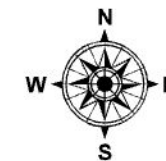
Local Environmental Plan 2022

 - Commercial Core
 - Deferred Matter
 - Environ Conservation
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Mixed Use
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Recreational Waterways



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

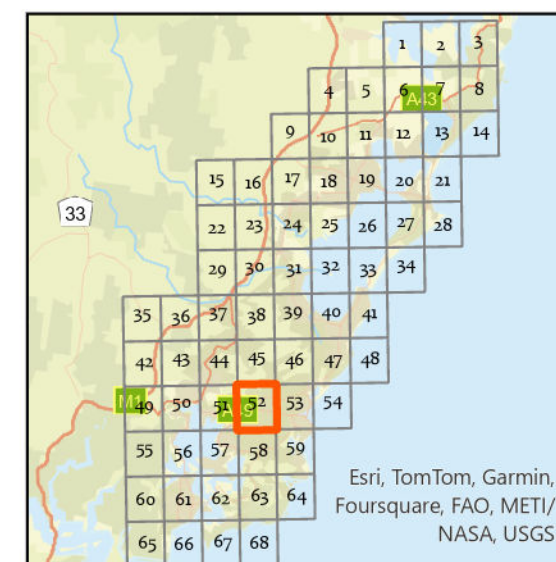
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

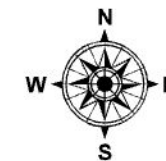
Legend

Proposed Water Mains	Proposed_Developments
100mm	ForecastID_Centres
150mm	Local Environmental Plan 2022
200mm	Deferred Matter
250mm	Environ Conservation
300mm	Environ Management
375mm	General Industrial
450mm	General Residential
600mm	Infrastructure
New Reservoirs	Local Centre
Existing Water Mains	Low Density Residential
Reticulation Main	Private Recreation
Distribution Main	Productivity Support
Transfer Main	Public Recreation
Transport - Roads	Recreational Waterways
Suburb Boundary	Special Activities



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

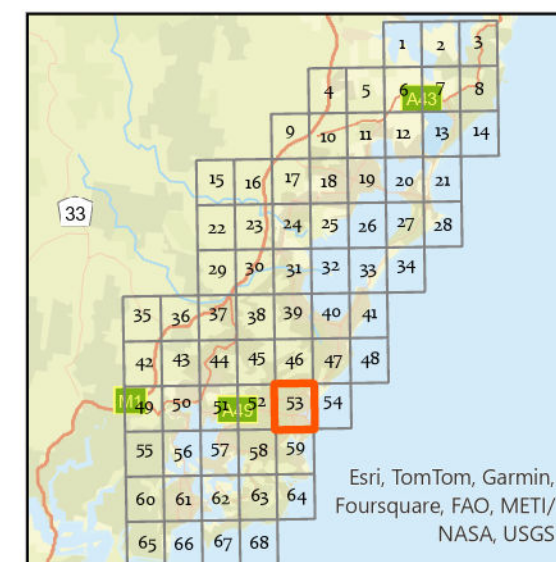
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|-----------------------------|--------------------------------------|
| Proposed Water Mains | ForecastID_Centres |
| 100mm | Local Environmental Plan 2022 |
| 150mm | Deferred Matter |
| 200mm | Environ Conservation |
| 250mm | Environ Living |
| 300mm | Environ Management |
| 375mm | General Residential |
| 450mm | Infrastructure |
| 600mm | Local Centre |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Natural Waterways |
| Distribution Main | Private Recreation |
| Transfer Main | Public Recreation |
| Transport - Roads | Special Activities |
| Suburb Boundary | Unzoned Land |
| Proposed_Developments | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

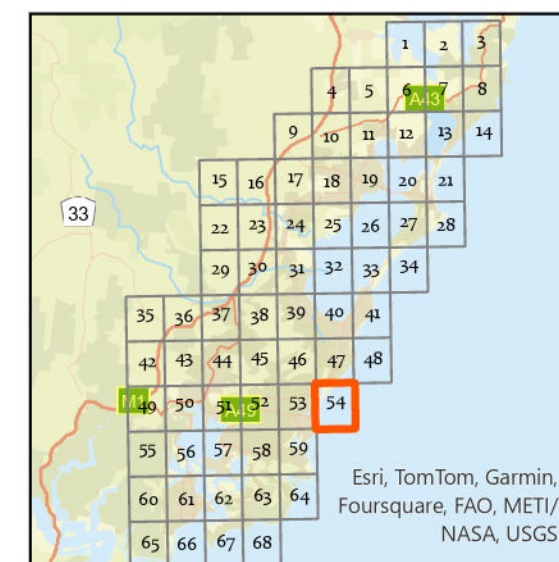
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | General Residential |
| 600mm | Infrastructure |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Public Recreation |
| Distribution Main | Special Activities |
| Transfer Main | Unzoned Land |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

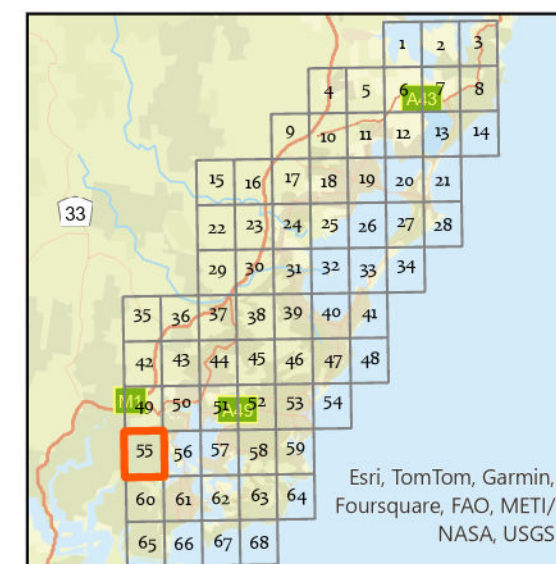
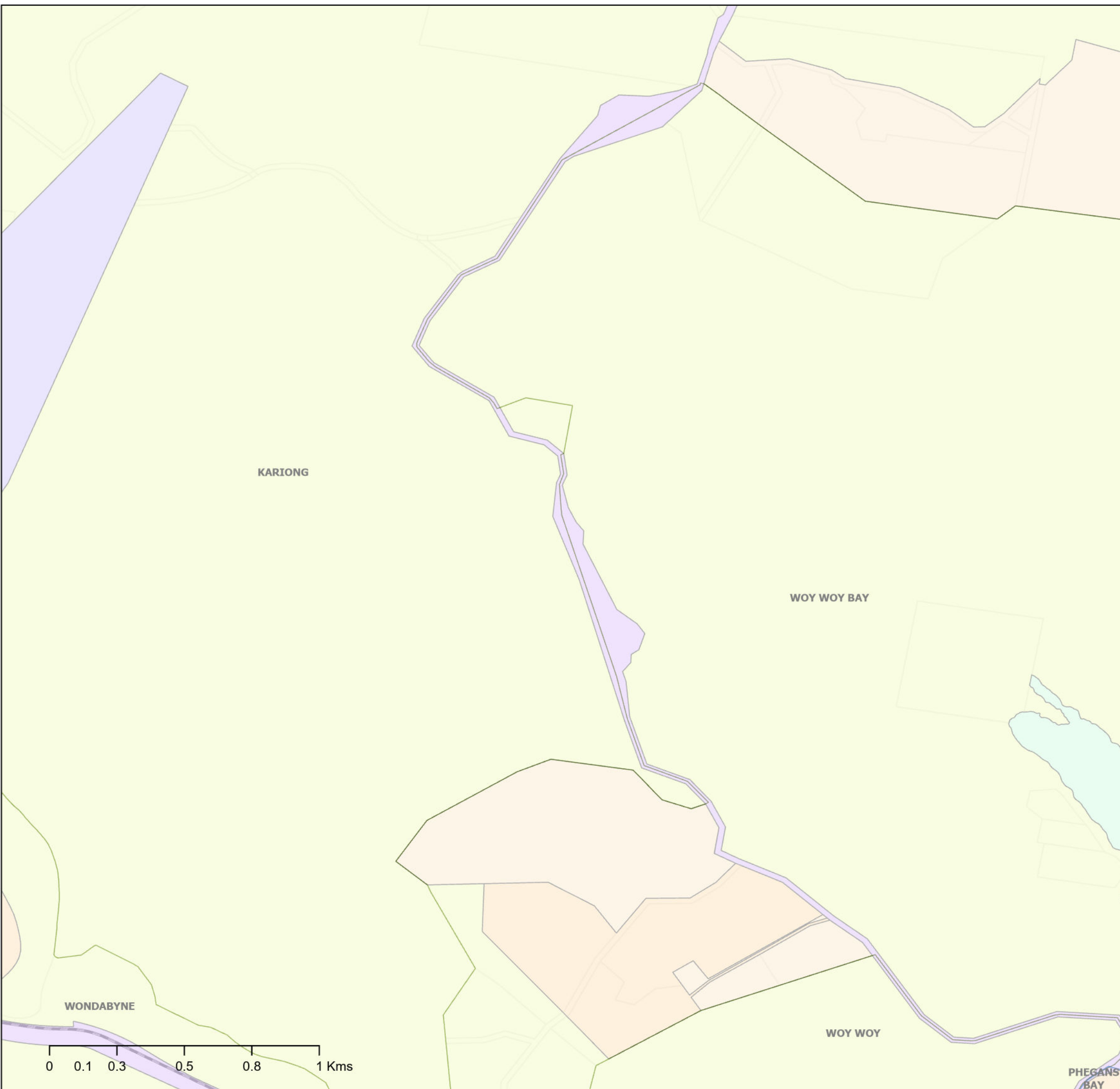
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Railway |
| 200mm | Proposed_Developments |
| 250mm | ForecastID_Centres |
| 300mm | Local Environmental Plan 2022 |
| 375mm | Deferred Matter |
| 450mm | Environ Conservation |
| 600mm | Infrastructure |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Public Recreation |
| Distribution Main | Recreational Waterways |
| Transfer Main | |



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Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

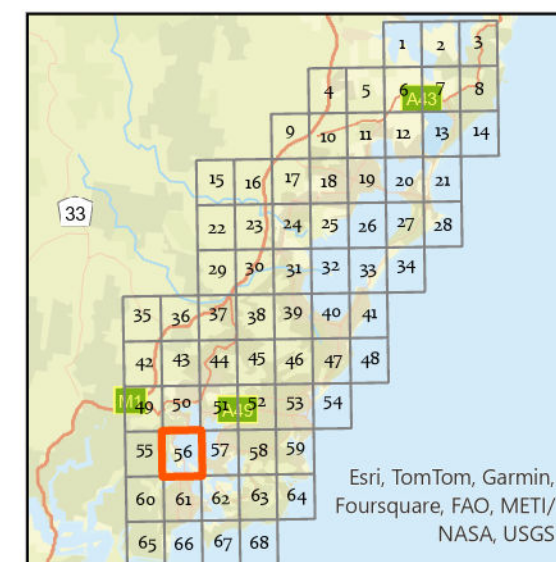
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

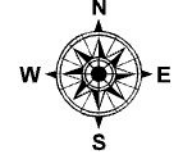
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Railway |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | General Residential |
| 450mm | Infrastructure |
| 600mm | Local Centre |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Natural Waterways |
| Distribution Main | Private Recreation |
| Transfer Main | Public Recreation |
| Transport - Roads | Recreational Waterways |
| Suburb Boundary | |



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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

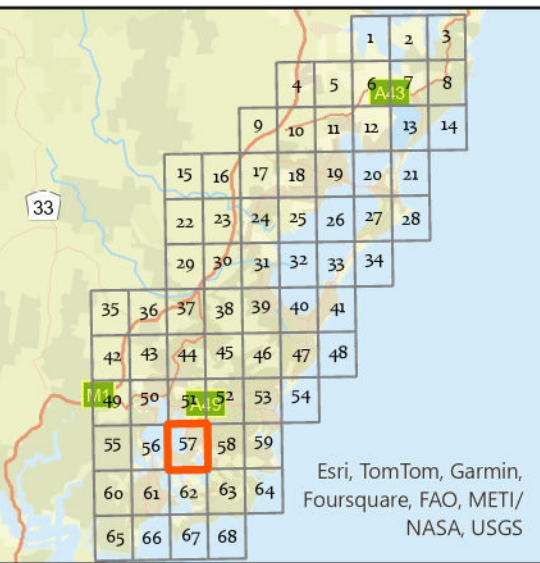
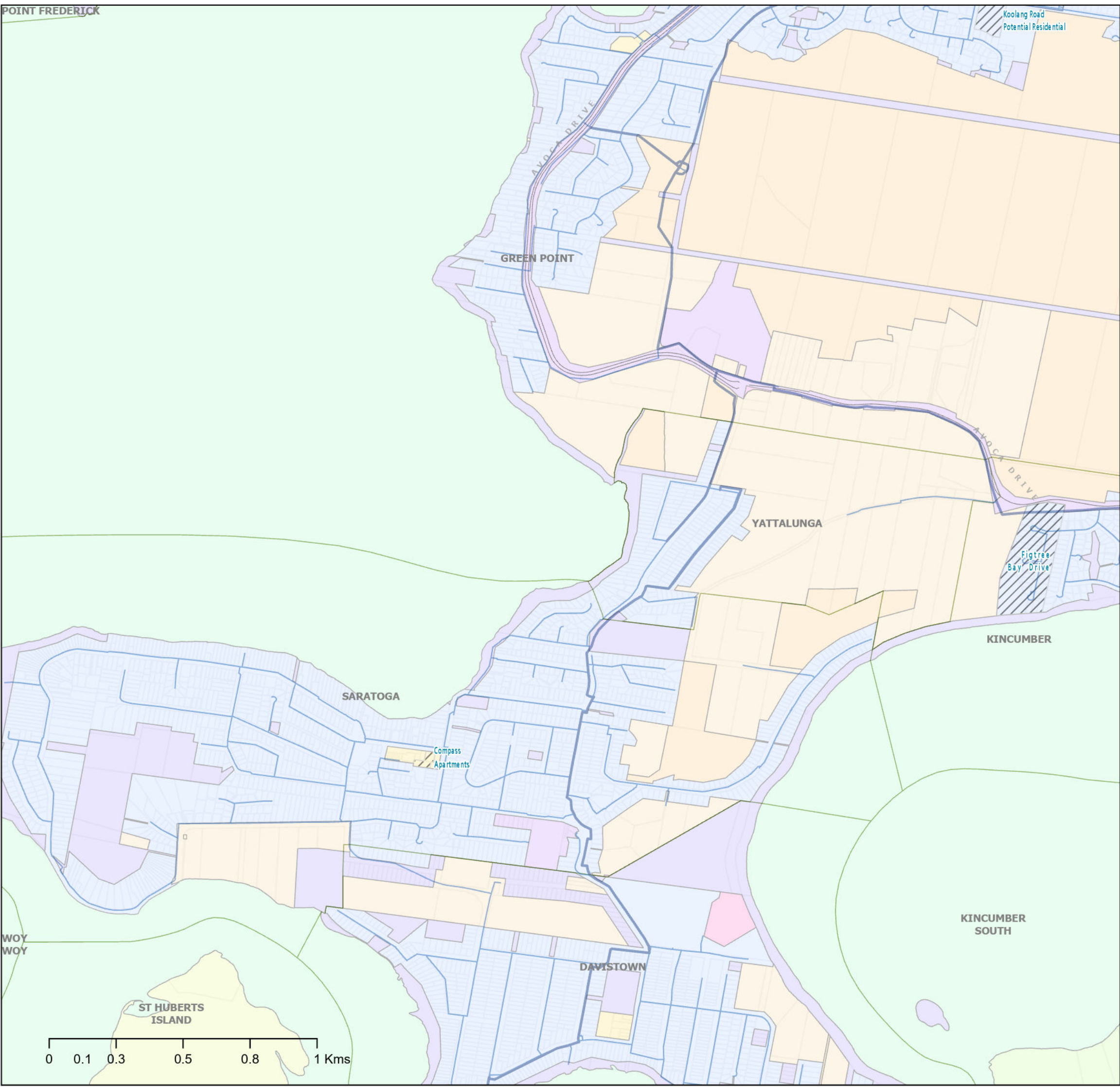
 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
- New Reservoirs

 -
- Proposed_Developments

 - ForecastID_Centres
- Local Environmental Plan 2022

 - Deferred Matter
 - Environ Conservation
 - Environ Living
 - Environ Management
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - National Parks & Reserves
 - Private Recreation
 - Public Recreation
 - Recreational Waterways
 - Special Activities





CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

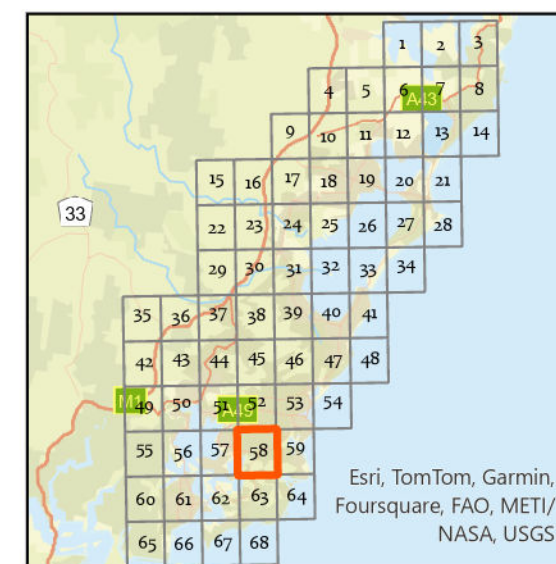
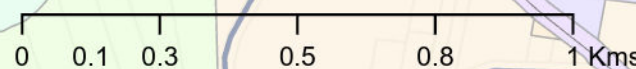
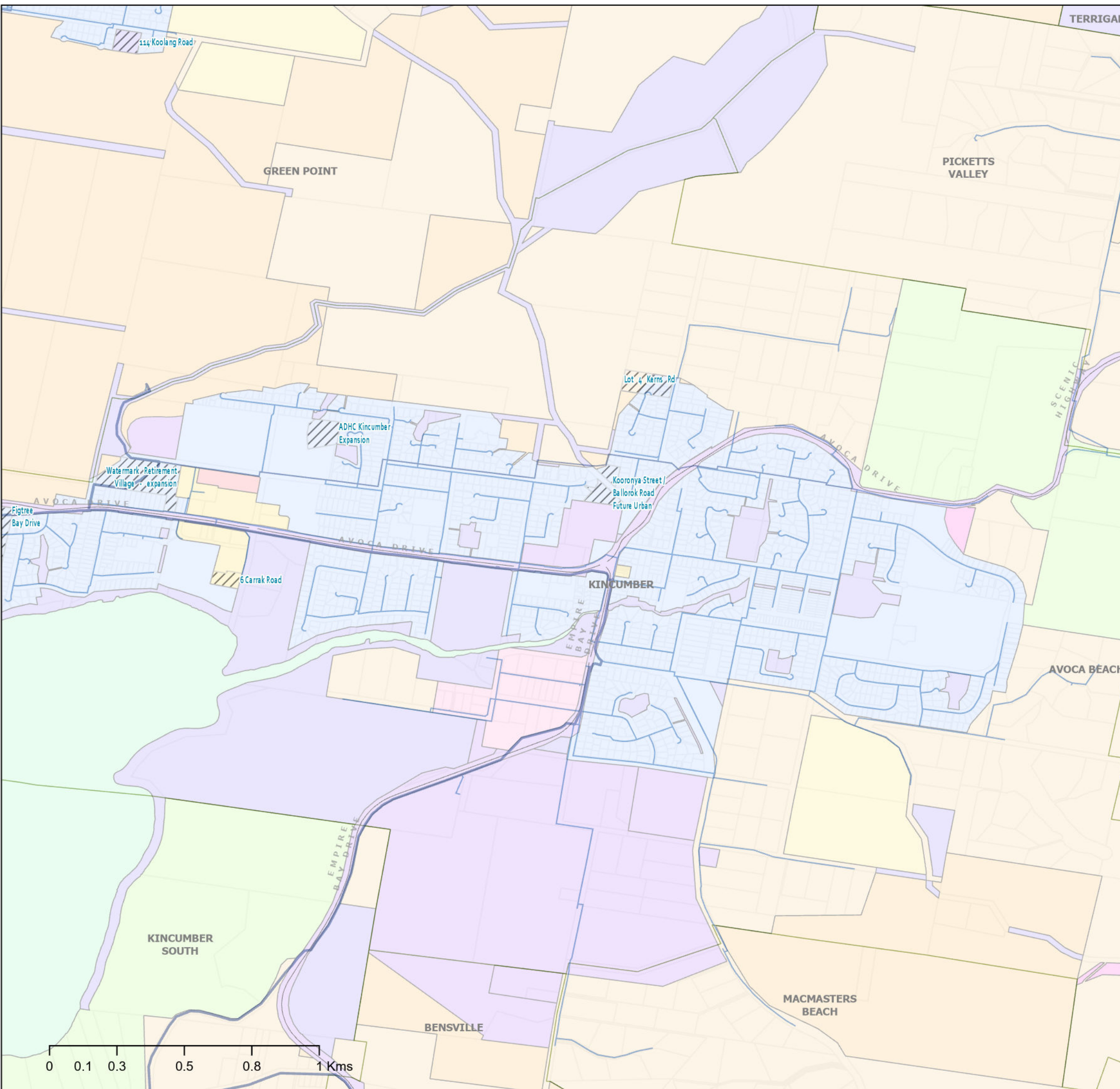
 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm
- Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
- Proposed Developments

 - ForecastID_Centres
- Local Environmental Plan 2022

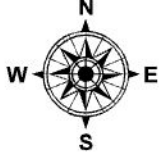
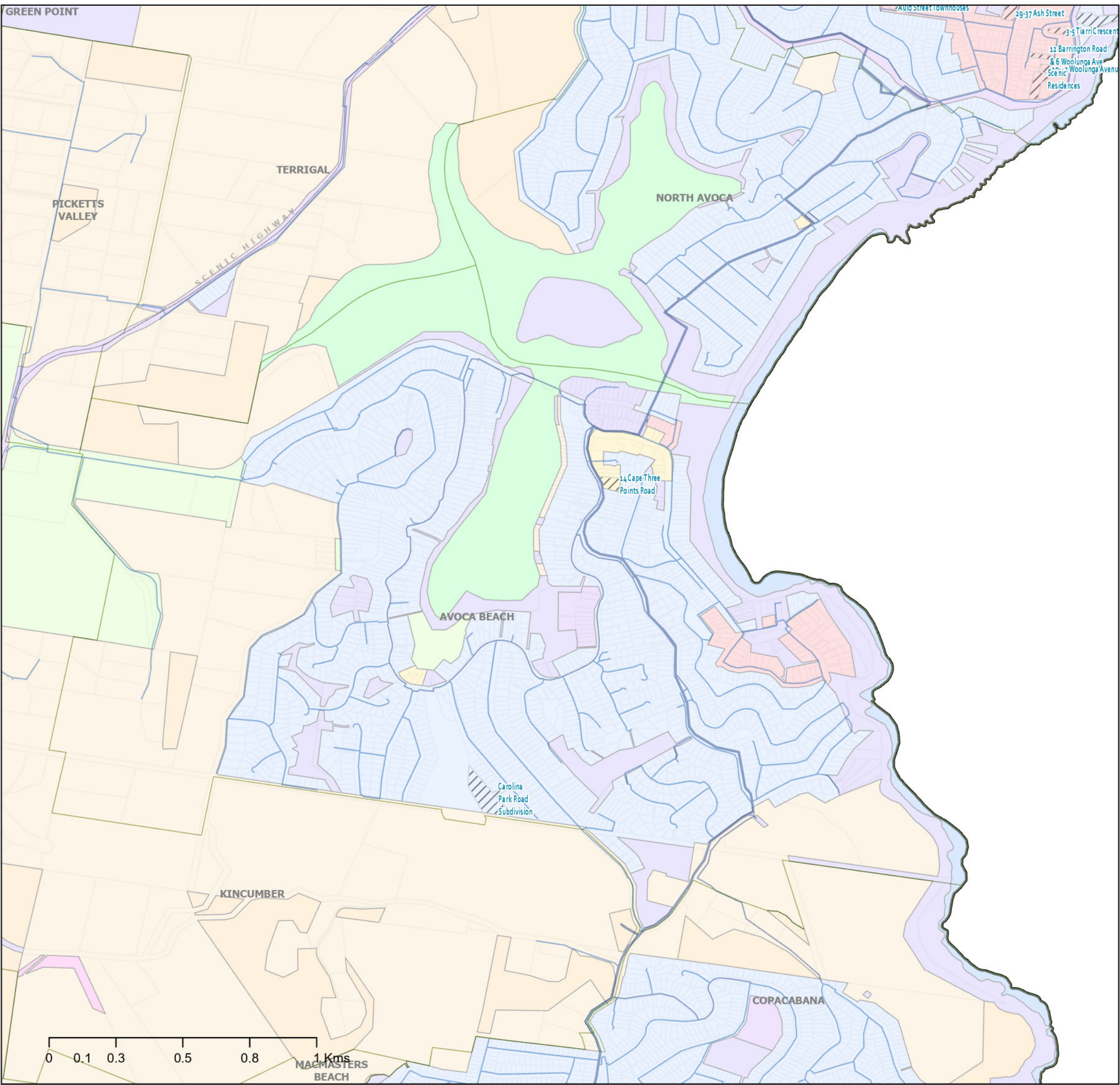
 - Deferred Matter
 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Public Recreation
 - Recreational Waterways
 - Special Activities
- New Reservoirs

 -



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

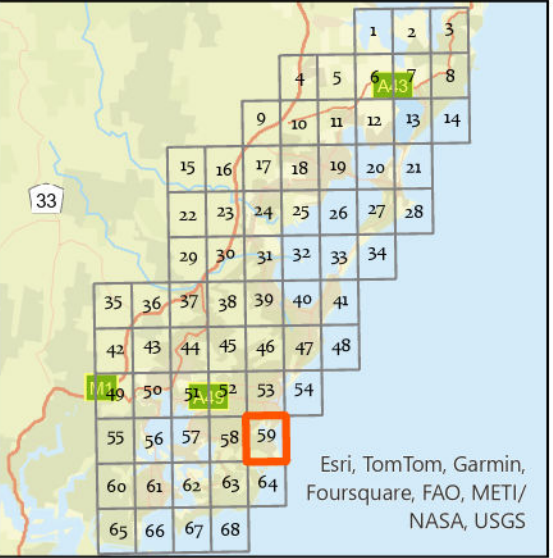
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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

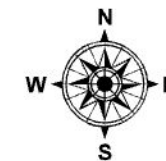
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | Environ Living |
| 450mm | Environ Management |
| 600mm | General Residential |
| New Reservoirs | Infrastructure |
| Existing Water Mains | Local Centre |
| Reticulation Main | Low Density Residential |
| Distribution Main | Natural Waterways |
| Transfer Main | Public Recreation |
| Transport - Roads | Unzoned Land |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

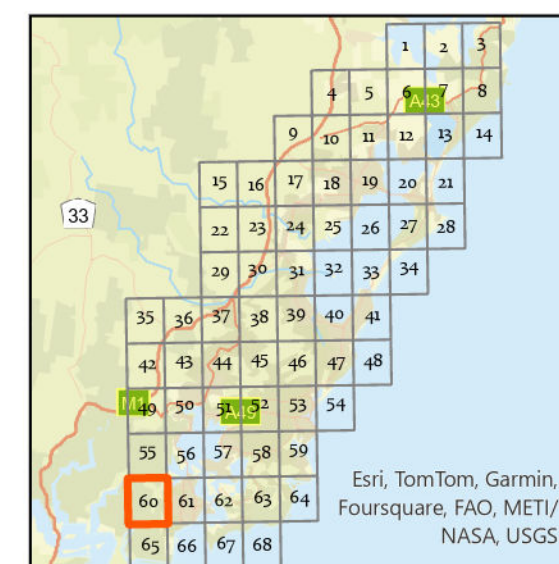
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains	Railway
100mm	Proposed_Developments
150mm	ForecastID_Centres
200mm	Local Environmental Plan 2022
250mm	Deferred Matter
300mm	Environ Conservation
375mm	General Industrial
450mm	General Residential
600mm	Infrastructure
New Reservoirs	Low Density Residential
Existing Water Mains	National Parks & Reserves
Reticulation Main	Natural Waterways
Distribution Main	Public Recreation
Transfer Main	Recreational Waterways
Transport - Roads	Special Activities
Suburb Boundary	



Siva Balasubramanian
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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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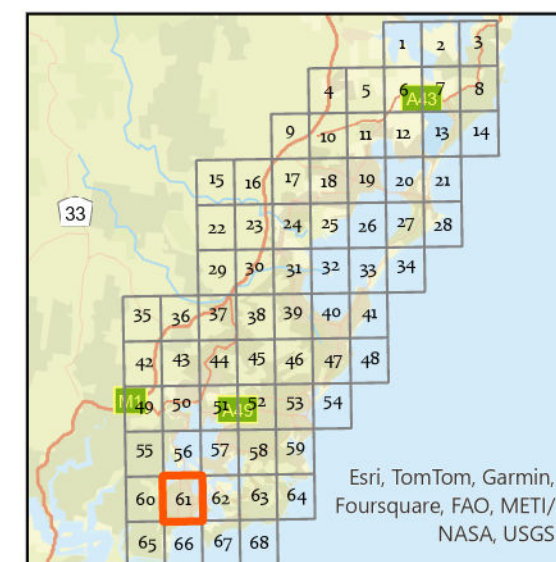
0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

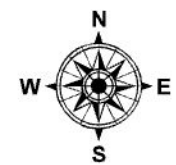
Legend

Proposed Water Mains	Railway
100mm	Proposed_Developments
150mm	ForecastID_Centres
200mm	Local Environmental Plan 2022
250mm	Deferred Matter
300mm	Environ Conservation
375mm	General Industrial
450mm	General Residential
600mm	Infrastructure
New Reservoirs	Local Centre
Existing Water Mains	Low Density Residential
Reticulation Main	National Parks & Reserves
Distribution Main	Private Recreation
Transfer Main	Productivity Support
Transport - Roads	Public Recreation
Suburb Boundary	Recreational Waterways



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Date: 14/06/2024
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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

- Proposed Water Mains

 - 100mm
 - 150mm
 - 200mm
 - 250mm
 - 300mm
 - 375mm
 - 450mm
 - 600mm

New Reservoirs

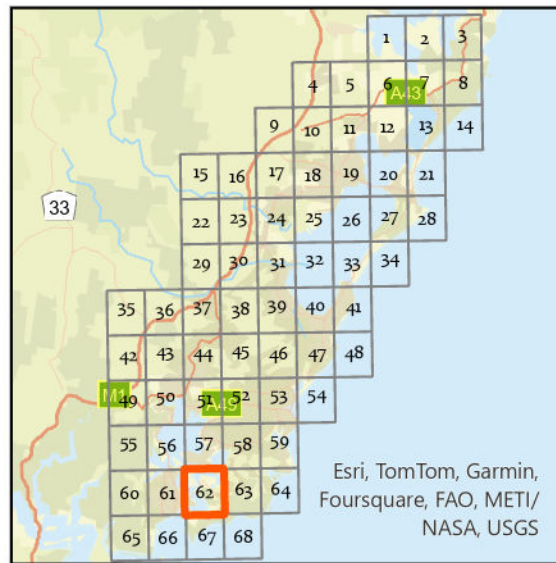
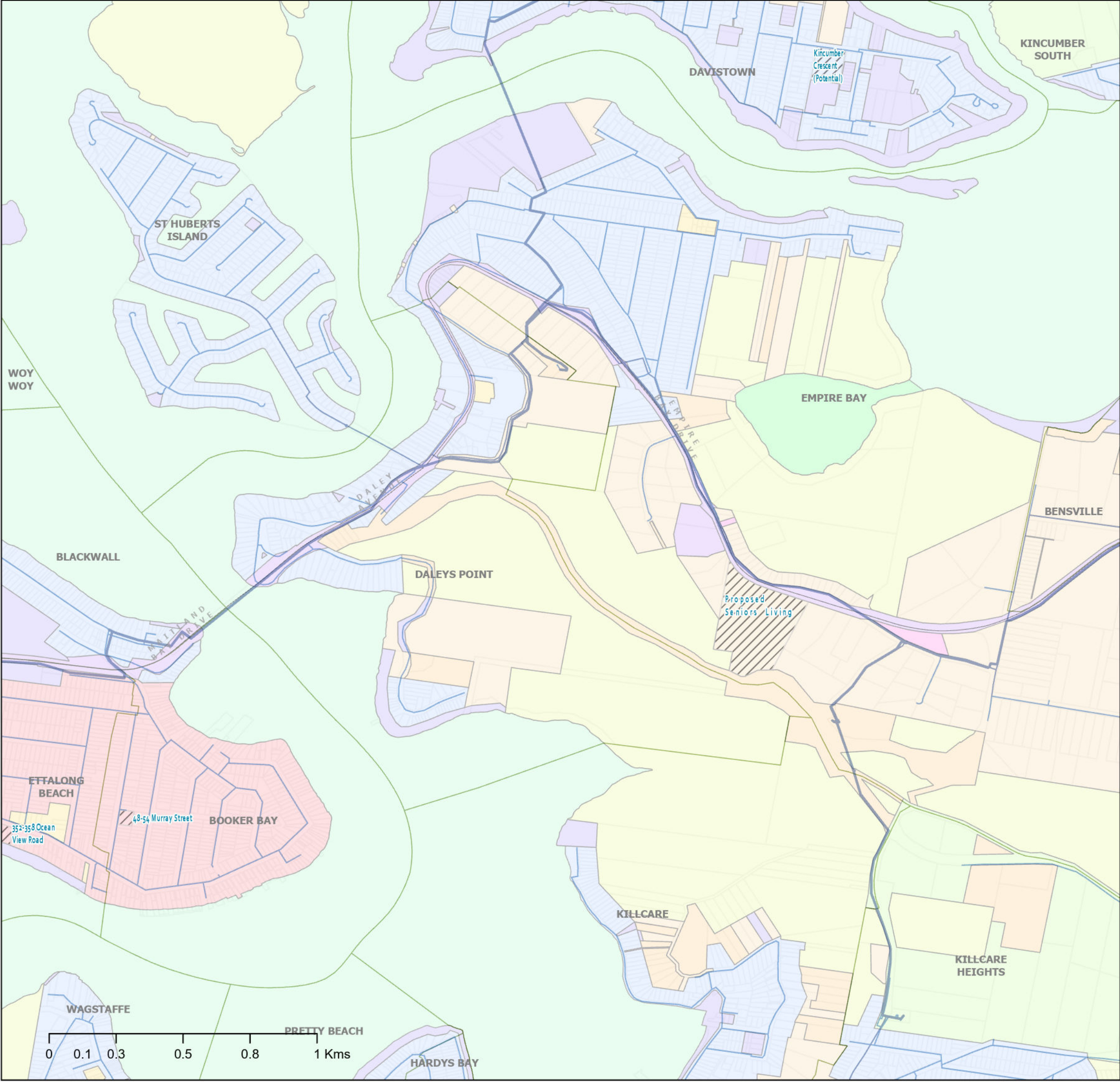
Existing Water Mains

 - Reticulation Main
 - Distribution Main
 - Transfer Main
 - Transport - Roads
 - Suburb Boundary
- Proposed_Developments

ForecastID_Centres

Local Environmental Plan 2022

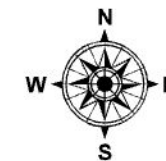
 - Deferred Matter
 - Environ Conservation
 - Environ Living
 - Environ Management
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - National Parks & Reserves
 - Natural Waterways
 - Public Recreation
 - Recreational Waterways



Siva Balasubramanian
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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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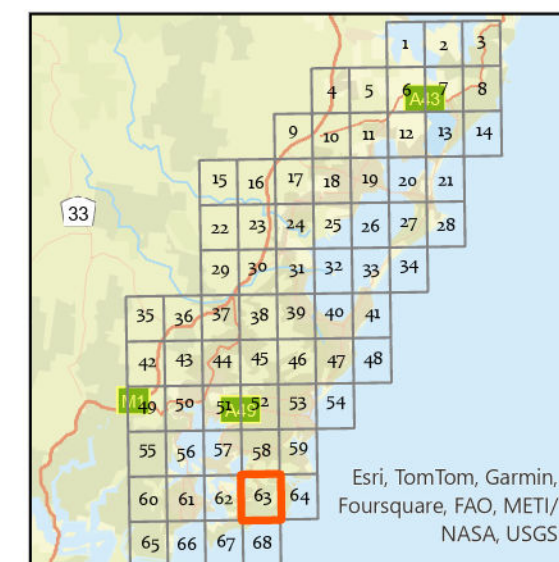
Map 62 of 68



CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | Environ Living |
| 450mm | Environ Management |
| 600mm | Infrastructure |
| New Reservoirs | Local Centre |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

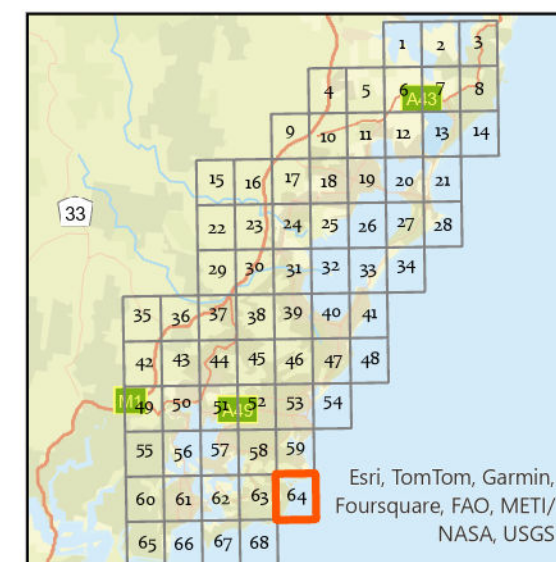
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | — Transport - Roads |
| 100mm | Suburb Boundary |
| 150mm | Proposed_Developments |
| 200mm | ForecastID_Centres |
| 250mm | Local Environmental Plan 2022 |
| 300mm | Deferred Matter |
| 375mm | Environ Conservation |
| 450mm | Environ Living |
| 600mm | Environ Management |
| New Reservoirs | Local Centre |
| Existing Water Mains | Low Density Residential |
| Reticulation Main | National Parks & Reserves |
| Distribution Main | Public Recreation |
| Transfer Main | Unzoned Land |



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Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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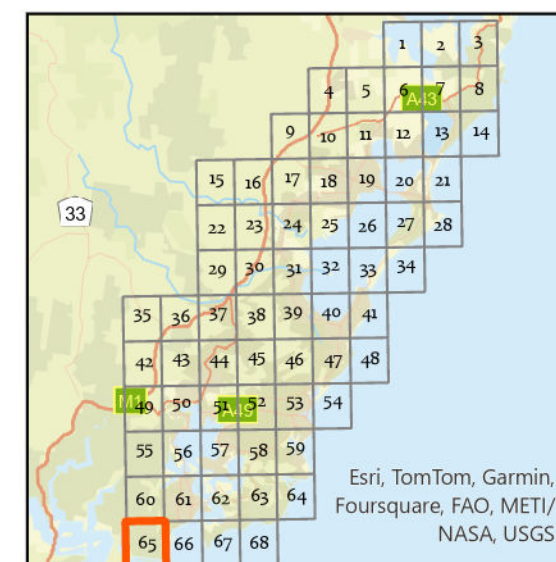
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

Proposed Water Mains	Suburb Boundary
100mm	Proposed_Developments
150mm	ForecastID_Centres
200mm	Local Environmental Plan 2022
250mm	Deferred Matter
300mm	Environ Conservation
375mm	Infrastructure
450mm	Local Centre
600mm	Low Density Residential
New Reservoirs	National Parks & Reserves
Existing Water Mains	Natural Waterways
Reticulation Main	Public Recreation
Distribution Main	Recreational Waterways
Transfer Main	Special Activities
Transport - Roads	



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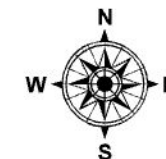
WOY WOY

UMINA BEACH

PATONGA

PEARL BEACH

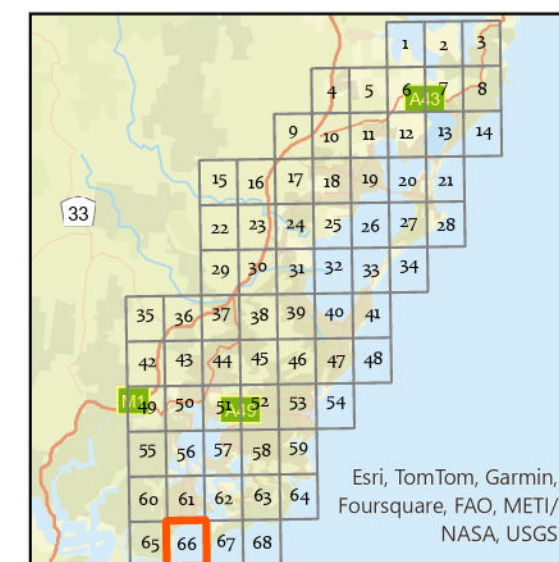
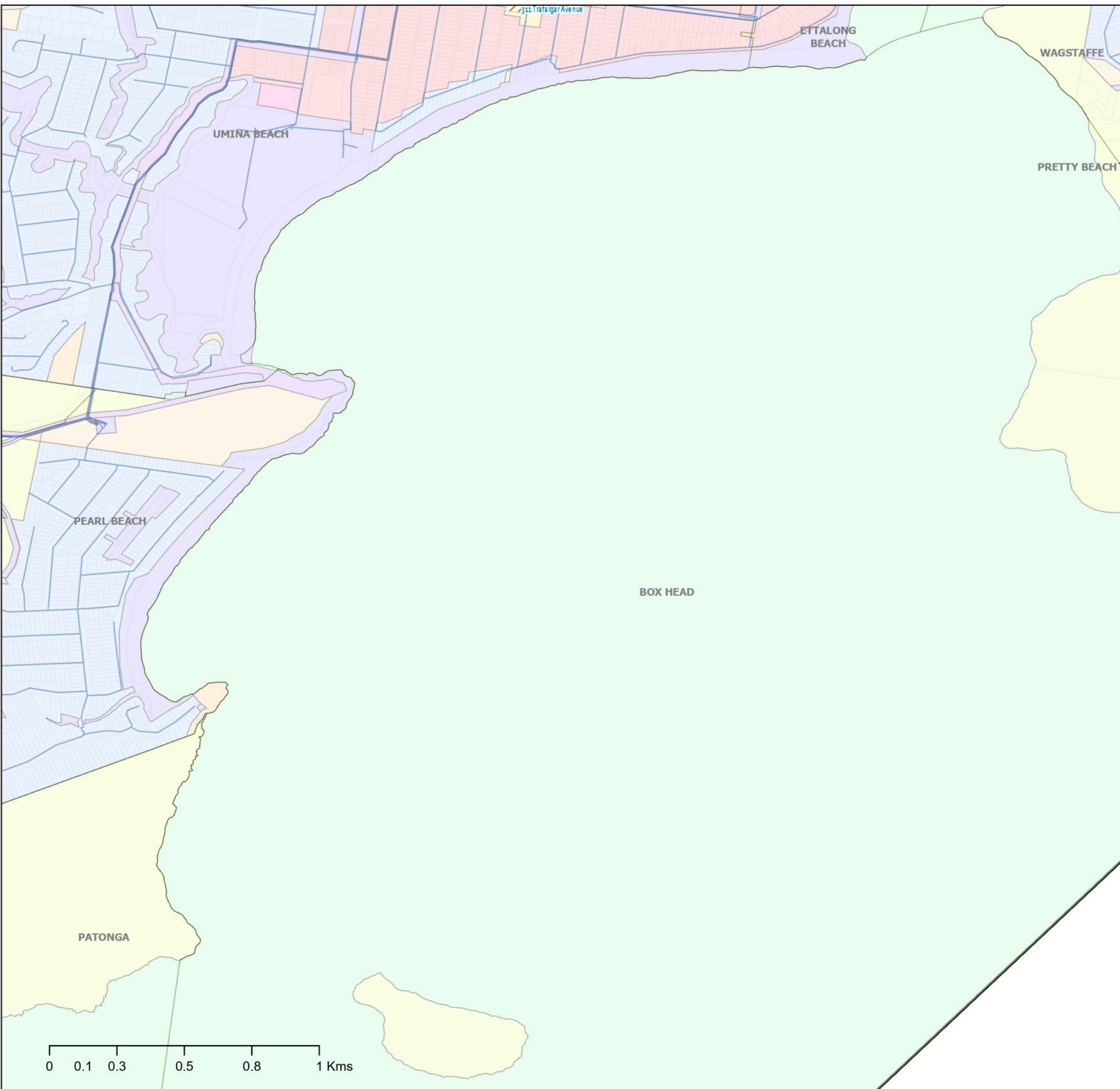
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

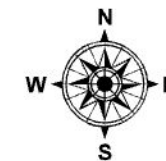
Legend

- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | General Residential |
| 450mm | Infrastructure |
| 600mm | Local Centre |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Private Recreation |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | |



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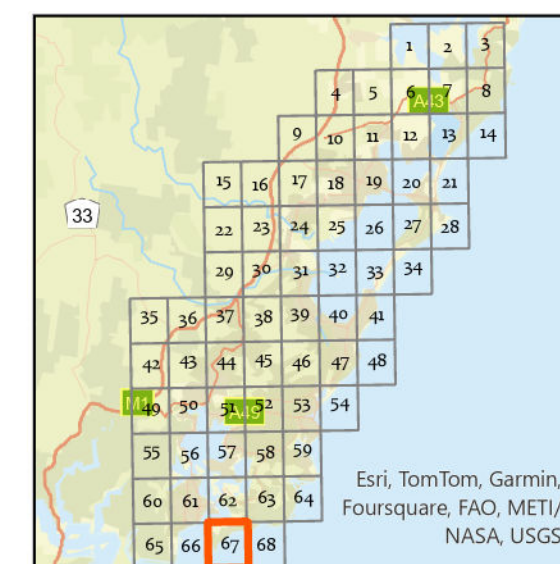
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CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP

Legend

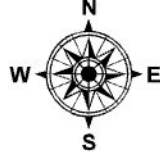
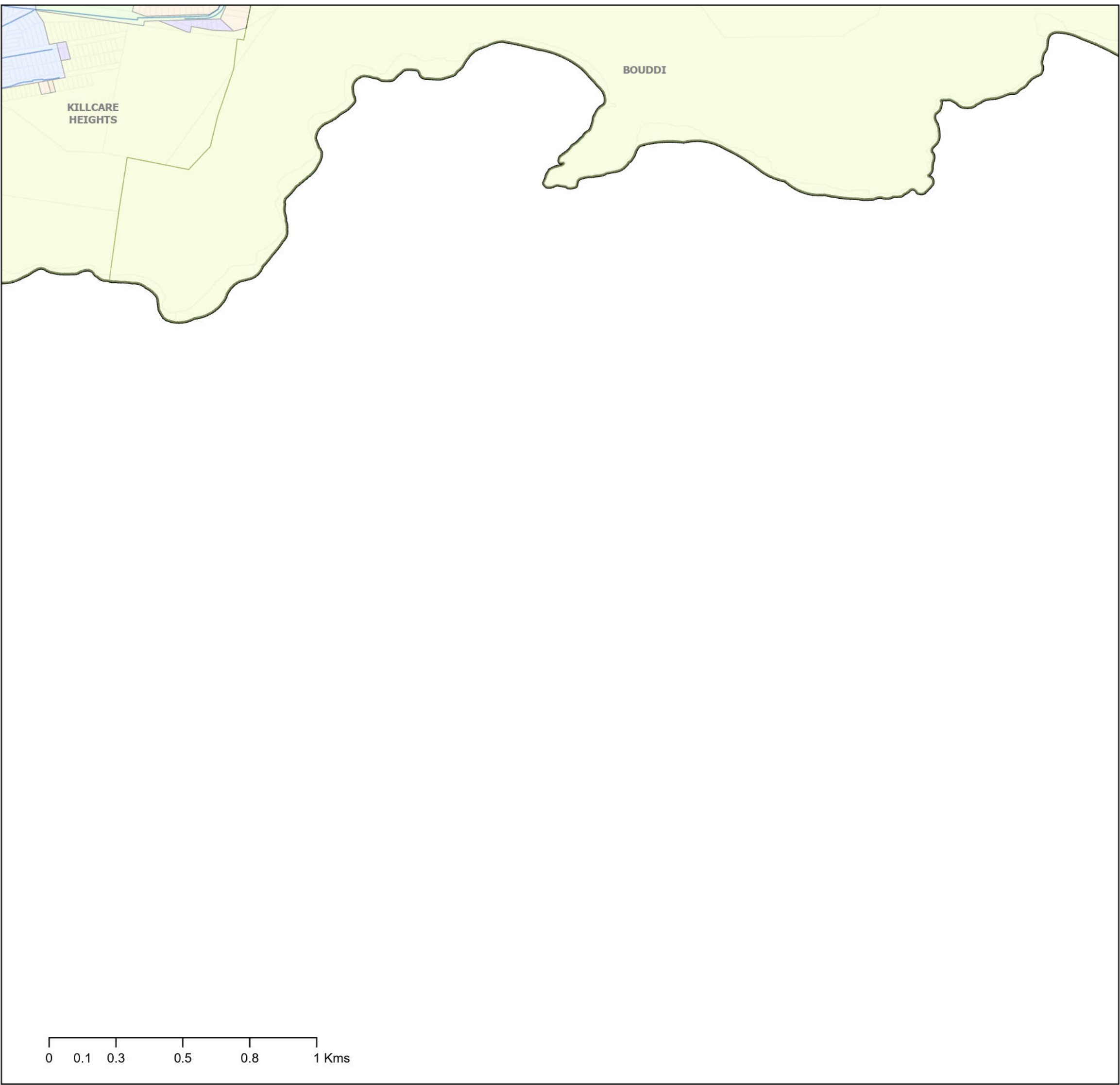
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|----------------------|-------------------------------|
| Proposed Water Mains | Suburb Boundary |
| 100mm | Proposed_Developments |
| 150mm | ForecastID_Centres |
| 200mm | Local Environmental Plan 2022 |
| 250mm | Deferred Matter |
| 300mm | Environ Conservation |
| 375mm | Environ Living |
| 450mm | Infrastructure |
| 600mm | Local Centre |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Private Recreation |
| Distribution Main | Public Recreation |
| Transfer Main | Recreational Waterways |
| Transport - Roads | Unzoned Land |



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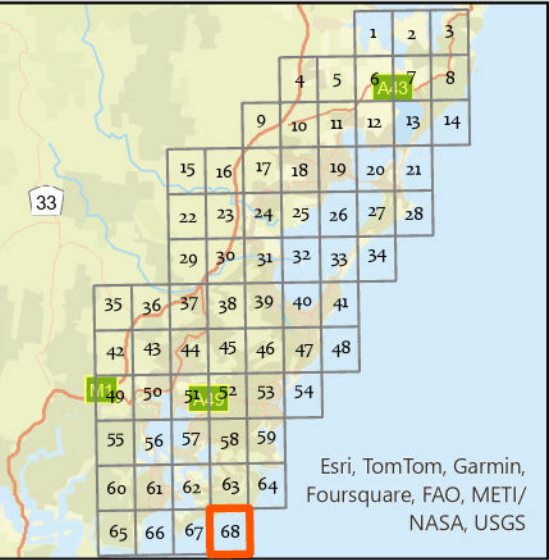
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CENTRAL COAST COUNCIL
PROPOSED WATER ASSETS DSP

Legend

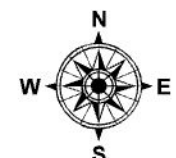
- | | |
|----------------------|-------------------------------|
| Proposed Water Mains | Transfer Main |
| 100mm | Transport - Roads |
| 150mm | Suburb Boundary |
| 200mm | Proposed_Developments |
| 250mm | ForecastID_Centres |
| 300mm | Local Environmental Plan 2022 |
| 375mm | Deferred Matter |
| 450mm | Environ Conservation |
| 600mm | Environ Living |
| New Reservoirs | Low Density Residential |
| Existing Water Mains | National Parks & Reserves |
| Reticulation Main | Public Recreation |
| Distribution Main | |



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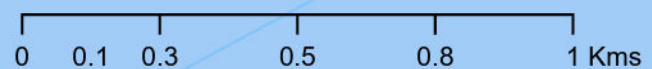
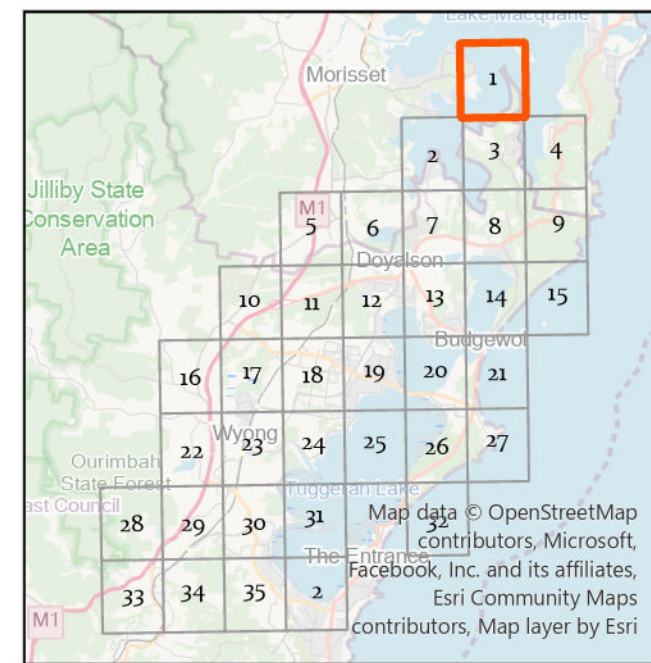
Figure 3
Northern Sewerage Works Plans - 2024



CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

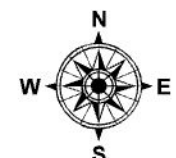
- | | |
|------------------------------|--------------------------------------|
| New SPS | Toukley EPL Boundary |
| SPS Upgrade | Natural Drainage Layers |
| Private SPS | Water Bodies |
| SPS | Proposed_Developments |
| STP | ForecastID_Centres |
| Proposed Sewer Mains 225mm | Local Environmental Plan 2022 |
| Proposed Sewer Mains >=300mm | National Parks & Reserves |
| Contours 2m | Recreational Waterways |



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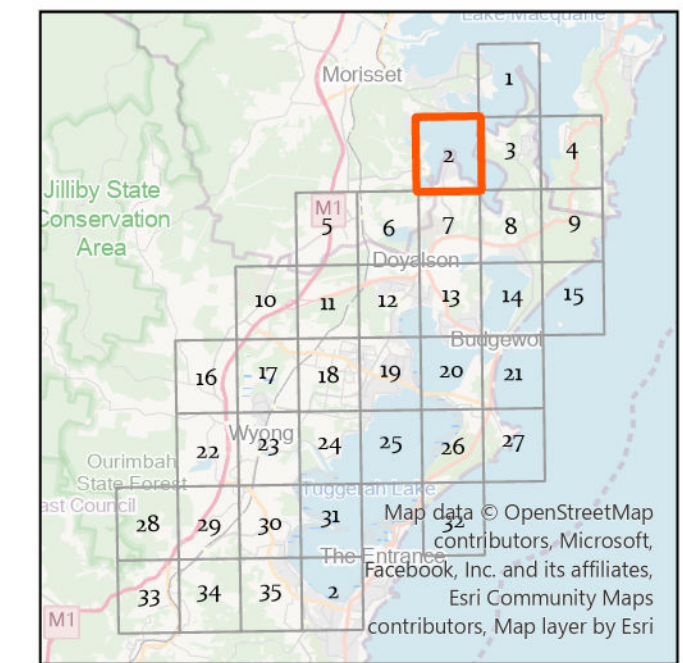
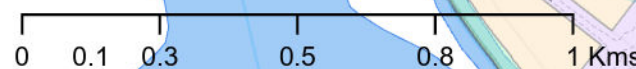
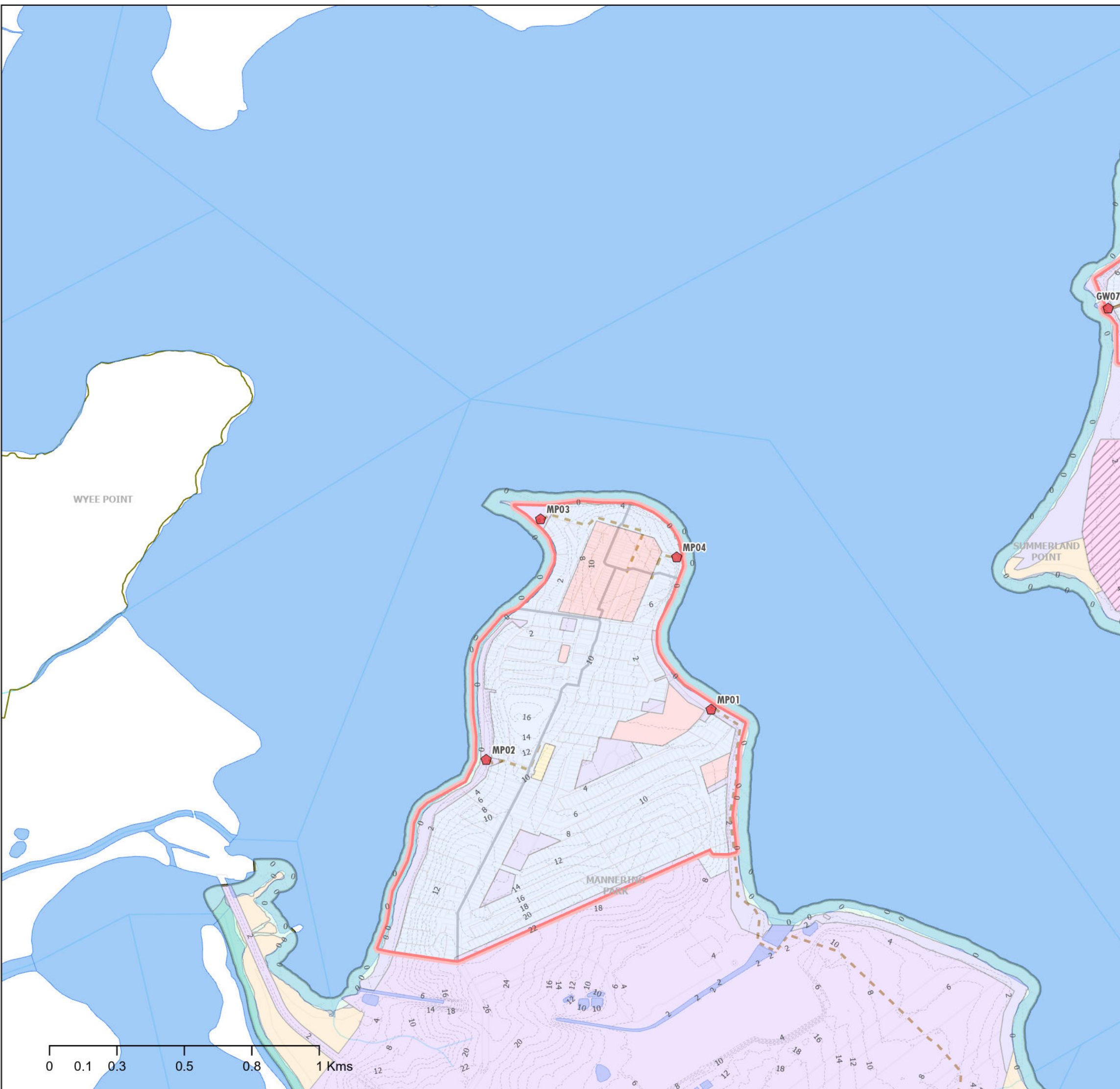
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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

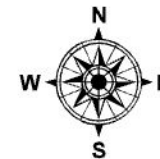
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Water Bodies |
| SPS Upgrade | Proposed_Developments |
| Private SPS | ForecastID_Centres |
| SPS | Local Environmental Plan 2022 |
| STP | Environ Conservation |
| Proposed Sewer Mains 225mm | Environ Management |
| Proposed Sewer Mains >=300mm | General Residential |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Local Centre |
| Sewer Catchment Boundaries | Low Density Residential |
| Rising Main | Natural Waterways |
| Sewer Gravity Mains | Public Recreation |
| Natural Drainage Layers | Recreational Waterways |



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Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

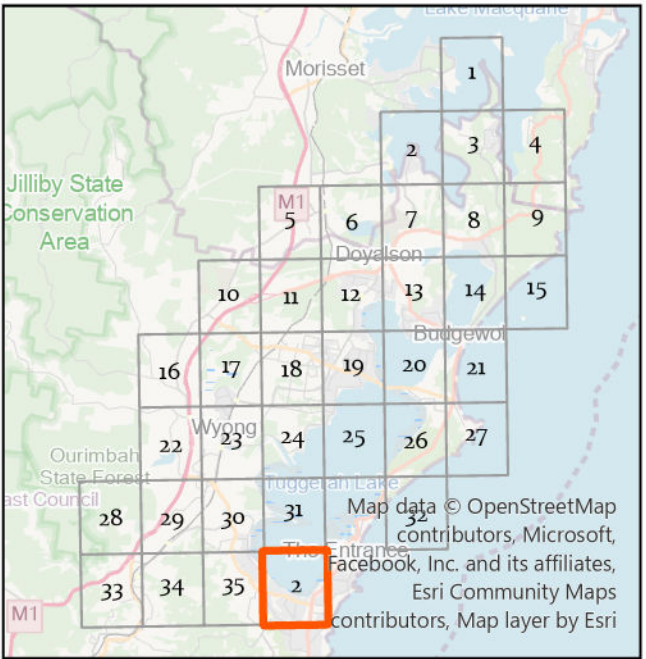
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PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

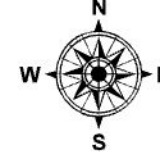
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | ForecastID_Centres |
| SPS Upgrade | Local Environmental Plan 2022 |
| Private SPS | Environ Conservation |
| SPS | Environ Living |
| STP | Environ Management |
| New Sewer_Rising_Mains | General Residential |
| Proposed Sewer Mains 225mm | Infrastructure |
| Proposed Sewer Mains >=300mm | Local Centre |
| Contours 2m | Low Density Residential |
| Toukley EPL Boundary | Mixed Use |
| Sewer Catchment Boundaries | National Parks & Reserves |
| Rising Main | Natural Waterways |
| Sewer Gravity Mains | Private Recreation |
| Natural Drainage Layers | Productivity Support |
| Water Bodies | Public Recreation |
| Proposed_Developments | Recreational Waterways |
| | Special Activities |



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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- New SPS

SPS Upgrade

Private SPS

SPS

STP

New Sewer_Rising_Mains

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

Contours 2m

Toukley EPL Boundary

Sewer Catchment Boundaries

Rising Main

Sewer Gravity Mains

Natural Drainage Layers

Water Bodies

Proposed_Developments
- ForecastID_Centres

Local Environmental Plan 2022

Environ Conservation

Environ Living

Environ Management

General Industrial

General Residential

Infrastructure

Large Lot Residential

Local Centre

Low Density Residential

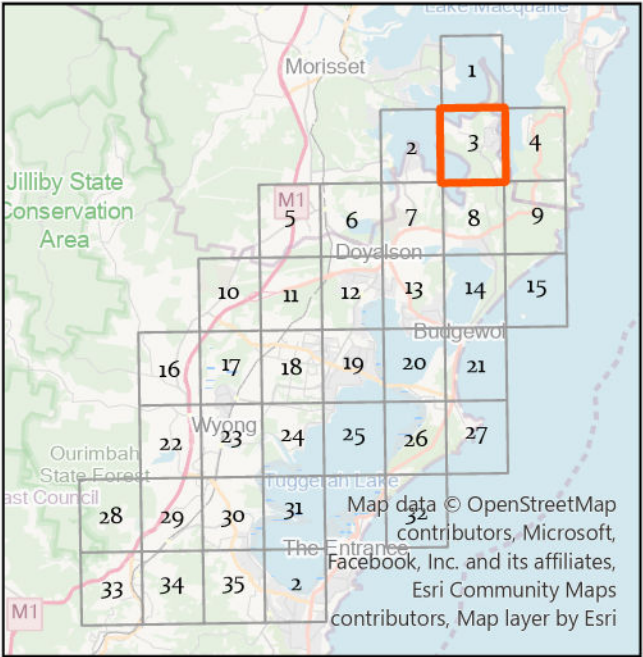
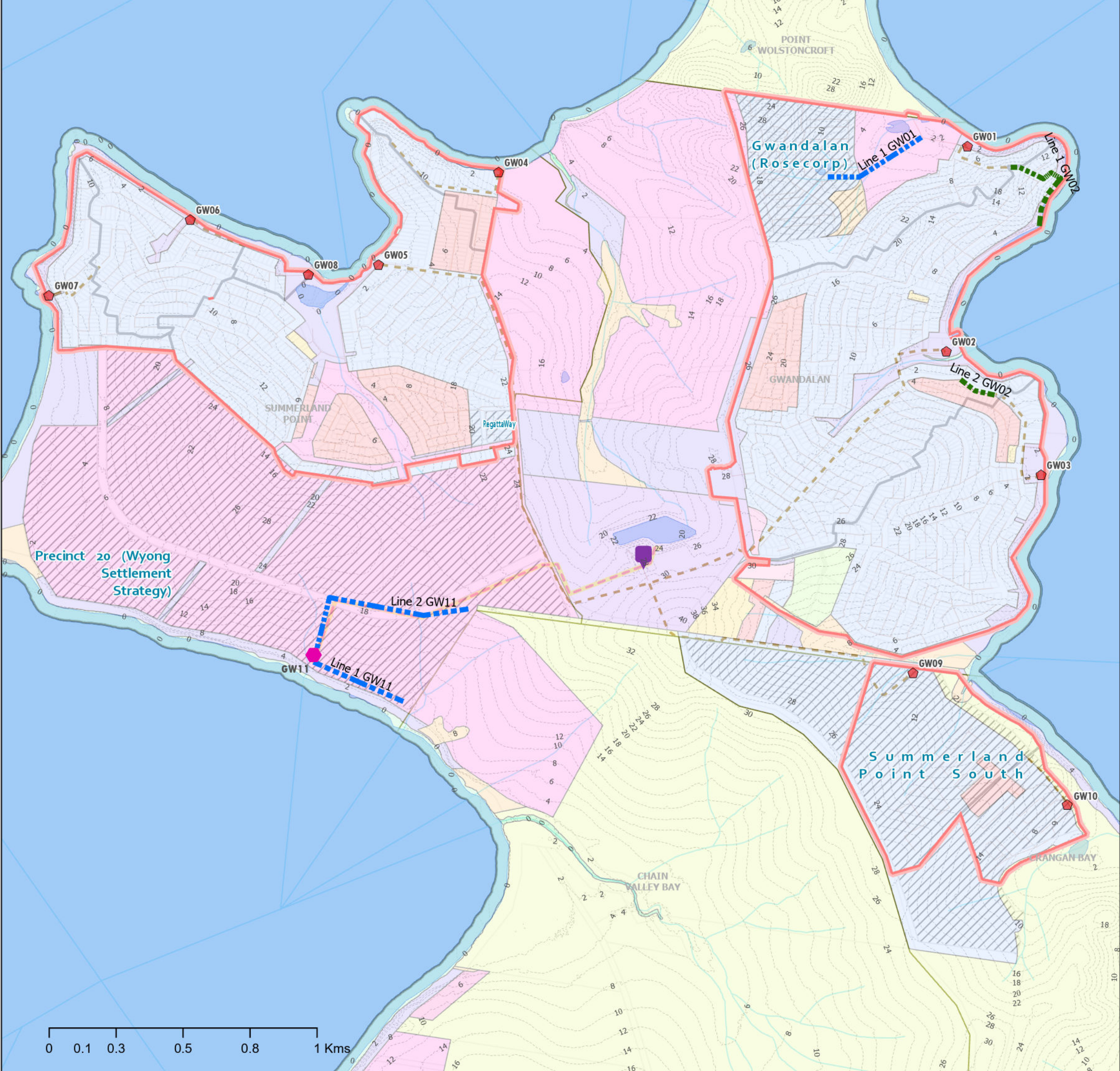
National Parks & Reserves

Natural Waterways

Private Recreation

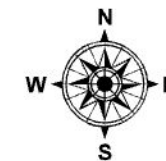
Public Recreation

Recreational Waterways



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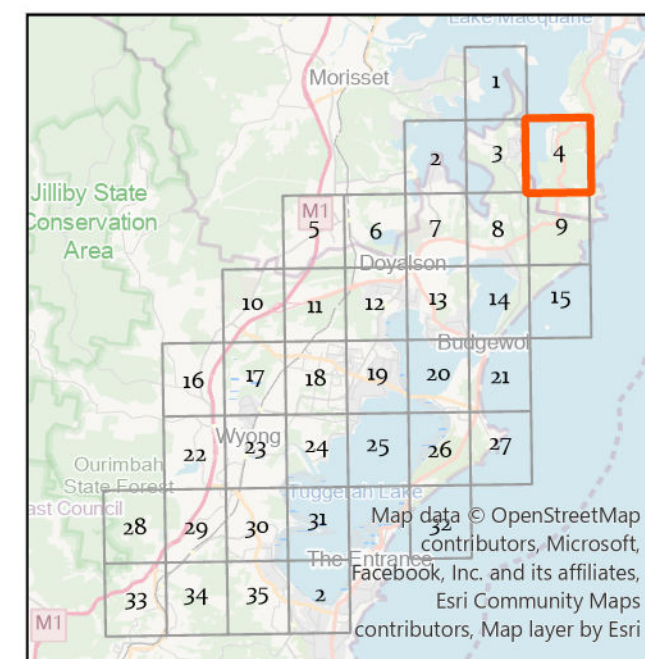


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

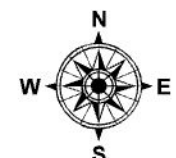
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Sewer Gravity Mains |
| SPS Upgrade | Natural Drainage Layers |
| Private SPS | Water Bodies |
| SPS | Proposed_Developments |
| STP | ForecastID_Centres |
| Proposed Sewer Mains 225mm | Local Environmental Plan 2022 |
| Proposed Sewer Mains >=300mm | Environ Conservation |
| Contours 2m | Low Density Residential |
| Toukley EPL Boundary | National Parks & Reserves |
| Sewer Catchment Boundaries | Public Recreation |
| Rising Main | Recreational Waterways |



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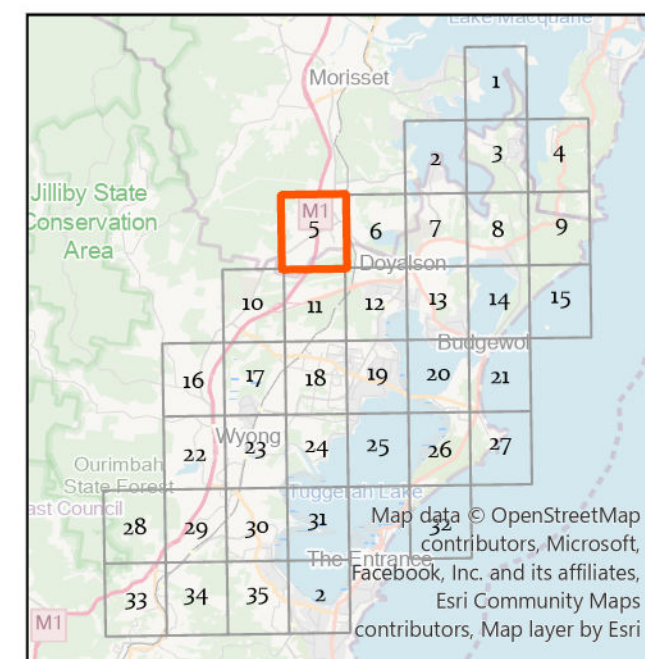
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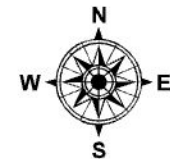
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Natural Drainage Layers |
| SPS Upgrade | Water Bodies |
| Private SPS | Proposed_Developments |
| SPS | ForecastID_Centres |
| STP | M1 Motorway |
| Proposed Sewer Mains 225mm | Local Environmental Plan 2022 |
| Proposed Sewer Mains >=300mm | Environ Conservation |
| Contours 2m | General Industrial |
| Toukley EPL Boundary | Infrastructure |
| | Transition |



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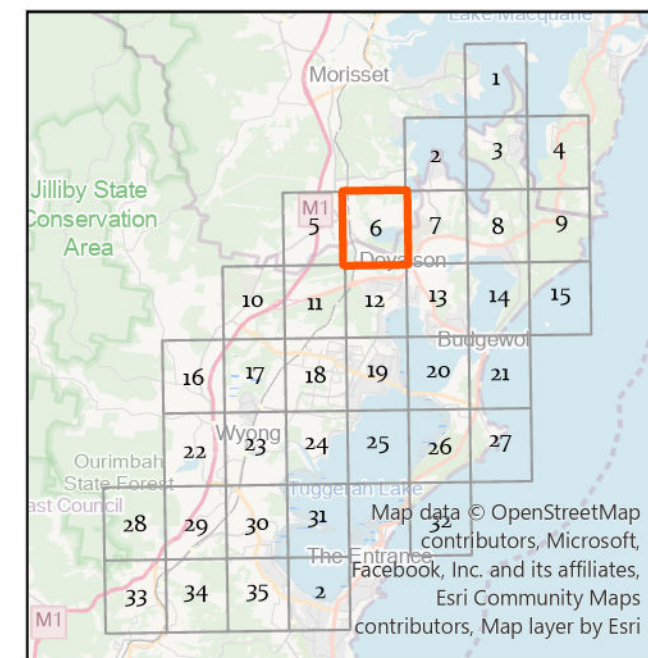
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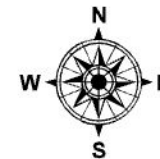
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Water Bodies |
| SPS Upgrade | Proposed_Developments |
| Private SPS | ForecastID_Centres |
| SPS | Railway |
| STP | Local Environmental Plan 2022 |
| Proposed Sewer Mains 225mm | Environ Conservation |
| Proposed Sewer Mains >=300mm | General Industrial |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Natural Waterways |
| Natural Drainage Layers | Transition |



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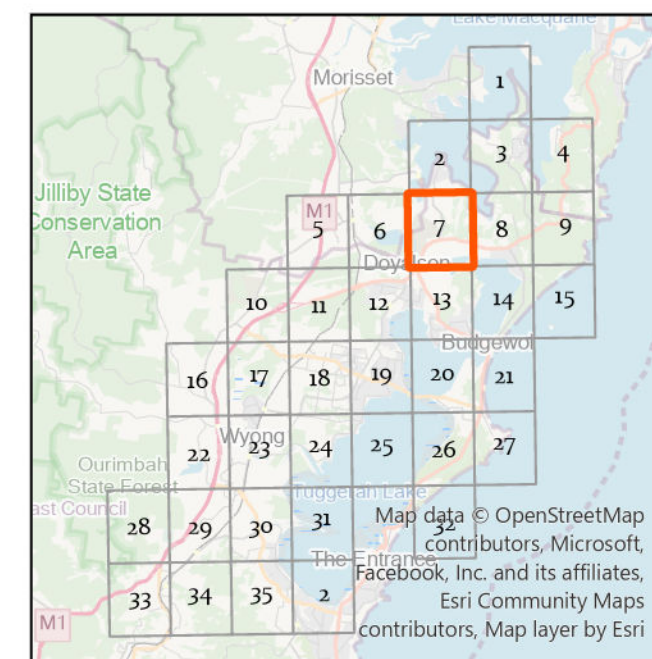
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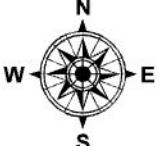
Legend

- | | | |
|------------------------------|--------------------------------------|--------------------|
| New SPS | Water Bodies | |
| SPS Upgrade | Proposed_Developments | |
| Private SPS | ForecastID_Centres | |
| SPS | Local Environmental Plan 2022 | |
| STP | Environ Conservation | Environ Management |
| New Sewer_Rising_Mains | General Industrial | Infrastructure |
| Proposed Sewer Mains 225mm | Low Density Residential | Natural Waterways |
| Proposed Sewer Mains >=300mm | Private Recreation | Public Recreation |
| Contours 2m | Recreational Waterways | Transition |
| Toukley EPL Boundary | | |
| Sewer Catchment Boundaries | | |
| Rising Main | | |
| Sewer Gravity Mains | | |
| Natural Drainage Layers | | |



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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- New SPS

SPS Upgrade

Private SPS

SPS

STP

New Sewer_Rising_Mains

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

Contours 2m

Toukley EPL Boundary

Sewer Catchment Boundaries

Rising Main

Sewer Gravity Mains

Natural Drainage Layers

Water Bodies

Proposed_Developments
- ForecastID_Centres

Local Environmental Plan 2022

Environ Conservation

Environ Living

Environ Management

General Residential

Infrastructure

Local Centre

Low Density Residential

Med Density Residential

National Parks & Reserves

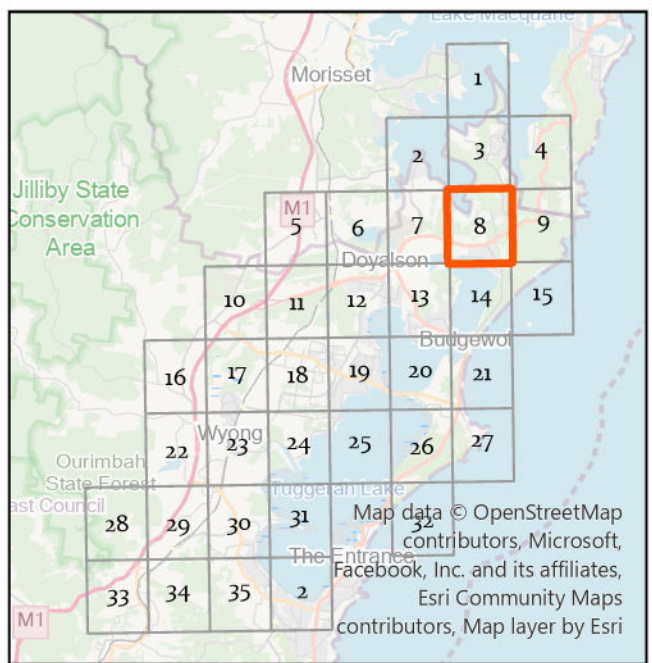
Natural Waterways

Private Recreation

Public Recreation

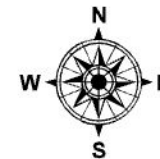
Recreational Waterways

Transition



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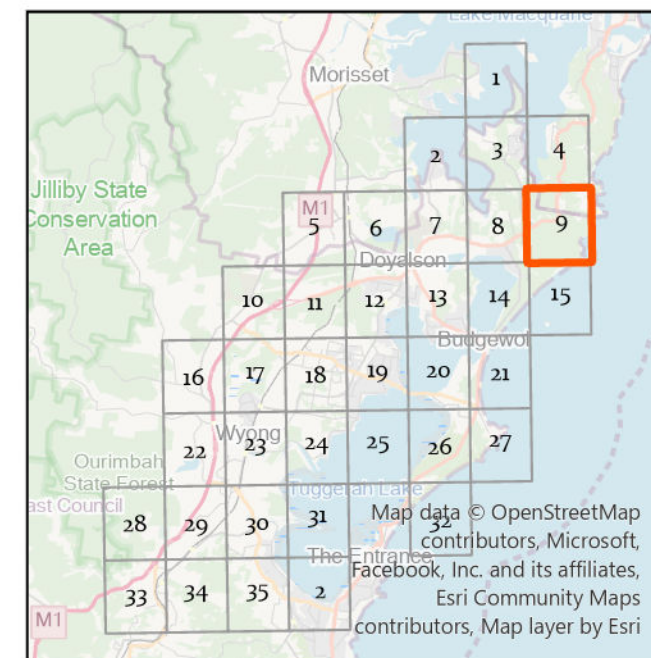
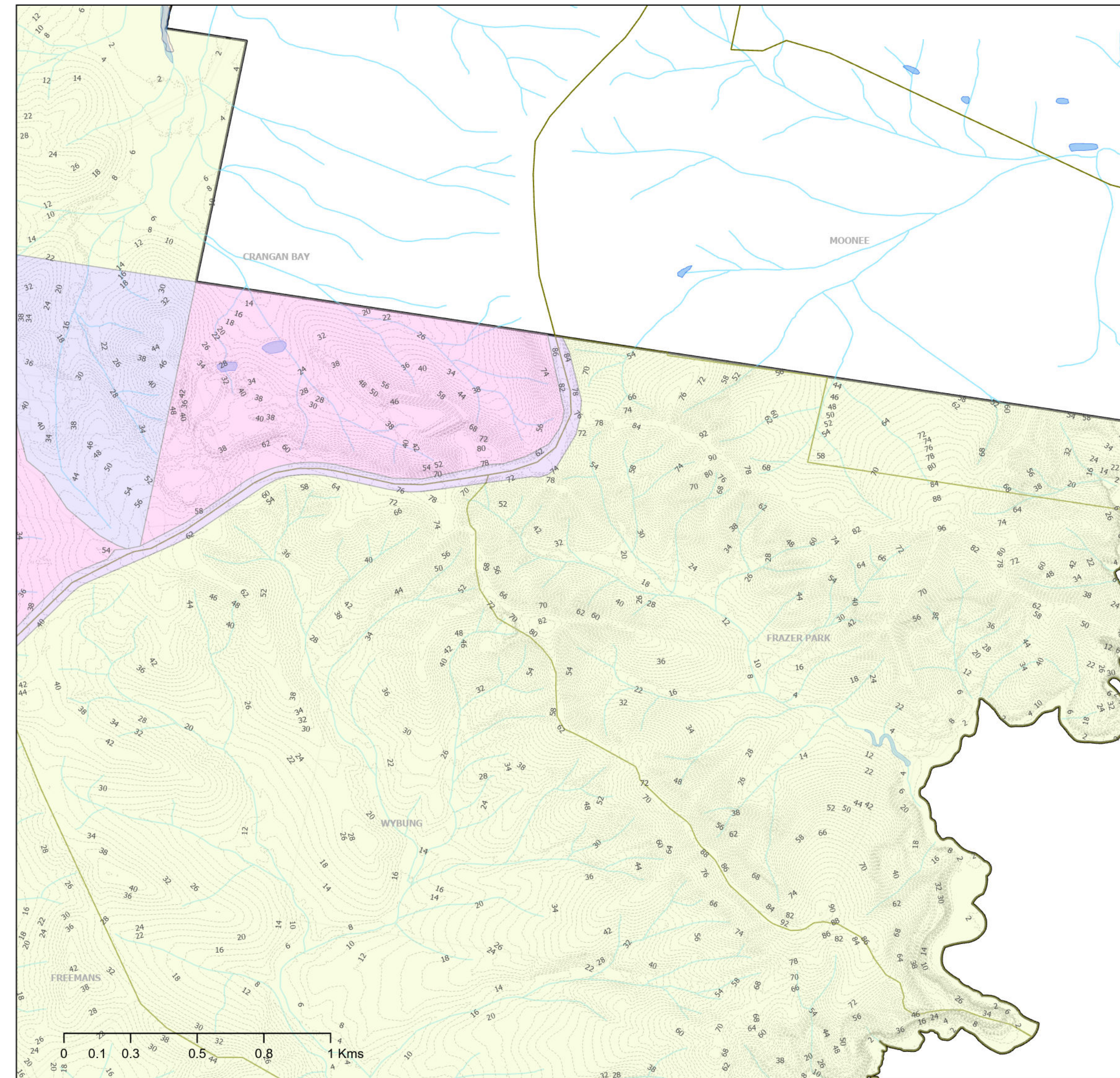


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PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

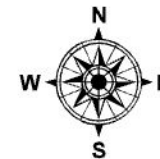
Legend

- New SPS
- SPS Upgrade
- Private SPS
- SPS
- STP
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains ≥ 300 mm
- Contours 2m
- Toukley EPL Boundary
- Natural Drainage Layers
- Water Bodies
- Proposed_Developments
- ForecastID_Centres
- Local Environmental Plan 2022
 - Environ Conservation
 - Environ Management
 - Infrastructure
 - National Parks & Reserves
 - Public Recreation



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Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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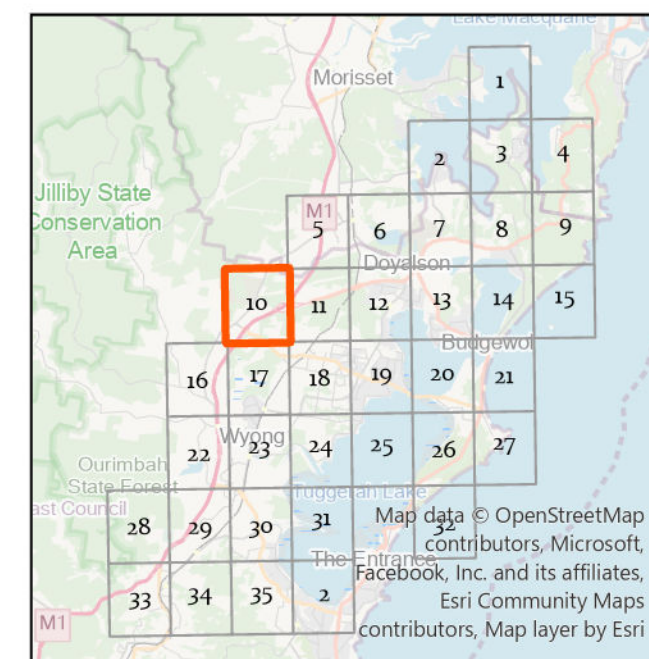


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

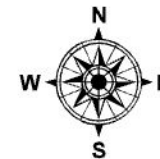
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Water Bodies |
| SPS Upgrade | Proposed_Developments |
| Private SPS | ForecastID_Centres |
| SPS | M1 Motorway |
| STP | Local Environmental Plan 2022 |
| New Sewer_Rising_Mains | Environ Conservation |
| Proposed Sewer Mains 225mm | Environ Management |
| Proposed Sewer Mains >=300mm | General Industrial |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Large Lot Residential |
| Sewer Catchment Boundaries | Primary Production |
| Sewer Gravity Mains | Public Recreation |
| Natural Drainage Layers | Rural Landscape |
| | Transition |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

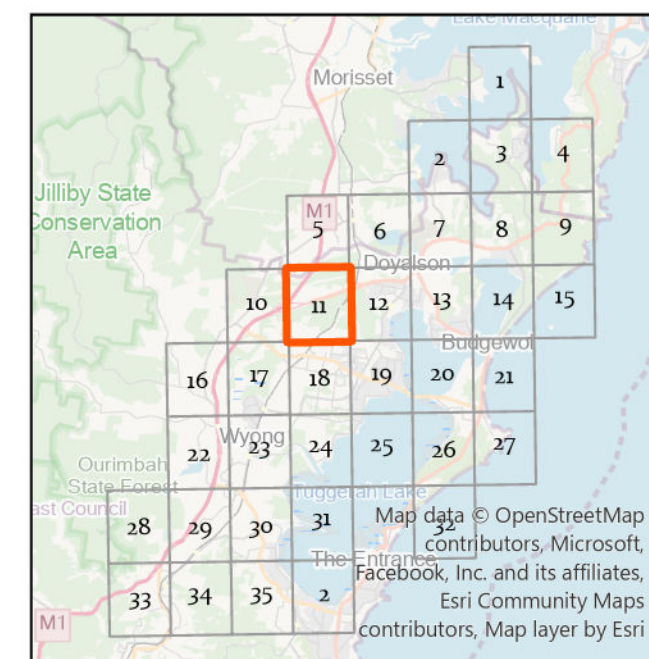
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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

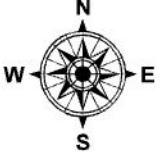
Legend

- New SPS
- SPS Upgrade
- Private SPS
- SPS
- STP
- New Sewer_Rising_Mains
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- Contours 2m
- Toukley EPL Boundary
- Rising Main
- Sewer Gravity Mains
- Natural Drainage Layers
- Water Bodies
- Proposed_Developments
- ForecastID_Centres
- M1 Motorway
- Railway
- Local Environmental Plan 2022
 - Environ Conservation
 - General Industrial
 - Infrastructure
 - Local Centre
 - Natural Waterways
 - Public Recreation
 - Transition



Siva Balasubramanian
Date: 14/06/2024
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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- New SPS

SPS Upgrade

Private SPS

SPS

STP

New Sewer_Rising_Mains

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

Contours 2m

Toukley EPL Boundary

Sewer Catchment Boundaries

Rising Main

Sewer Gravity Mains

Natural Drainage Layers

Water Bodies
- Proposed_Developments

ForecastID_Centres

Railway

Environ Conservation

Environ Management

General Industrial

General Residential

Infrastructure

Local Centre

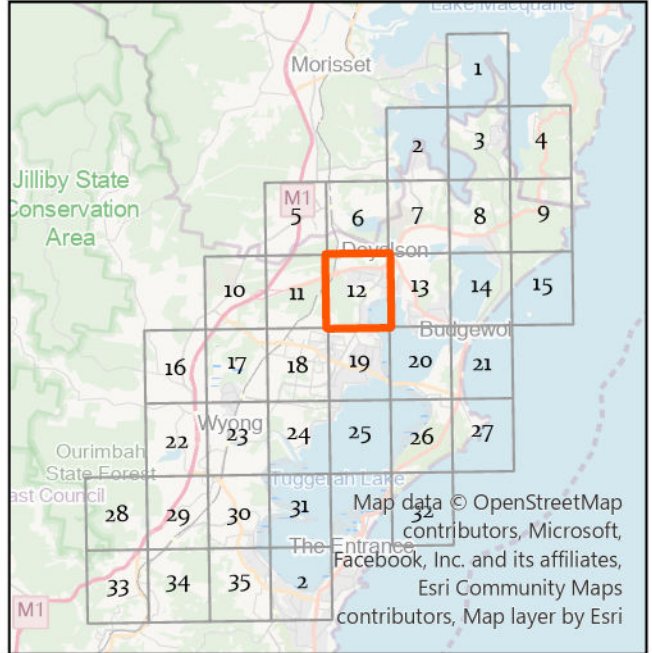
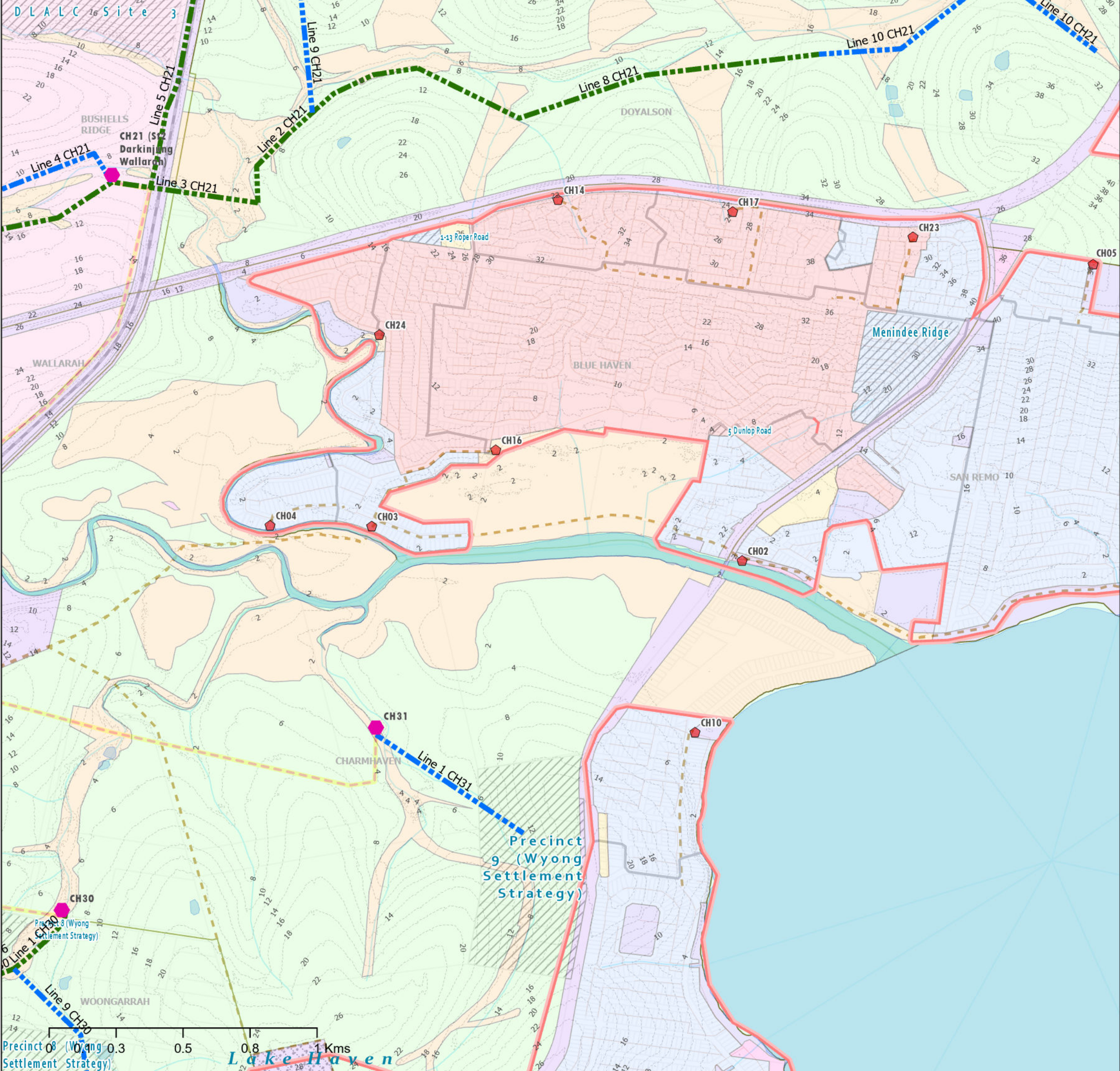
Low Density Residential

Natural Waterways

Public Recreation

Recreational Waterways

Transition



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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- New SPS

SPS Upgrade

Private SPS

SPS

STP

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

Contours 2m

Toukley EPL Boundary

Sewer Catchment Boundaries

Rising Main

Sewer Gravity Mains

Natural Drainage Layers

Water Bodies

Proposed_Developments

ForecastID_Centres

Local Environmental Plan 2022

Environ Conservation

Environ Management

General Industrial

General Residential

Infrastructure

Local Centre

Low Density Residential

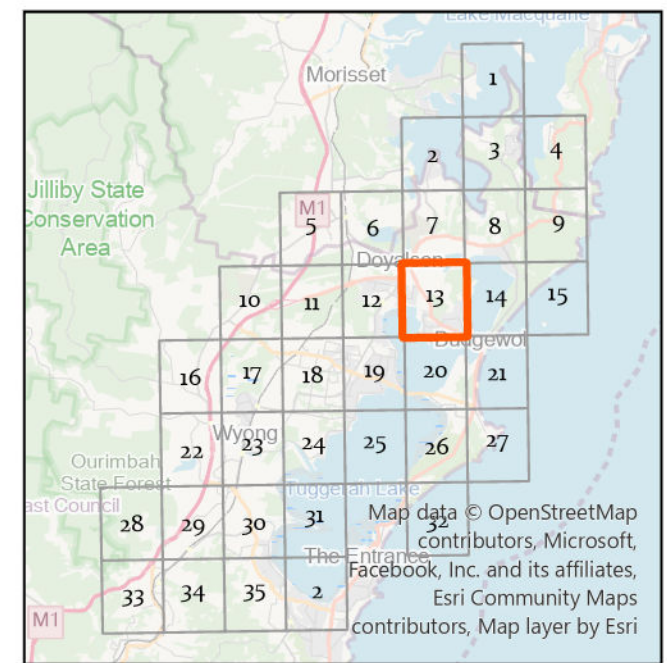
National Parks & Reserves

Private Recreation

Public Recreation

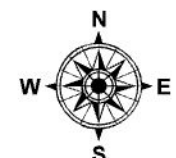
Recreational Waterways

Transition



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Date: 14/06/2024
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Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

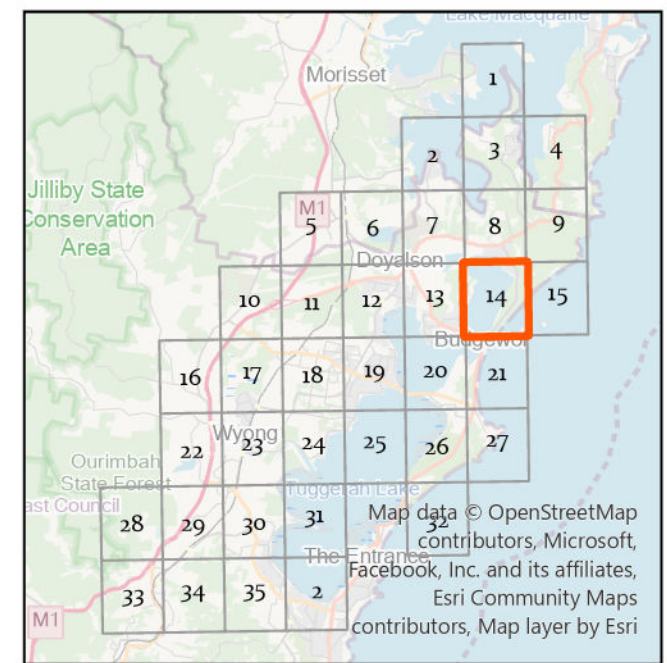
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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

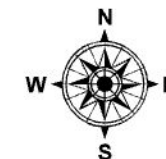
Legend

- | | | |
|------------------------------|--------------------------------------|-------------------------|
| New SPS | Water Bodies | |
| SPS Upgrade | Proposed_Developments | |
| Private SPS | ForecastID_Centres | |
| SPS | Local Environmental Plan 2022 | |
| STP | Environ Conservation | Environ Management |
| Proposed Sewer Mains 225mm | General Residential | Infrastructure |
| Proposed Sewer Mains >=300mm | Local Centre | Low Density Residential |
| Contours 2m | National Parks & Reserves | Private Recreation |
| Toukley EPL Boundary | Public Recreation | Recreational Waterways |
| Sewer Catchment Boundaries | | |
| Rising Main | | |
| Sewer Gravity Mains | | |
| Natural Drainage Layers | | |



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Date: 14/06/2024
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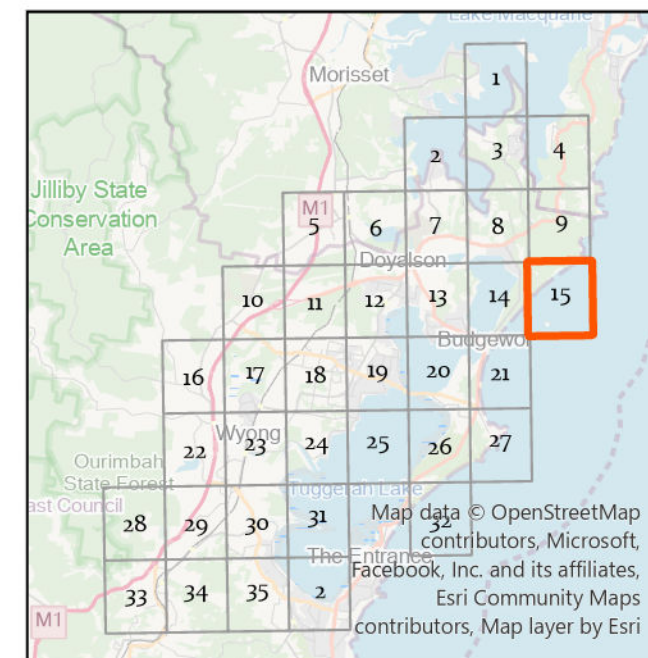
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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

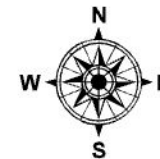
- | | |
|------------------------------|--------------------------------------|
| New SPS | Toukley EPL Boundary |
| SPS Upgrade | Natural Drainage Layers |
| Private SPS | Water Bodies |
| SPS | Proposed_Developments |
| STP | ForecastID_Centres |
| Proposed Sewer Mains 225mm | Local Environmental Plan 2022 |
| Proposed Sewer Mains >=300mm | Environ Conservation |
| Contours 2m | Infrastructure |
| | National Parks & Reserves |



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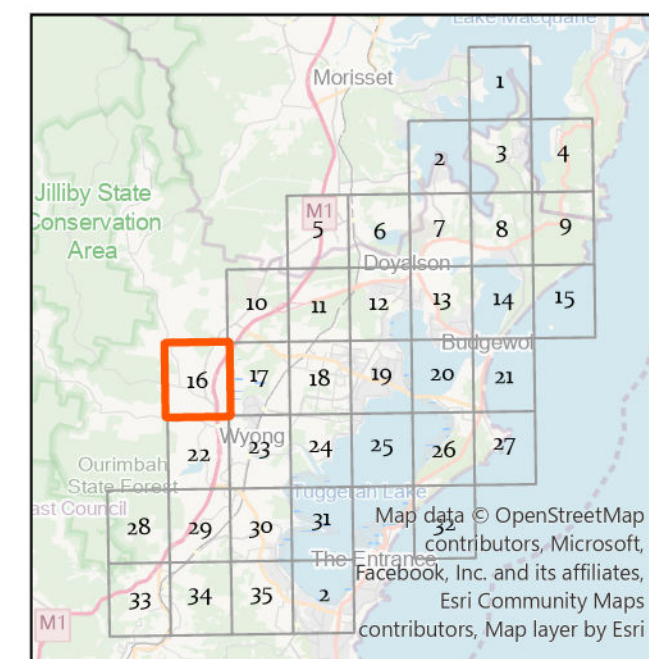


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PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

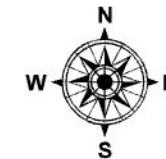
Legend

- New SPS
- SPS Upgrade
- Private SPS
- SPS
- STP
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- Contours 2m
- Toukley EPL Boundary
- Natural Drainage Layers
- Water Bodies
- Proposed_Developments
- ForecastID_Centres
- M1 Motorway
- Local Environmental Plan 2022
 - Environ Conservation
 - Environ Living
 - Environ Management
 - Forestry
 - Infrastructure
 - Large Lot Residential
 - Primary Production
 - Public Recreation



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

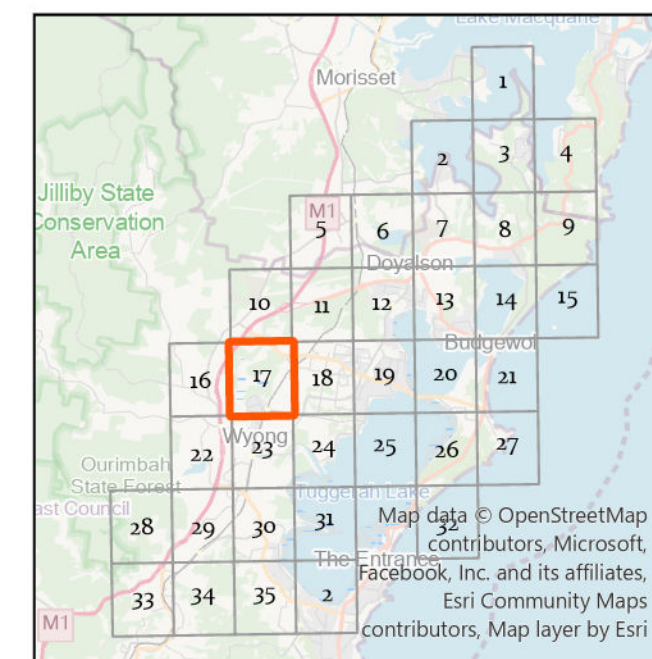
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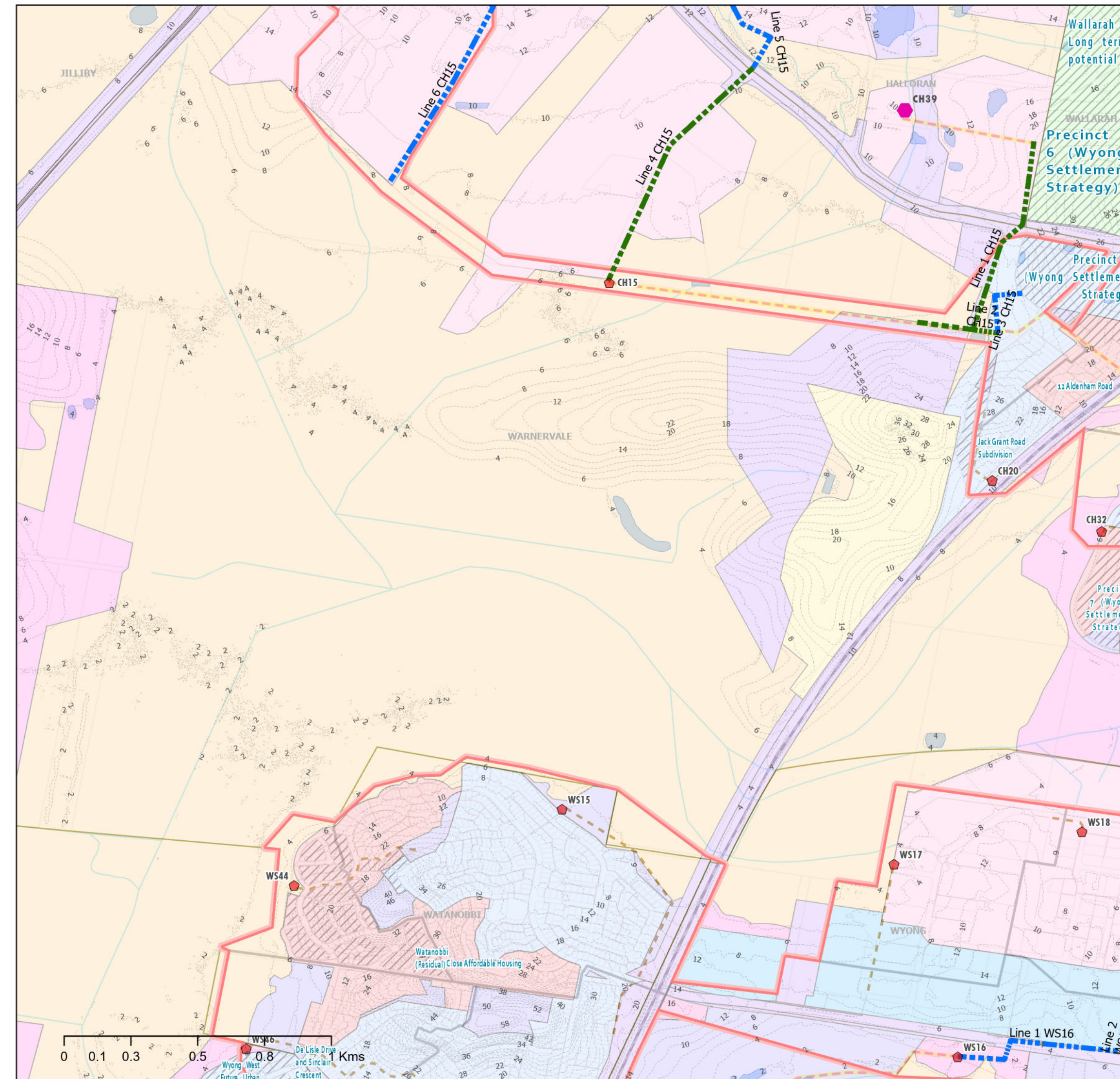
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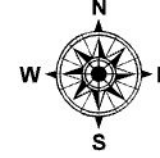
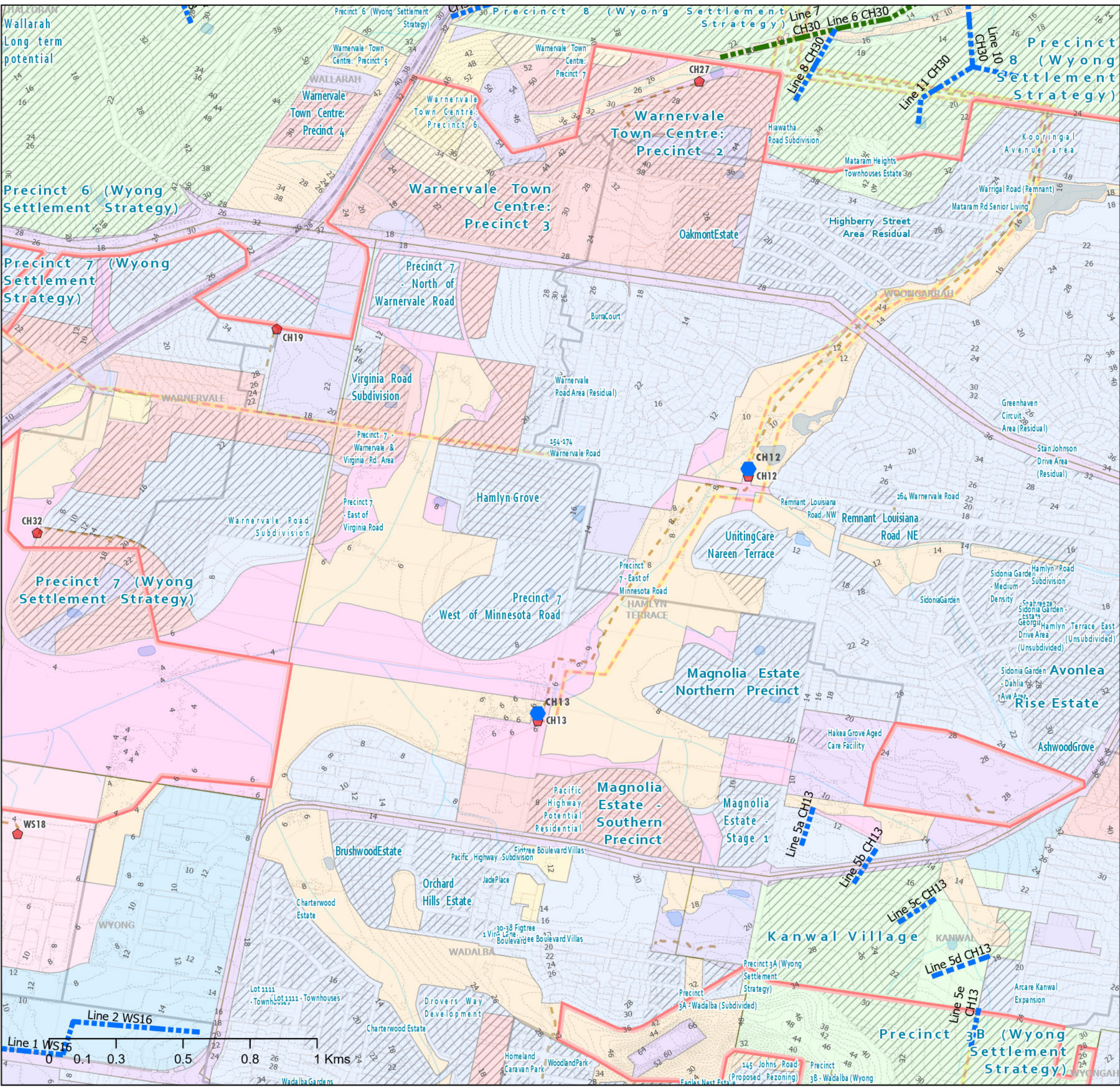
- | | | |
|------------------------------|--------------------------------------|---------------------|
| New SPS | ForecastID_Centres | |
| SPS Upgrade | M1 Motorway | |
| Private SPS | Railway | |
| SPS | Local Environmental Plan 2022 | |
| STP | Environ Conservation | Environ Management |
| New Sewer_Rising_Mains | General Industrial | General Residential |
| Proposed Sewer Mains 225mm | Infrastructure | Local Centre |
| Proposed Sewer Mains >=300mm | Low Density Residential | Private Recreation |
| Contours 2m | Productivity Support | Public Recreation |
| Toukley EPL Boundary | Special Activities | Transition |
| Sewer Catchment Boundaries | Natural Drainage Layers | |
| Rising Main | Water Bodies | |
| Sewer Gravity Mains | Proposed_Developments | |
| Proposed Sewer Mains 225mm | | |



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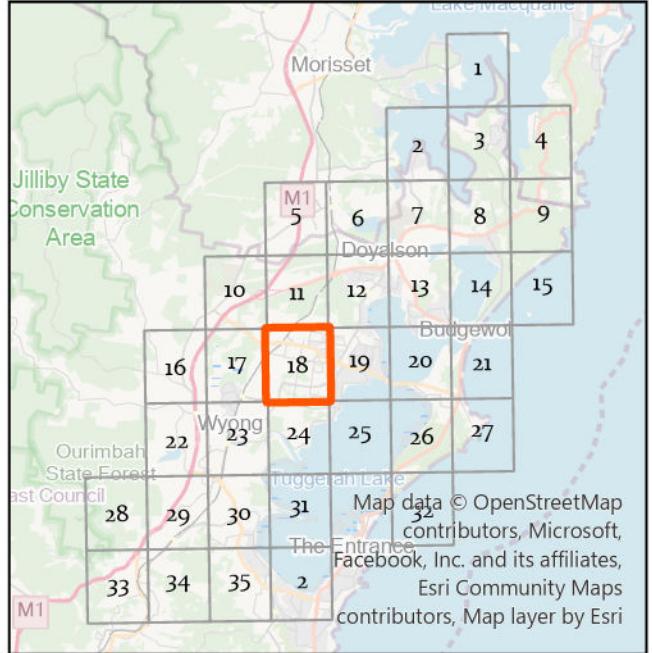




CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

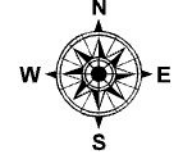
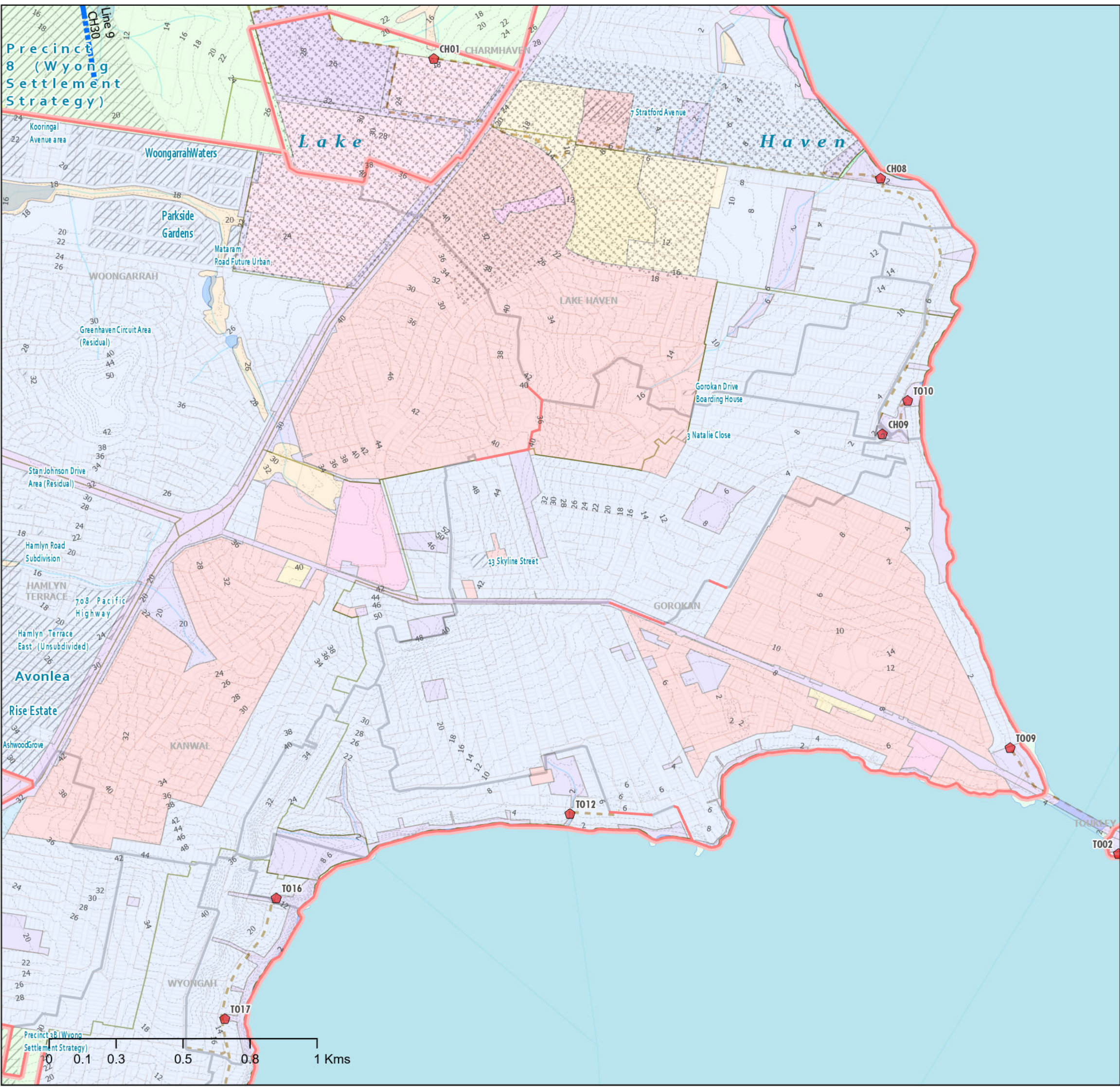
- | | |
|------------------------------|--------------------------------------|
| New SPS | Proposed_Developments |
| SPS Upgrade | ForecastID_Centres |
| Private SPS | Railway |
| SPS | Local Environmental Plan 2022 |
| STP | Environ Conservation |
| New Sewer_Rising_Mains | Environ Management |
| Proposed Sewer Mains 225mm | General Industrial |
| Proposed Sewer Mains >=300mm | General Residential |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Local Centre |
| Sewer Catchment Boundaries | Low Density Residential |
| Rising Main | Mixed Use |
| Sewer Gravity Mains | Private Recreation |
| Natural Drainage Layers | Productivity Support |
| Water Bodies | Public Recreation |
| | Transition |



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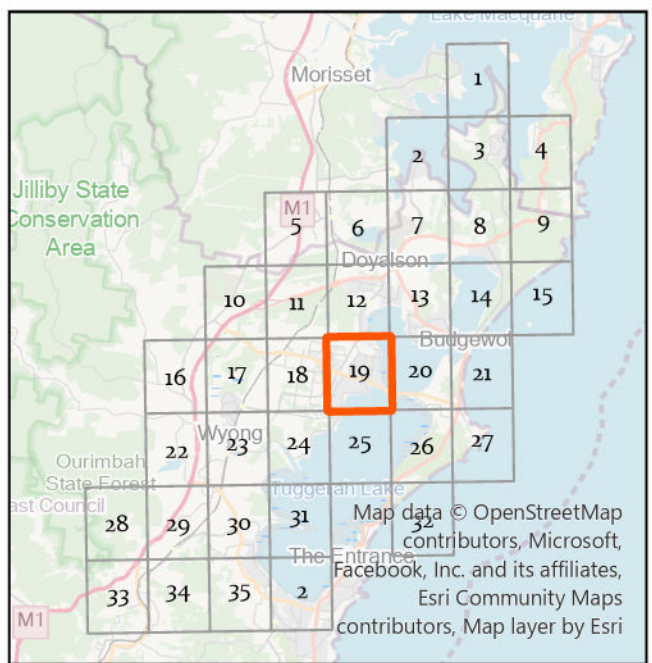
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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | ForecastID_Centres |
| SPS Upgrade | Local Environmental Plan 2022 |
| Private SPS | Environ Conservation |
| SPS | Environ Management |
| STP | General Industrial |
| New Sewer_Rising_Mains | General Residential |
| Proposed Sewer Mains 225mm | Infrastructure |
| Proposed Sewer Mains >=300mm | Local Centre |
| Contours 2m | Low Density Residential |
| Toukley EPL Boundary | Mixed Use |
| Sewer Catchment Boundaries | Natural Waterways |
| Rising Main | Private Recreation |
| Sewer Gravity Mains | Productivity Support |
| Natural Drainage Layers | Public Recreation |
| Water Bodies | Recreational Waterways |
| Proposed_Developments | Transition |

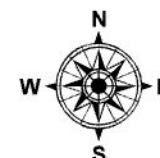


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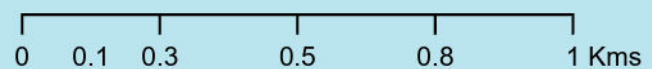
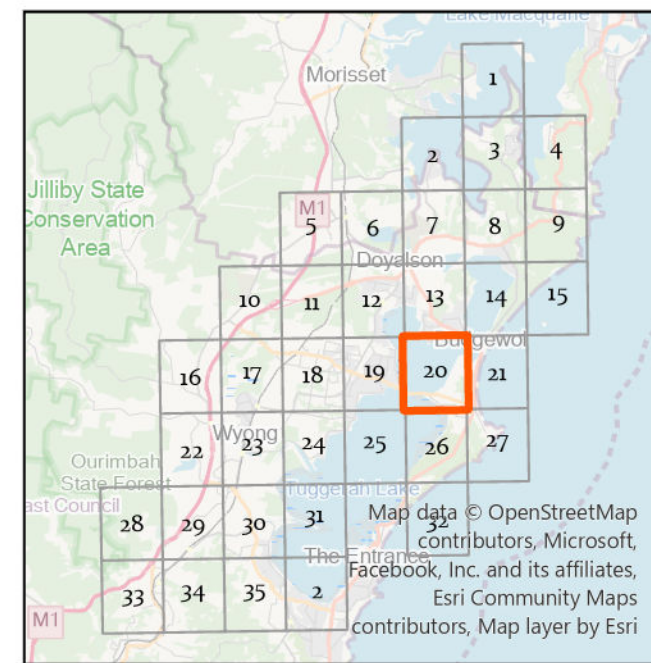


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

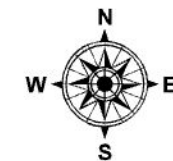
- | | |
|------------------------------|--------------------------------------|
| New SPS | Proposed_Developments |
| SPS Upgrade | ForecastID_Centres |
| Private SPS | Local Environmental Plan 2022 |
| SPS | Environ Conservation |
| STP | Environ Management |
| Proposed Sewer Mains 225mm | General Residential |
| Proposed Sewer Mains >=300mm | Infrastructure |
| Contours 2m | Local Centre |
| Toukley EPL Boundary | Low Density Residential |
| Sewer Catchment Boundaries | Med Density Residential |
| Rising Main | Mixed Use |
| Sewer Gravity Mains | Private Recreation |
| Natural Drainage Layers | Public Recreation |
| Water Bodies | Recreational Waterways |
| | Tourist |



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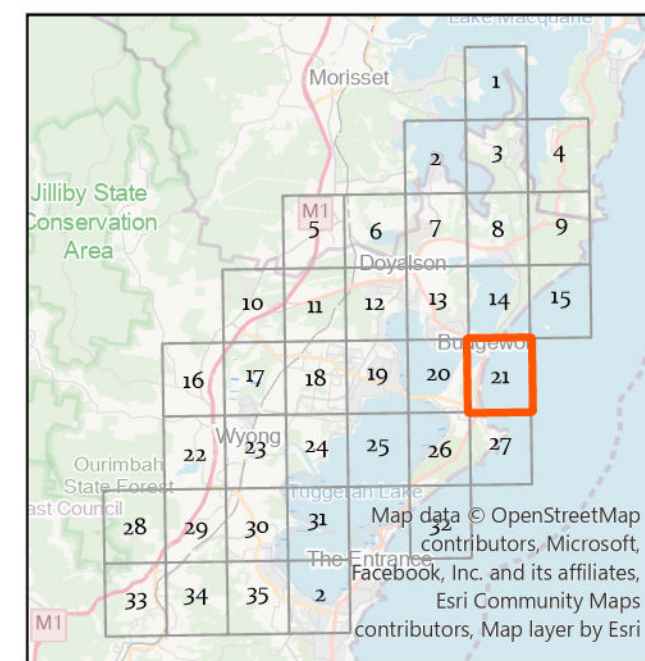


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

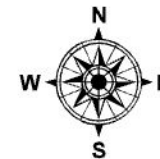
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Natural Drainage Layers |
| SPS Upgrade | Water Bodies |
| Private SPS | Proposed_Developments |
| SPS | ForecastID_Centres |
| STP | Local Environmental Plan 2022 |
| Proposed Sewer Mains 225mm | Environ Conservation |
| Proposed Sewer Mains >=300mm | Environ Management |
| Contours 2m | General Residential |
| Toukley EPL Boundary | Infrastructure |
| Sewer Catchment Boundaries | Local Centre |
| Rising Main | Low Density Residential |
| Sewer Gravity Mains | Public Recreation |
| | Recreational Waterways |



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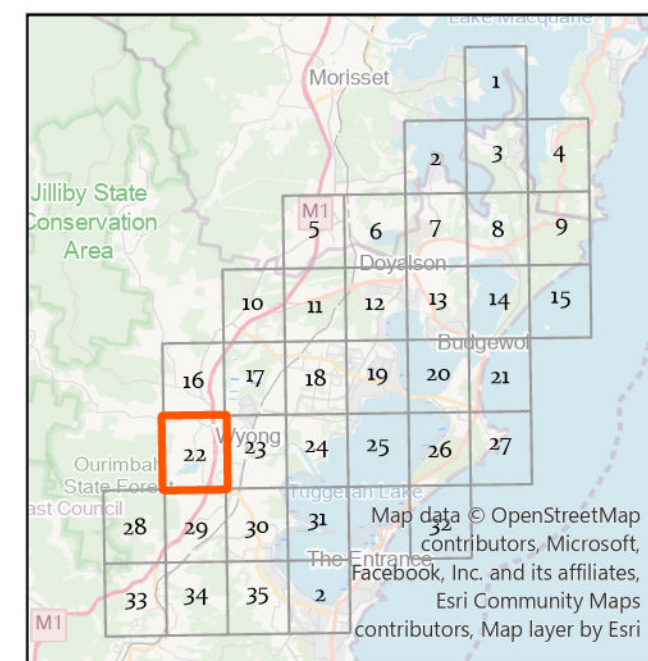


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- | | |
|------------------------------|-------------------------------|
| New SPS | Local Environmental Plan 2022 |
| SPS Upgrade | Commercial Centre |
| Private SPS | Environ Conservation |
| SPS | Environ Living |
| STP | Environ Management |
| Proposed Sewer Mains 225mm | Forestry |
| Proposed Sewer Mains >=300mm | General Residential |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Large Lot Residential |
| Sewer Catchment Boundaries | Low Density Residential |
| Sewer Gravity Mains | Med Density Residential |
| Natural Drainage Layers | Mixed Use |
| Water Bodies | Natural Waterways |
| Proposed_Developments | Primary Production |
| ForecastID_Centres | Private Recreation |
| M1 Motorway | Public Recreation |
| | Rural Landscape |
| | Transition |



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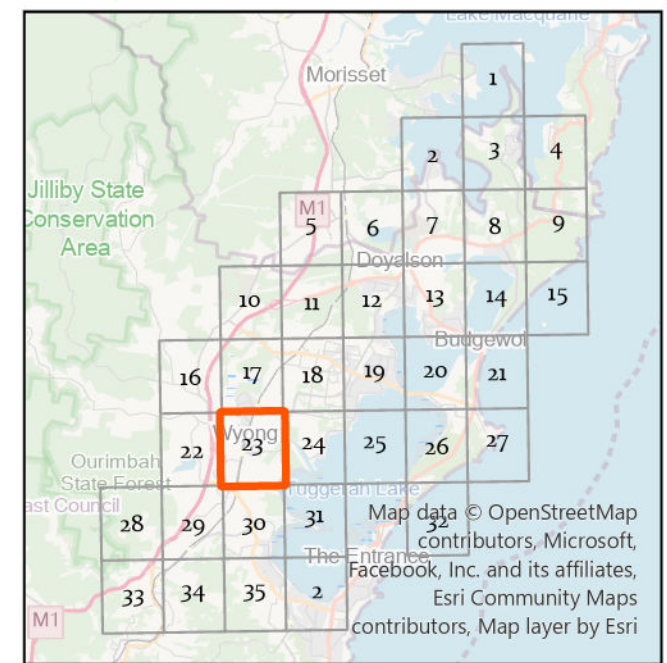
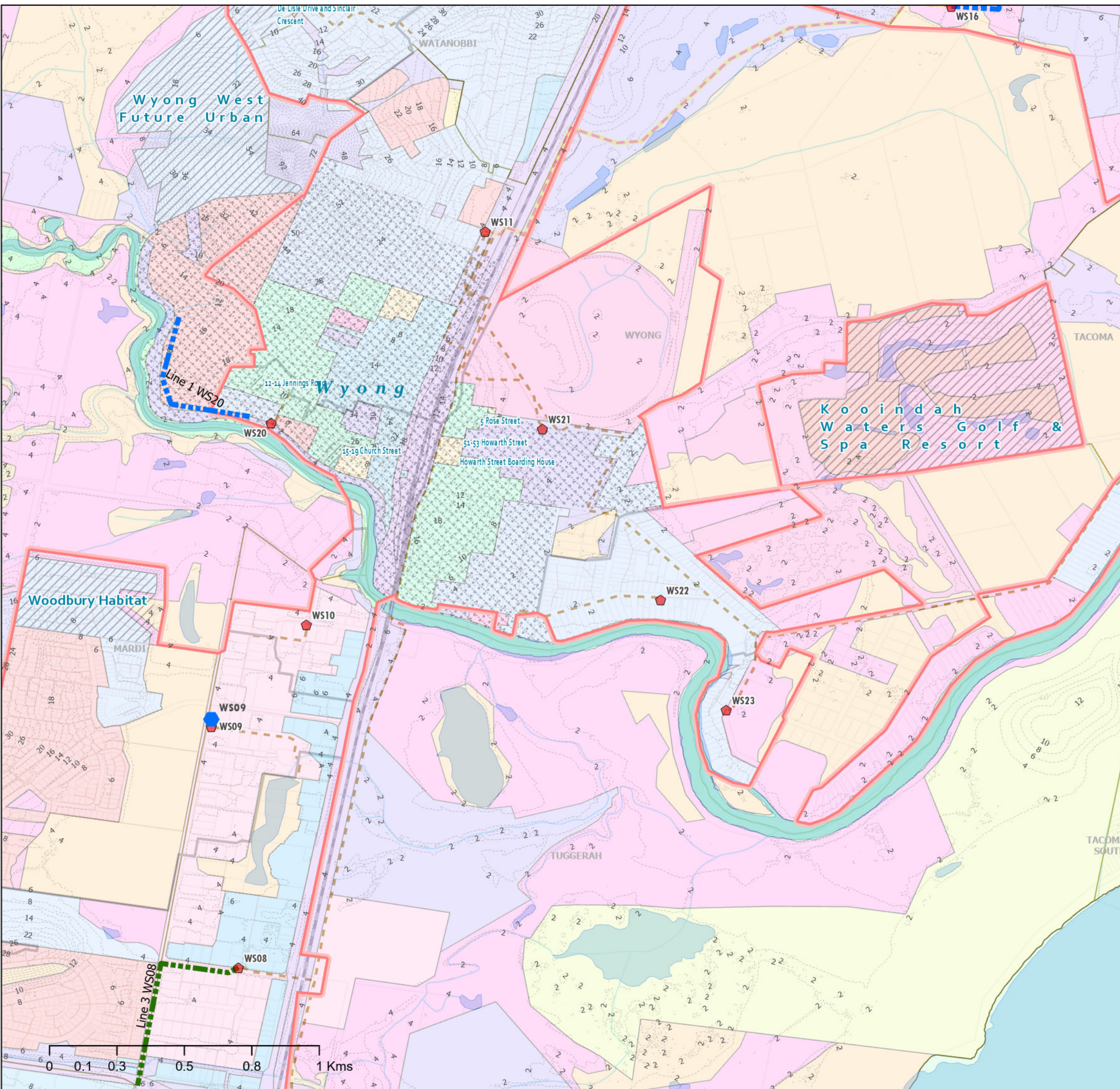
CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- New SPS
 - SPS Upgrade
 - Private SPS
 - SPS
 - STP
 - New Sewer_Rising_Mains
 - Proposed Sewer Mains 225mm
 - Proposed Sewer Mains >=300mm
 - Contours 2m
 - Toukley EPL Boundary
 - Sewer Catchment Boundaries
 - Rising Main
 - Sewer Gravity Mains
 - Natural Drainage Layers
 - Water Bodies
 - Proposed_Developments
 - ForecastID_Centres
 - Railway
- #### Local Environmental Plan 2022

 - Commercial Centre
 - Environ Conservation
 - Environ Management
 - General Industrial
 - General Residential
 - Infrastructure
 - Local Centre
 - Low Density Residential
 - Med Density Residential
 - Mixed Use
 - National Parks & Reserves
 - Natural Waterways
 - Private Recreation
 - Productivity Support
 - Public Recreation
 - Recreational Waterways
 - Tourist



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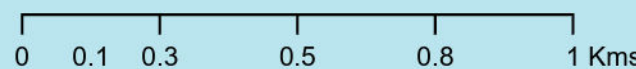
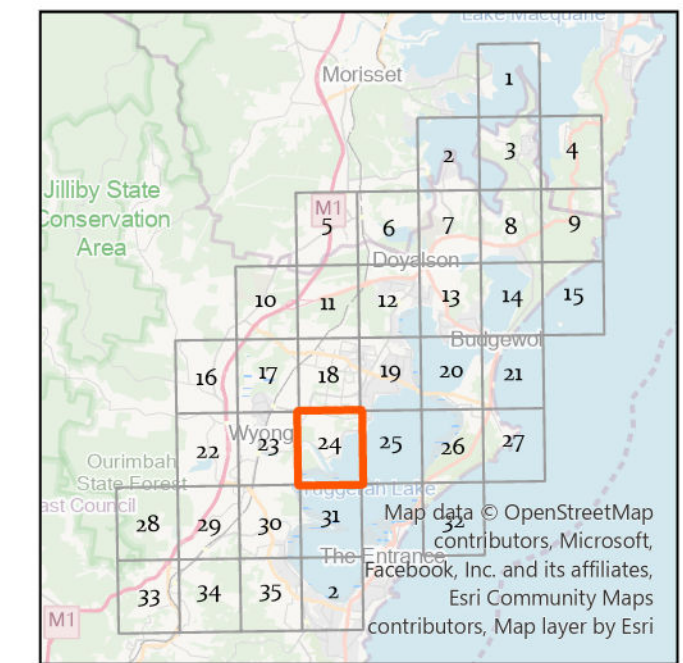
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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | ForecastID_Centres |
| SPS Upgrade | Local Environmental Plan 2022 |
| Private SPS | Environ Conservation |
| SPS | Environ Management |
| STP | General Residential |
| New Sewer_Rising_Mains | Infrastructure |
| Proposed Sewer Mains 225mm | Local Centre |
| Proposed Sewer Mains >=300mm | Low Density Residential |
| Contours 2m | National Parks & Reserves |
| Toukley EPL Boundary | Natural Waterways |
| Sewer Catchment Boundaries | Private Recreation |
| Rising Main | Productivity Support |
| Sewer Gravity Mains | Public Recreation |
| Natural Drainage Layers | Recreational Waterways |
| Water Bodies | Tourist |
| Proposed_Developments | Transition |

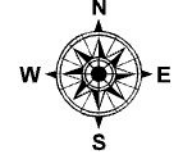
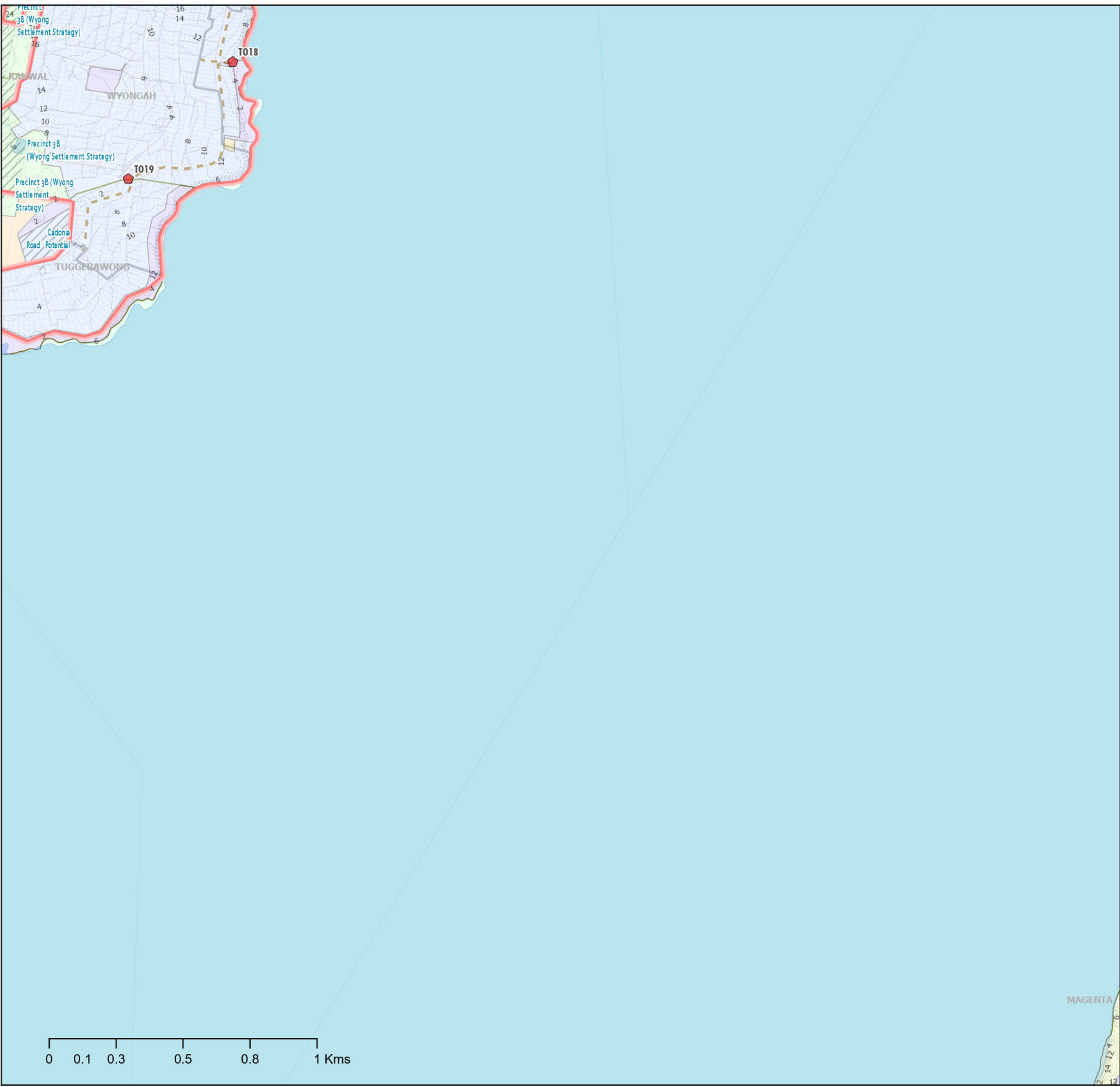


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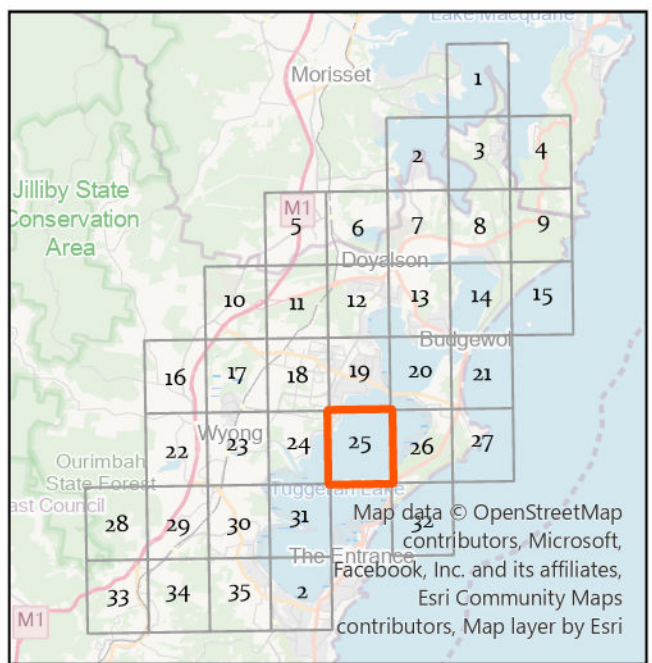
Map 25 of 36



CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

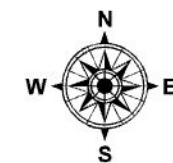
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Natural Drainage Layers |
| SPS Upgrade | Water Bodies |
| Private SPS | Proposed_Developments |
| SPS | ForecastID_Centres |
| STP | Local Environmental Plan 2022 |
| Proposed Sewer Mains 225mm | Environ Conservation |
| Proposed Sewer Mains >=300mm | Infrastructure |
| Contours 2m | Local Centre |
| Toukley EPL Boundary | Low Density Residential |
| Sewer Catchment Boundaries | National Parks & Reserves |
| Rising Main | Public Recreation |
| Sewer Gravity Mains | Recreational Waterways |
| | Transition |



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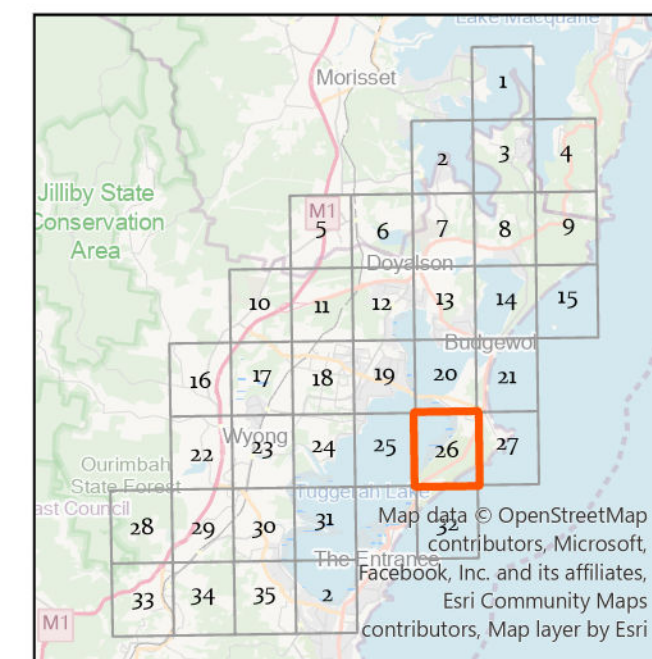


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

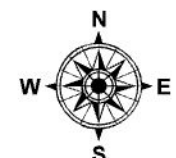
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Proposed_Developments |
| SPS Upgrade | ForecastID_Centres |
| Private SPS | Local Environmental Plan 2022 |
| SPS | Environ Conservation |
| STP | Environ Management |
| Proposed Sewer Mains 225mm | General Residential |
| Proposed Sewer Mains >=300mm | Infrastructure |
| Contours 2m | Low Density Residential |
| Toukley EPL Boundary | Med Density Residential |
| Sewer Catchment Boundaries | National Parks & Reserves |
| Rising Main | Private Recreation |
| Sewer Gravity Mains | Public Recreation |
| Water Bodies | Recreational Waterways |
| | Tourist |



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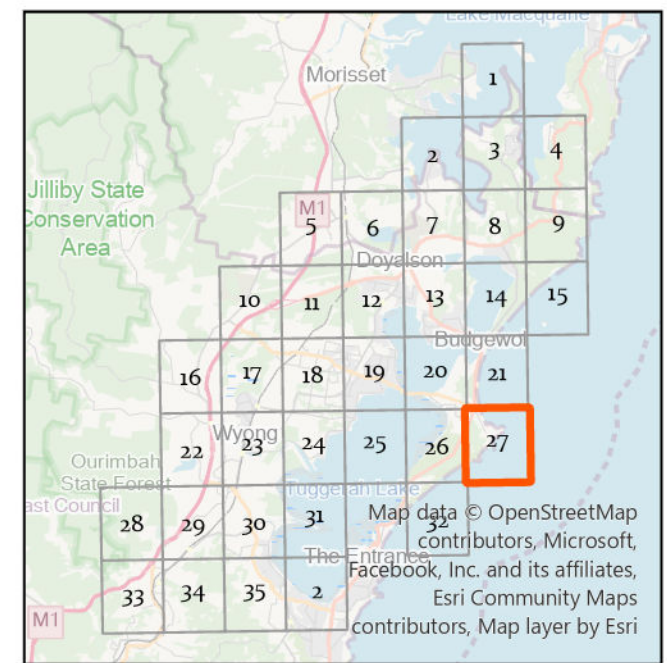
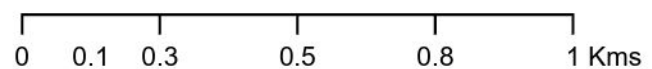
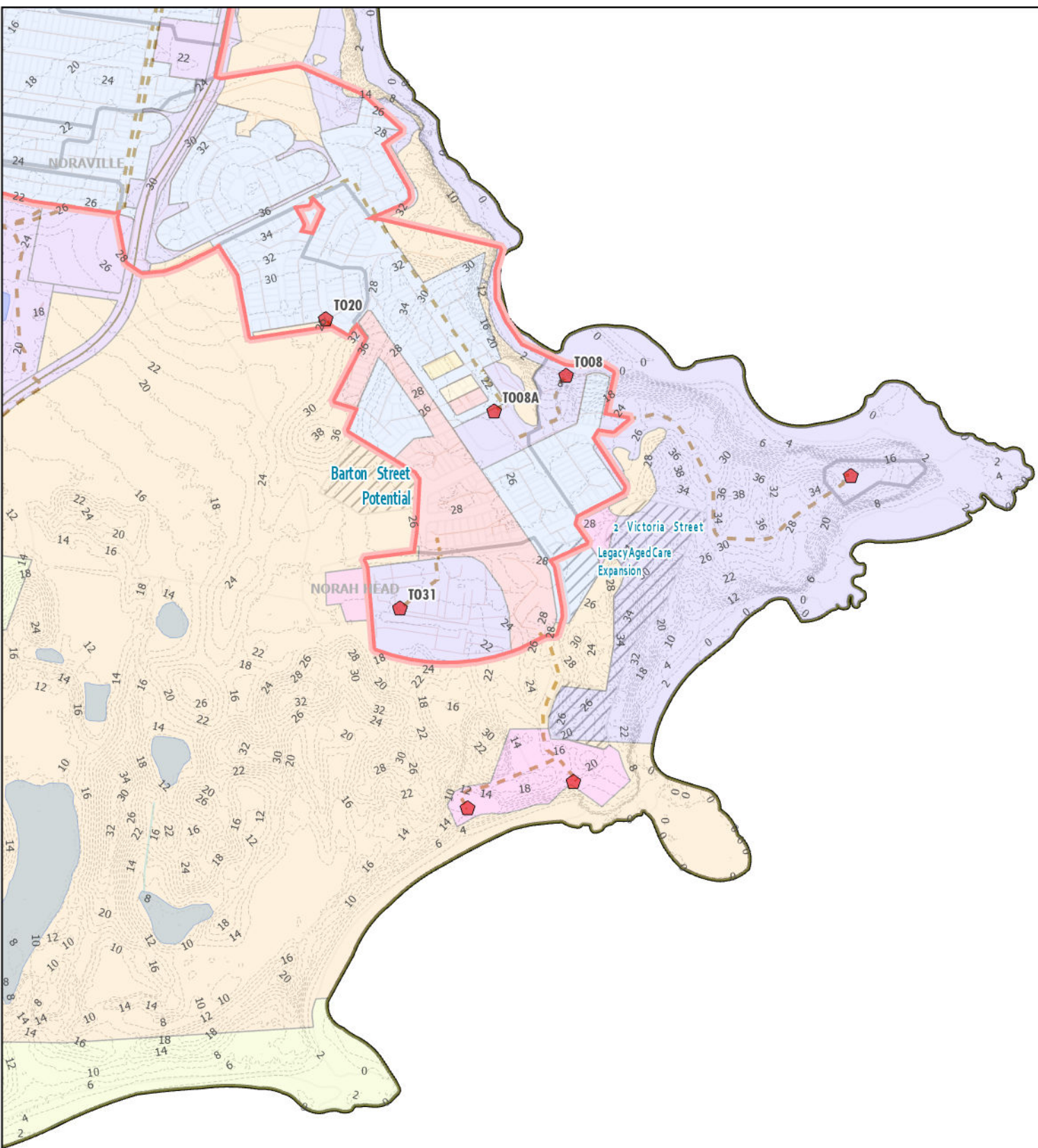


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

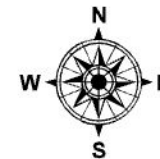
- | | |
|------------------------------|--------------------------------------|
| New SPS | Water Bodies |
| SPS Upgrade | Proposed_Developments |
| Private SPS | ForecastID_Centres |
| SPS | Local Environmental Plan 2022 |
| STP | Environ Conservation |
| Proposed Sewer Mains 225mm | Environ Management |
| Proposed Sewer Mains >=300mm | General Residential |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Local Centre |
| Sewer Catchment Boundaries | Low Density Residential |
| Rising Main | Mixed Use |
| Sewer Gravity Mains | National Parks & Reserves |
| Natural Drainage Layers | Private Recreation |
| | Public Recreation |



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Date: 14/06/2024
Source: Central Coast Council
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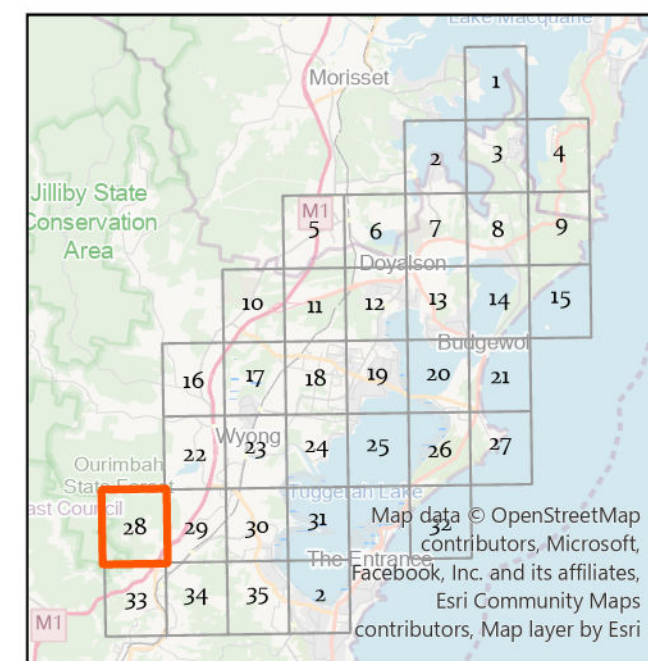


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

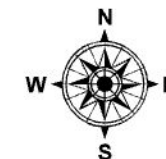
Legend

- New SPS
- SPS Upgrade
- Private SPS
- SPS
- STP
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- Contours 2m
- Toukley EPL Boundary
- Natural Drainage Layers
- Water Bodies
- Proposed_Developments
- ForecastID_Centres
- M1 Motorway
- Local Environmental Plan 2022
 - Environ Conservation
 - Environ Management
 - Forestry
 - Infrastructure
 - National Parks & Reserves
 - Rural Landscape



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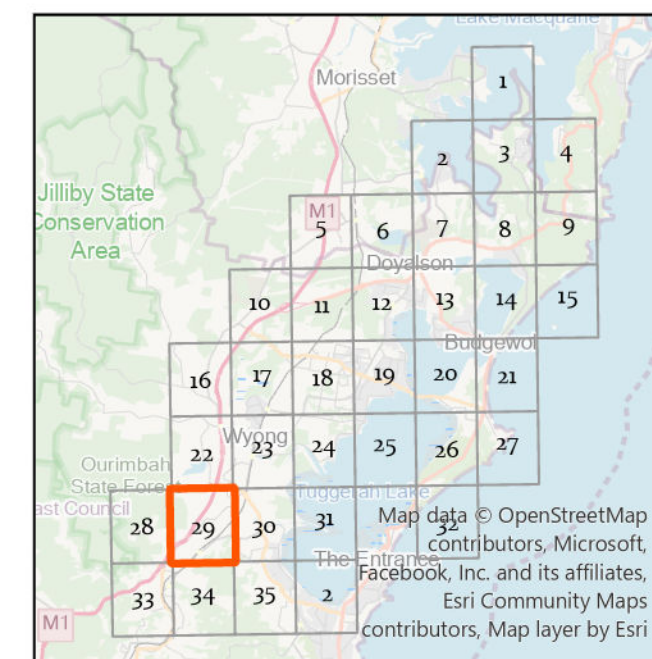


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

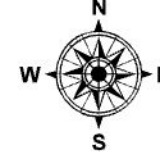
Legend

- New SPS
- SPS Upgrade
- Private SPS
- SPS
- STP
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- Contours 2m
- Toukley EPL Boundary
- Sewer Catchment Boundaries
- Rising Main
- Sewer Gravity Mains
- Natural Drainage Layers
- Water Bodies
- Proposed_Developments
- ForecastID_Centres
- M1 Motorway
- Railway
- Local Environmental Plan 2022
 - Commercial Centre
 - Environ Conservation
 - Environ Living
 - Environ Management
 - Forestry
 - General Industrial
 - General Residential
 - Infrastructure
 - Large Lot Residential
 - Mixed Use
 - Private Recreation
 - Public Recreation
 - Rural Landscape
 - Transition



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

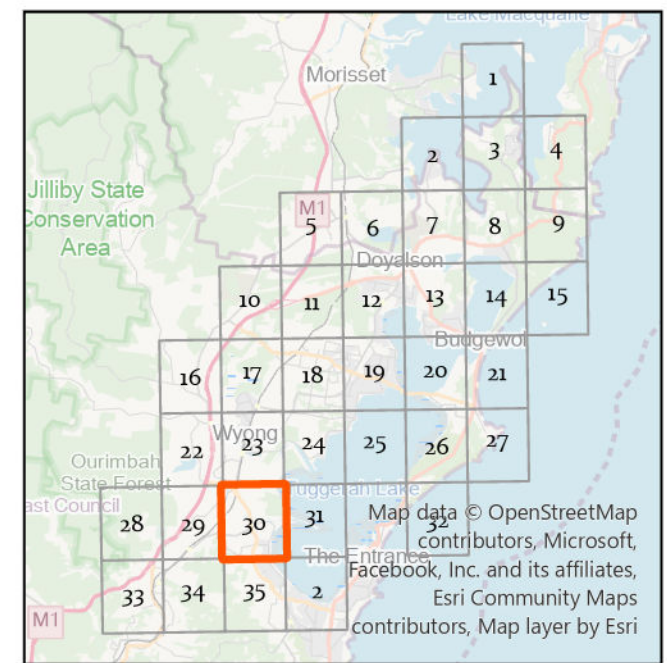
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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

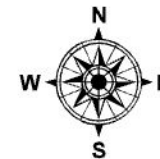
- | | |
|------------------------------|--------------------------------------|
| New SPS | Railway |
| SPS Upgrade | Local Environmental Plan 2022 |
| Private SPS | Commercial Centre |
| SPS | Environ Conservation |
| STP | Environ Living |
| New Sewer_Rising_Mains | Environ Management |
| Proposed Sewer Mains 225mm | General Industrial |
| Proposed Sewer Mains >=300mm | General Residential |
| Contours 2m | Infrastructure |
| Toukley EPL Boundary | Local Centre |
| Sewer Catchment Boundaries | Low Density Residential |
| Rising Main | National Parks & Reserves |
| Sewer Gravity Mains | Natural Waterways |
| Natural Drainage Layers | Productivity Support |
| Water Bodies | Public Recreation |
| Proposed_Developments | Recreational Waterways |
| ForecastID_Centres | Special Activities |



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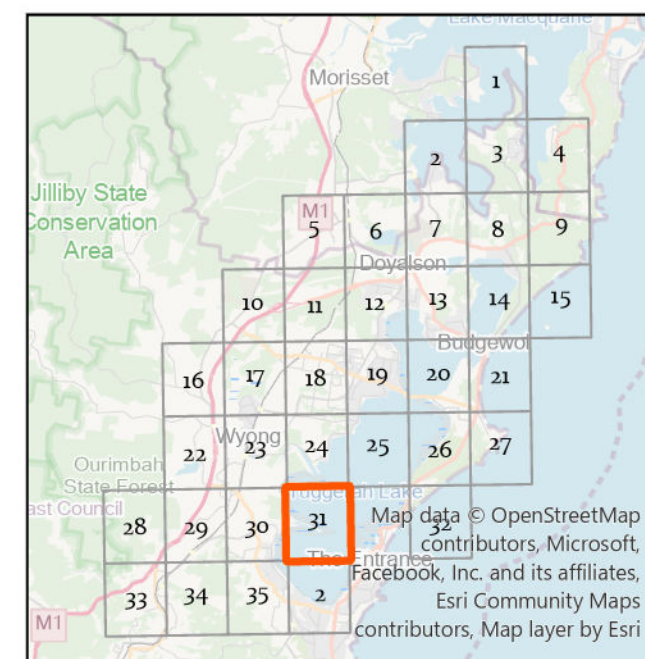


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

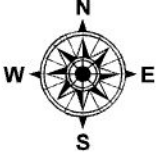
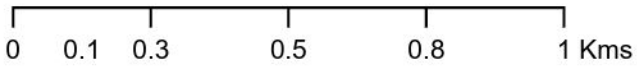
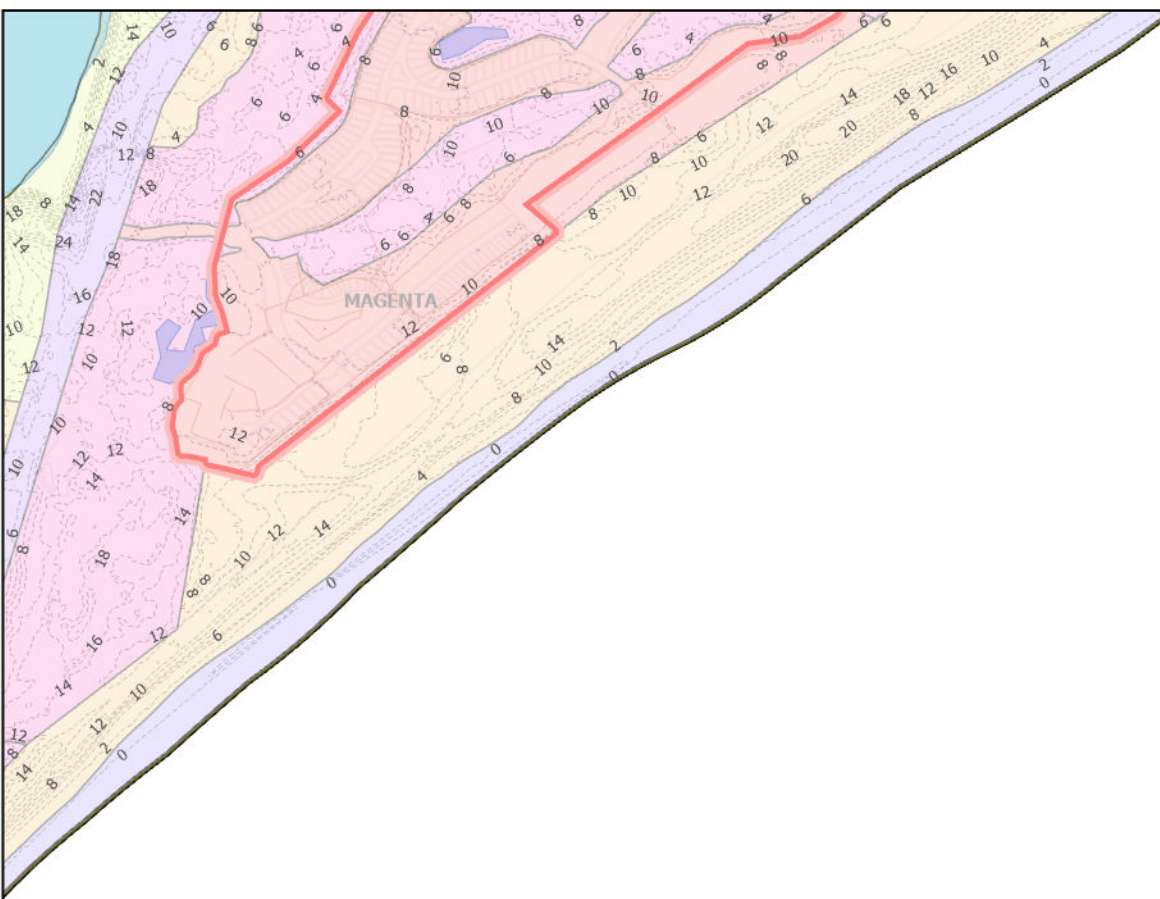
- | | |
|------------------------------|--------------------------------------|
| New SPS | Natural Drainage Layers |
| SPS Upgrade | Water Bodies |
| Private SPS | Proposed_Developments |
| SPS | ForecastID_Centres |
| STP | Local Environmental Plan 2022 |
| Proposed Sewer Mains 225mm | Environ Conservation |
| Proposed Sewer Mains >=300mm | Environ Management |
| Contours 2m | Low Density Residential |
| Toukley EPL Boundary | National Parks & Reserves |
| Sewer Catchment Boundaries | Natural Waterways |
| Rising Main | Private Recreation |
| Sewer Gravity Mains | Public Recreation |
| | Recreational Waterways |



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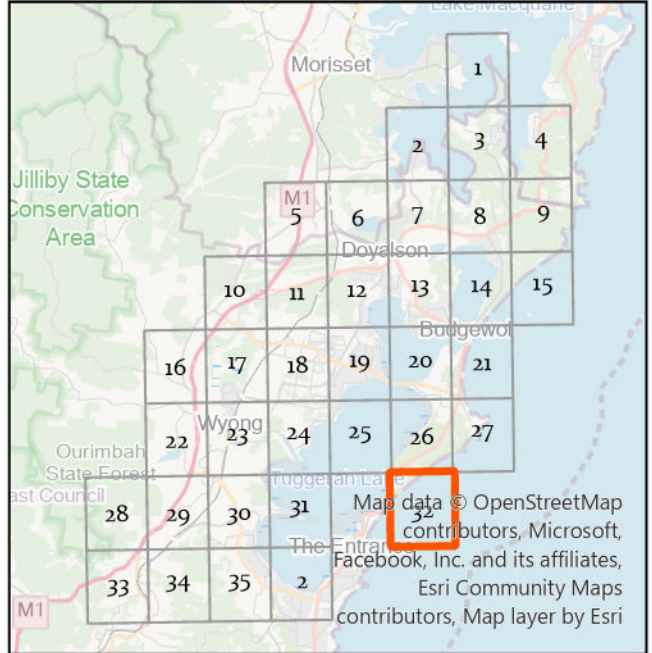
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0 0.1 0.3 0.5 0.8 1 Kms



CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend	
	New SPS
	SPS Upgrade
	Private SPS
	SPS
	STP
	Proposed Sewer Mains 225mm
	Proposed Sewer Mains >=300mm
	Contours 2m
	Toukley EPL Boundary
	Sewer Catchment Boundaries
	Sewer Gravity Mains
	Water Bodies
	Proposed_Developments
	ForecastID_Centres
Local Environmental Plan 2022	
	Environ Conservation
	Environ Management
	Infrastructure
	National Parks & Reserves
	Private Recreation
	Public Recreation
	Recreational Waterways
	Tourist



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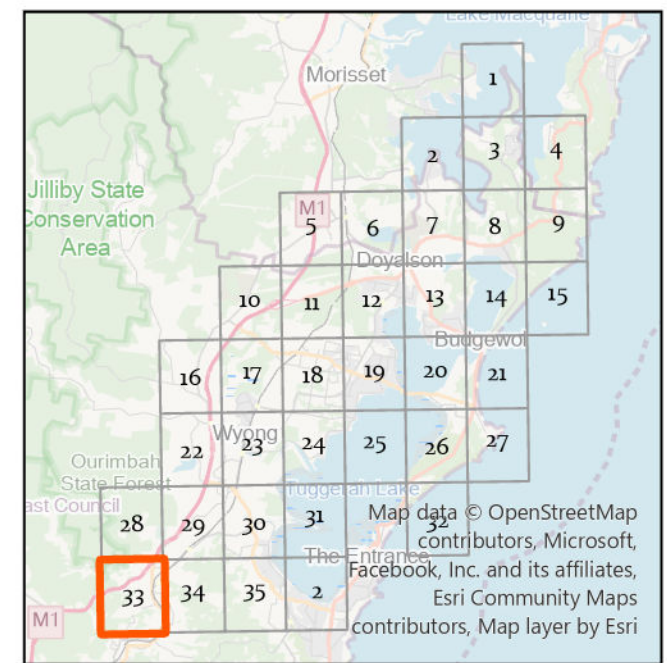


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | Railway |
| SPS Upgrade | Local Environmental Plan 2022 |
| Private SPS | Deferred Matter |
| SPS | Environ Conservation |
| STP | Environ Living |
| Proposed Sewer Mains 225mm | Environ Management |
| Proposed Sewer Mains >=300mm | Forestry |
| Contours 2m | General Industrial |
| Toukley EPL Boundary | General Residential |
| Sewer Catchment Boundaries | Infrastructure |
| Rising Main | Local Centre |
| Sewer Gravity Mains | Low Density Residential |
| Natural Drainage Layers | National Parks & Reserves |
| Water Bodies | Primary Production |
| Proposed_Developments | Private Recreation |
| ForecastID_Centres | Public Recreation |
| M1 Motorway | Rural Landscape |



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CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

- New SPS

SPS Upgrade

Private SPS

SPS

STP

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

Contours 2m

Toukley EPL Boundary

Sewer Catchment Boundaries

Rising Main

Sewer Gravity Mains

Natural Drainage Layers

Water Bodies

Proposed_Developments

ForecastID_Centres

Railway

Local Environmental Plan 2022

Deferred Matter

Environ Conservation

Environ Living

Environ Management

General Industrial

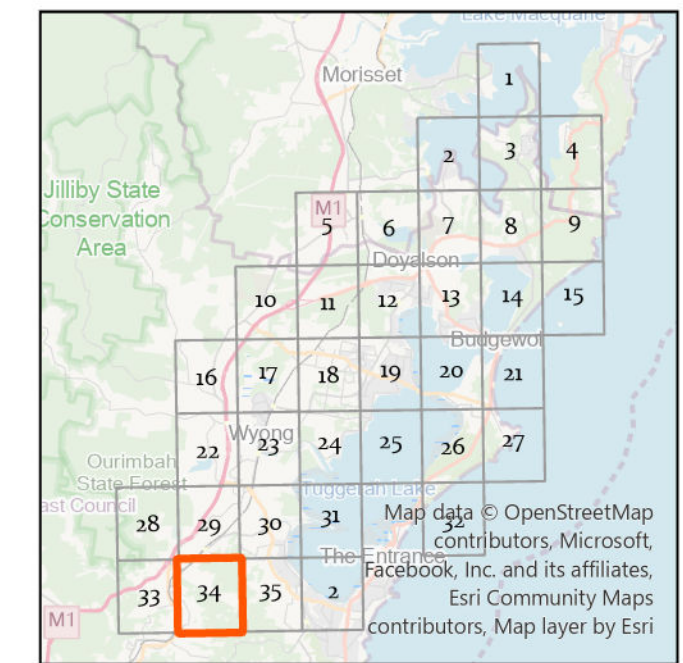
General Residential

Infrastructure

Low Density Residential

Private Recreation

Public Recreation



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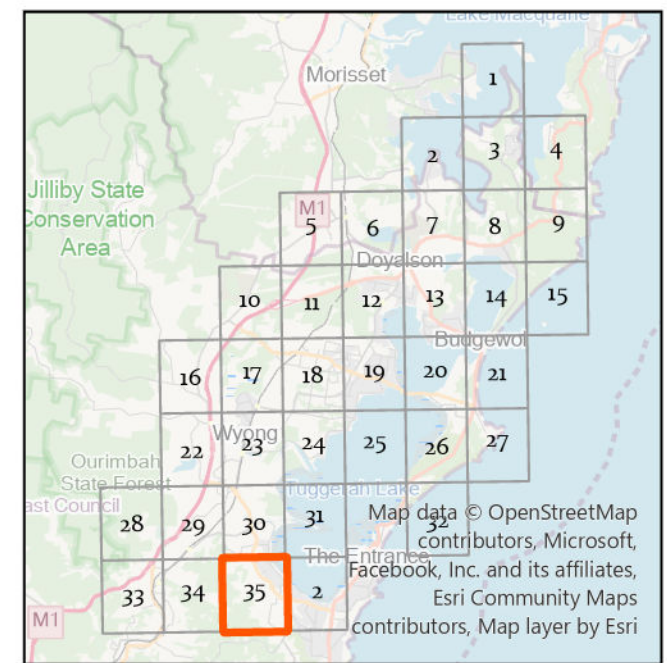
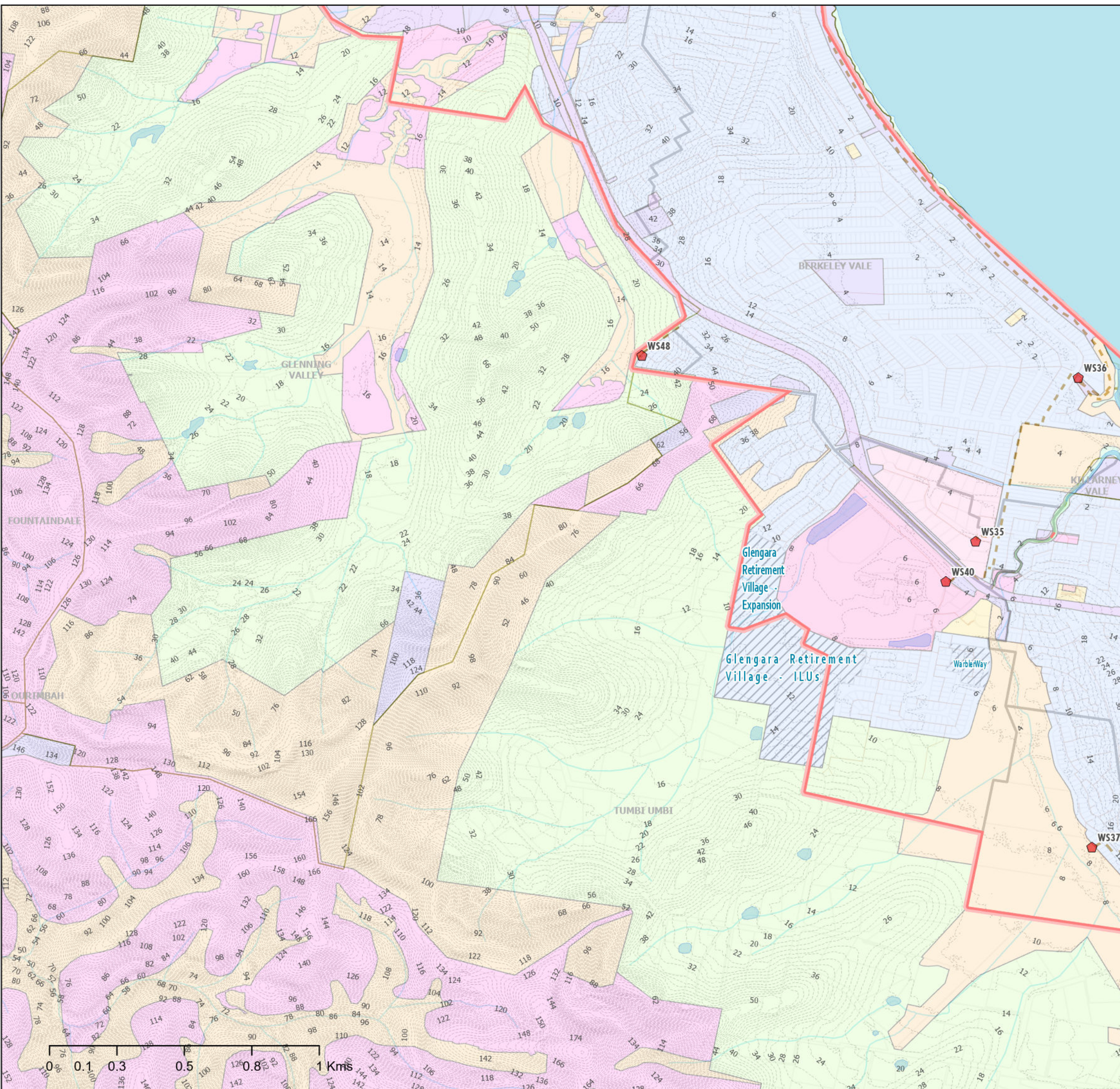


CENTRAL COAST COUNCIL

PROPOSED SEWER ASSETS DSP -TOUKLEY EPL

Legend

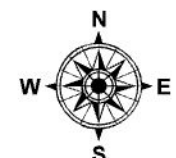
- | | |
|------------------------------|--------------------------------------|
| New SPS | Proposed_Developments |
| SPS Upgrade | ForecastID_Centres |
| Private SPS | Local Environmental Plan 2022 |
| SPS | Environ Conservation |
| STP | Environ Living |
| Proposed Sewer Mains 225mm | Environ Management |
| Proposed Sewer Mains >=300mm | General Industrial |
| Contours 2m | General Residential |
| Toukley EPL Boundary | Infrastructure |
| Sewer Catchment Boundaries | Local Centre |
| Rising Main | Low Density Residential |
| Sewer Gravity Mains | Natural Waterways |
| Natural Drainage Layers | Private Recreation |
| Water Bodies | Public Recreation |
| | Recreational Waterways |



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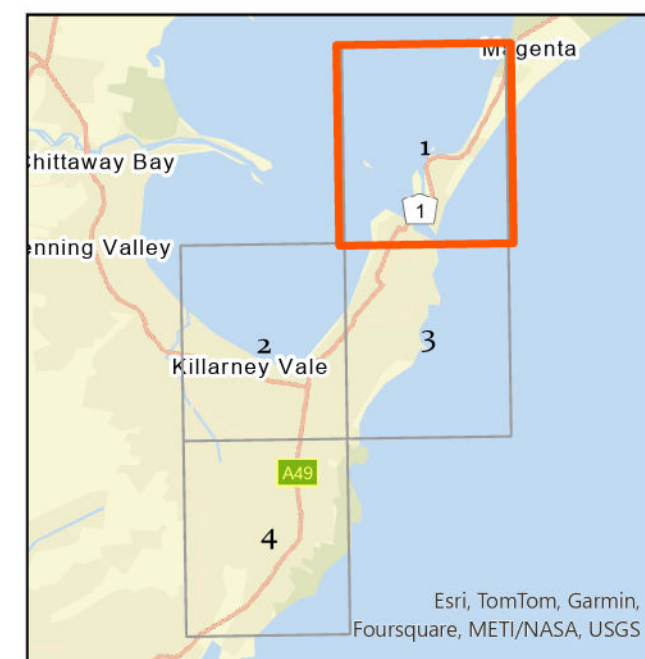
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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP - BATEAU BAY EPL

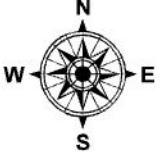
Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | ForecastID_Centres |
| SPS Upgrade | LOCAL ENVIRONMENTAL PLAN 2022 |
| SPS | Environ Conservation |
| New Sewer_Rising_Mains | Environ Management |
| Proposed Sewer Mains 225mm | General Residential |
| Proposed Sewer Mains >=300mm | Infrastructure |
| Contours 2m | Local Centre |
| Bateau Bay EPL Boundary | Low Density Residential |
| Sewer Catchment Boundaries | Med Density Residential |
| Rising Main | Mixed Use |
| Sewer Gravity Mains | National Parks & Reserves |
| Natural Drainage Layers | Private Recreation |
| Water Bodies | Public Recreation |
| Proposed_Developments | Recreational Waterways |
| | Tourist |



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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP - BATEAU BAY EPL

Legend

- New SPS

SPS Upgrade

SPS

STP

New Sewer_Rising_Mains

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

Contours 2m

Bateau Bay EPL Boundary

Sewer Catchment Boundaries

Rising Main

Sewer Gravity Mains

Natural Drainage Layers

Water Bodies

ForecastID_Centres

LOCAL ENVIRONMENTAL PLAN 2022

Environ Conservation

Environ Living

Environ Management

General Residential

Infrastructure

Local Centre

Low Density Residential

Mixed Use

National Parks & Reserves

Natural Waterways

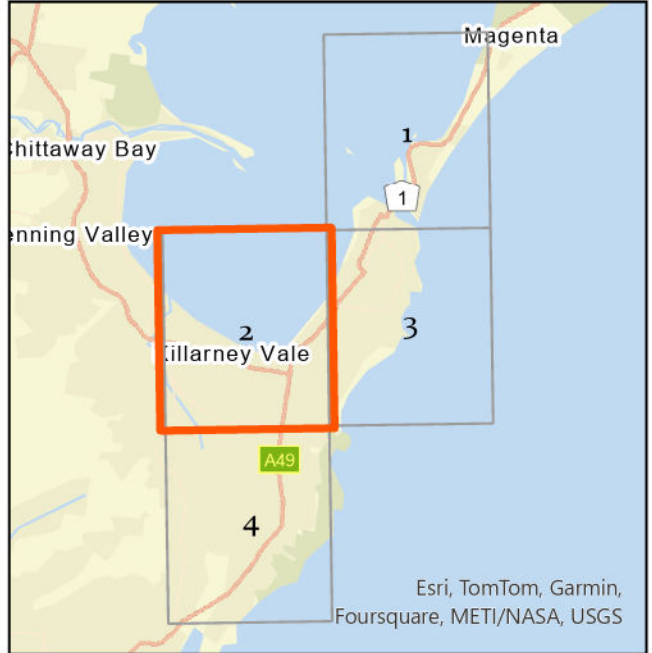
Private Recreation

Productivity Support

Public Recreation

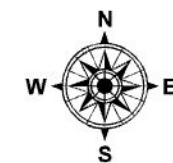
Recreational Waterways

Special Activities



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

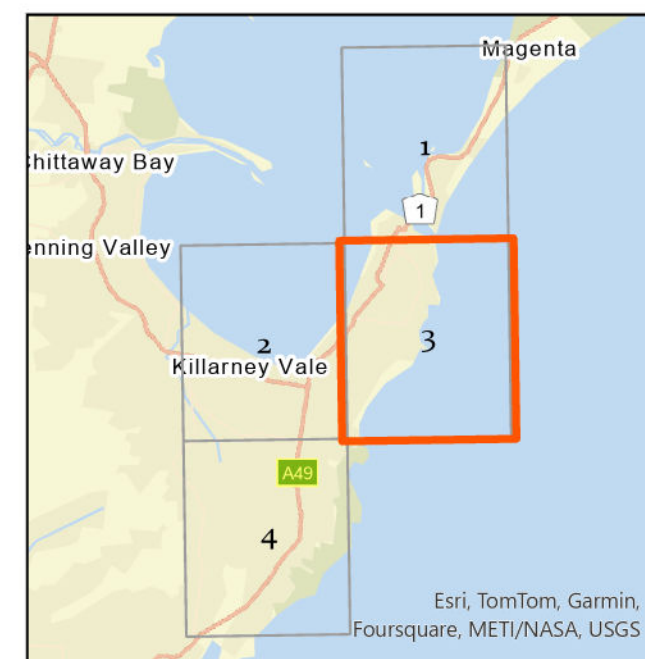
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CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP - BATEAU BAY EPL

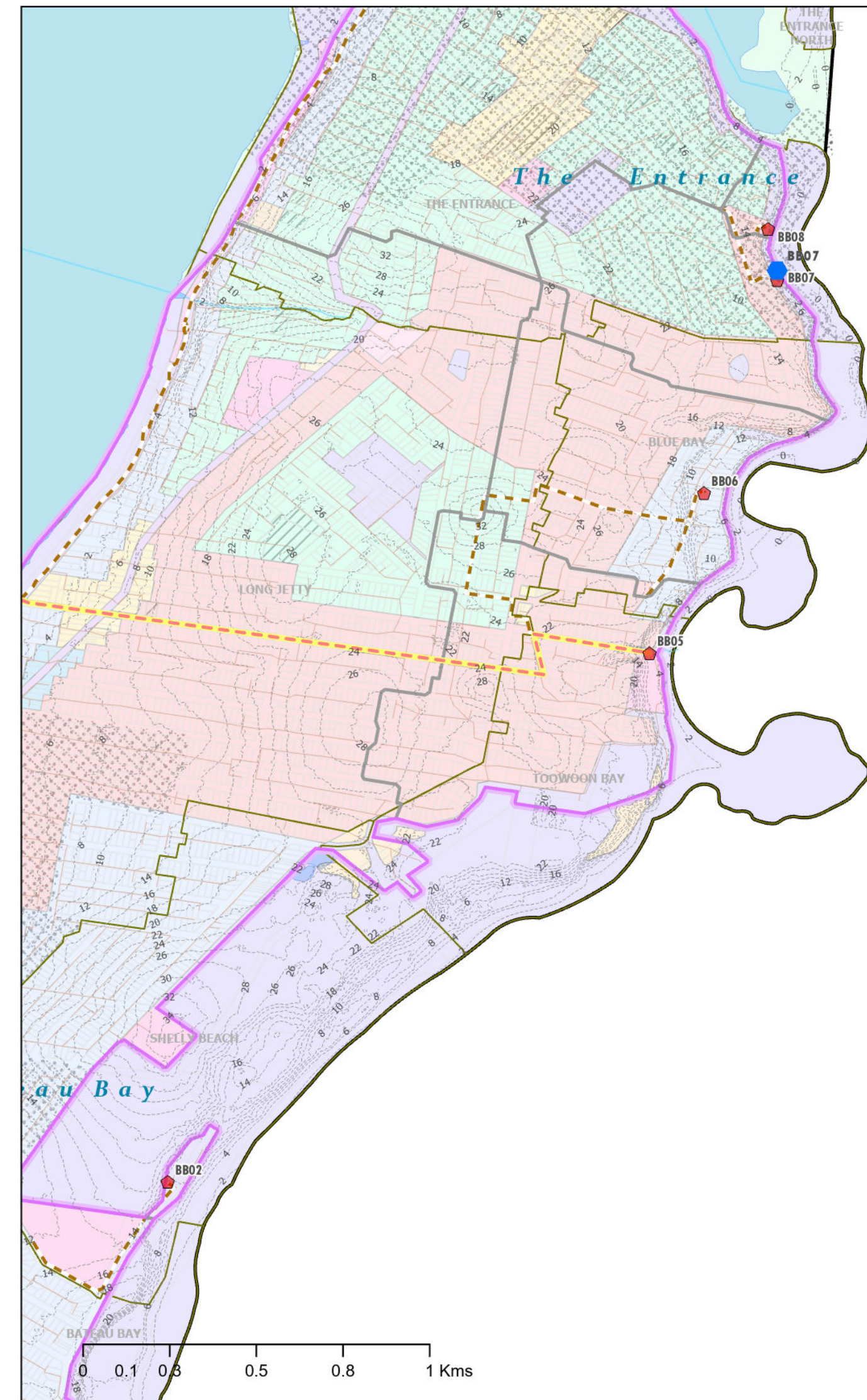
Legend

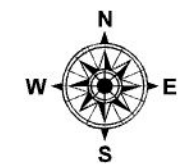
- | | |
|------------------------------|---------------------------|
| New SPS | Environ Conservation |
| SPS Upgrade | Environ Management |
| SPS | General Industrial |
| New Sewer_Rising_Mains | General Residential |
| Proposed Sewer Mains 225mm | Infrastructure |
| Proposed Sewer Mains >=300mm | Local Centre |
| Contours 2m | Low Density Residential |
| Bateau Bay EPL Boundary | Med Density Residential |
| Sewer Catchment Boundaries | Mixed Use |
| Rising Main | National Parks & Reserves |
| Sewer Gravity Mains | Private Recreation |
| Natural Drainage Layers | Productivity Support |
| Water Bodies | Public Recreation |
| Proposed_Developments | Recreational Waterways |
| ForecastID_Centres | Special Activities |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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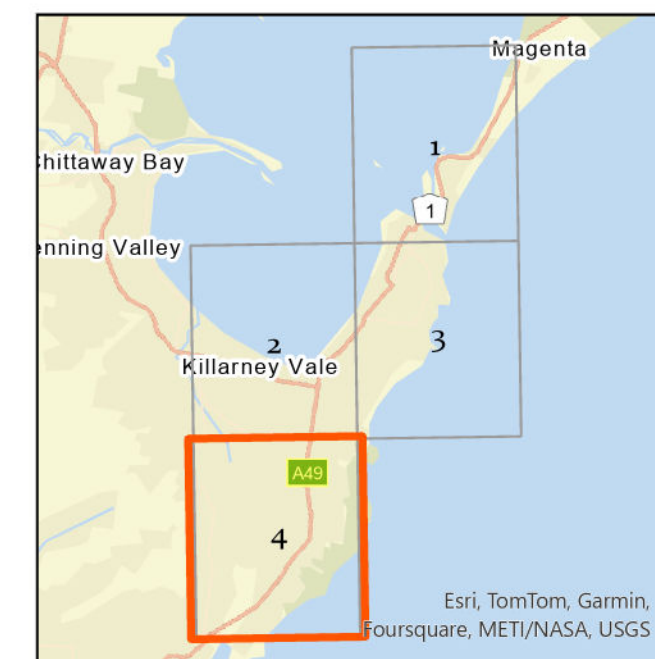




CENTRAL COAST COUNCIL
PROPOSED SEWER ASSETS DSP - BATEAU BAY EPL

Legend

- | | |
|------------------------------|--------------------------------------|
| New SPS | ForecastID_Centres |
| SPS Upgrade | LOCAL ENVIRONMENTAL PLAN 2022 |
| SPS | Deferred Matter |
| STP | Environ Conservation |
| New Sewer_Rising_Mains | Environ Living |
| Proposed Sewer Mains 225mm | Environ Management |
| Proposed Sewer Mains >=300mm | General Industrial |
| Contours 2m | General Residential |
| Bateau Bay EPL Boundary | Infrastructure |
| Sewer Catchment Boundaries | Local Centre |
| Rising Main | Low Density Residential |
| Sewer Gravity Mains | Mixed Use |
| Natural Drainage Layers | National Parks & Reserves |
| Water Bodies | Private Recreation |
| Proposed_Developments | Public Recreation |
| | Unzoned Land |



Siva Balasubramanian
Date: 14/06/2024
Source: Central Coast Council
Projection: GDA_1994_Transverse_Mercator; GCS_GDA_1994

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Appendix A
Central Coast Water Supply Headworks Development Servicing Plan
2024



Central Coast Council
Water Supply Headworks Development Servicing Plan 2024

Version 1.
Water Assets & Planning
May 2024

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1. Introduction

The purpose of this Development Servicing Plan (DSP) is to determine the water headworks component of Developer Charges applicable to proposed new developments within the Northern and Southern regions of the Central Coast Council (Council) Local Government Area (LGA).

This plan has been prepared in accordance with the requirements of the Water Management Act 2000, using the methodology and parameters determined by the Independent Pricing and Regulatory Tribunal's (IPART) Determination in October 2018 for Maximum prices for connecting, or upgrading a connection, to a water supply, sewerage, or drainage system (October 2018).

2. Applicability of this Plan

This DSP describes the water headworks component of developer charges applicable to the Northern and Southern Region 2024 Development Servicing Plans.

3. Area of the Plan

All lands contained within the Council LGA, connected (or proposed for connection) to Council's water supply scheme may be subject to this DSP. Local area DSPs where applicable will refer to this DSP for headworks component of developer charges. The map of existing Central Coast Water Systems is shown in Appendix A

4. Population and Equivalent Water Tenement Projection

Council has engaged .id consulting for its demographics analysis based on latest Australian Bureau of Statistics (ABS) Census data. .id consulting provides population forecast figures at the level of various geographic areas. Council's North (former Wyong Shire Council LGA) and South (former Gosford City Council LGA) regions forecast is used for headworks DSP. The latest set of forecast population figures up to 2036, available at the time of development of this DSP are used.

Further population projection from 2036 to 2054 is based on previous studies done for sewerage master plan of both North and South regions. The 2036 population has been linearly extrapolated at 1.39% and 0.4% annual growth rates respectively for the Northern and Southern Regions. The portion of the of population not connected to council's water services was deducted while calculating the serviced population. Table 1 below summarises serviced population projection for the North and South regions.

Tenement projection has been done based on average annual water demand of 150KL/tenement as per directions from IPART. The water demand patterns of both North and South regions are slightly different to each other which may further depart in future 1 because of higher scope of growth of BASIX (more water efficient) housing in the northern region than the south. Therefore, the individually climate corrected demand of both regions, North and South has been used to forecast water demand for both regions which is further used for calculating total equivalent water tenements as shown in Table 1.

Table 1 Population and tenement Projection

Year	North Total Population	North Serviced Population	South Total Population	South Serviced Population	North Tenements	South Tenements	Total Tenements
30/6/2023	173,917	168,873	178,724	176,758	98,417	99,141	197,558
30/6/2026	183,592	178,268	182,272	180,267	103,892	101,109	205,001
30/6/2031	201,039	195,209	186,597	184,544	113,764	103,508	217,272
30/6/2036	217,751	211,436	190,955	188,854	123,222	105,925	229,147
30/6/2041	233,311	226,545	194,805	192,662	132,027	108,061	240,088
30/6/2046	249,984	242,734	198,732	196,546	141,461	110,239	251,700
30/6/2051	267,847	260,080	202,739	200,509	151,570	112,462	264,032
30/6/2055	283,053	274,844	206,002	203,736	160,175	114,272	274,447

5. Reference to Other Development Servicing Plans

The development charge for the headworks component determined by this DSP will be included in all applicable North and South region DSP charges.

6. System Demand

Council has used iSDP (Integrated Supply Demand Model) for demand forecast. The forecast demand is provided in the table below.

Table 2 Projected Water Demand for Central Coast Council

Year	Annual Average Demand ML/year	Average Day Demand ML/day	Peak Day Demand * ML/day
30/6/2021	29,964	82.1	131
30/6/2026	31,028	85.0	136
30/6/2031	32,317	88.5	142
30/6/2036	33,725	92.4	148
30/6/2041	35,299	96.7	155
30/6/2046	37,001	101.4	162
30/6/2051	38,819	106.4	170
30/6/2055	40,400	110.7	177

* Determined using Peak Demand Factor of 1.6

7. System Yield and Water Treatment Capacity

7.1. System Yield

Council has recently developed its long-term water strategy, Central Coast Water Security Plan June 2023 (CCWSP). The plan was developed collaboratively with Hunter Water Corporation and DCCEEW (then DPE). The hydrological model (Rainfall Runoff Model) was also updated on eSource platform which is considered Australia's National Hydrological Modelling Platform. The yield calculation methodology was synchronised with Hunter Water's risk-based method and newly developed joint WATHNET model was used for system analysis. This aligned the two systems in terms of yield determination, which helped consider joint water options on an equitable basis incorporating the synergies of both systems in the

analysis. The 32,500 ML/year was determined as the current yield of the existing system. While the current agreement with Hunter Water for inter-regional water sharing expires in 2026, it is assumed for the purpose of this DSP that the provision for inter-regional water transfers will continue beyond 2026. The system forecast demand exceeds the above-described system yield in 2035.

The CCWSP was developed to plan for future water augmentations when demand will exceed the current system yield. CCWSP is an adaptive plan and is best described as three pillars as below:

- Pillar 1 Conserve and use water efficiently
- Pillar 2 Maximise existing water supplies to delay new water supplies
- Pillar 3 Develop new rainfall independent supplies for an adaptive future

The plan has adopted the portfolio with the following options as shown in the Figure 1.

- Increased groundwater supply in 2035
- Increased recycled water supply in 2037
- New PRW supply 2038
- New Desalination supply 2043

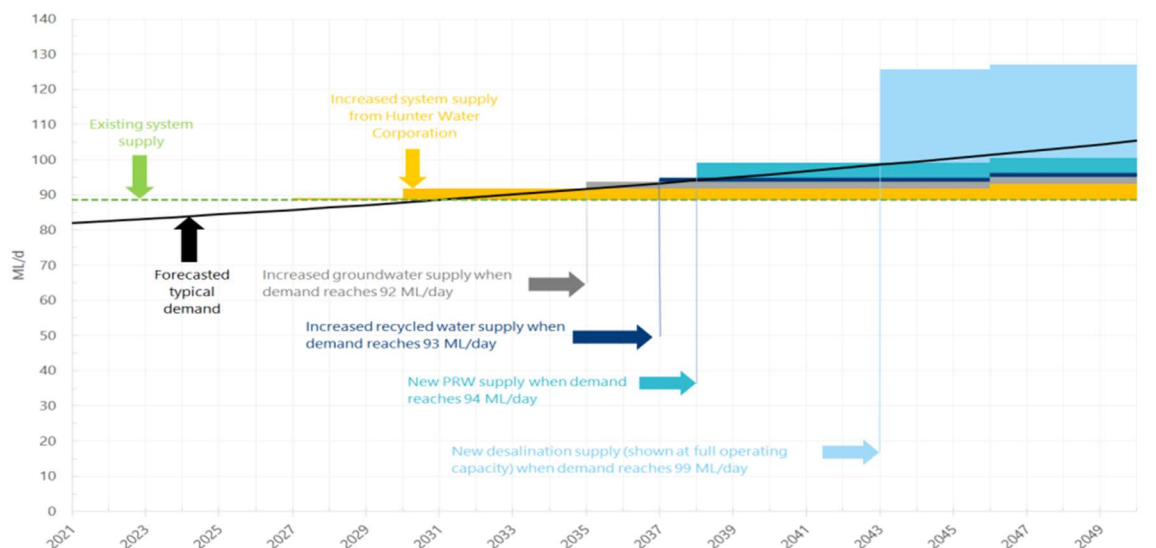


Figure 1 Indicative timings of new supplies after demand exceeds the system yield

7.2. Water Treatment Capacity

Total existing water treatment and distribution capacity provided for in the DSP is 300 ML/day which is sufficient to meet the peak day demand up to 2055. It is noted that Council's existing water treatment plants are subject to de-rating under certain raw water quality conditions and the below production capacity cannot be met under a range of different conditions. Figure 2 shows peak day demand versus theoretical treatment capacity over time.

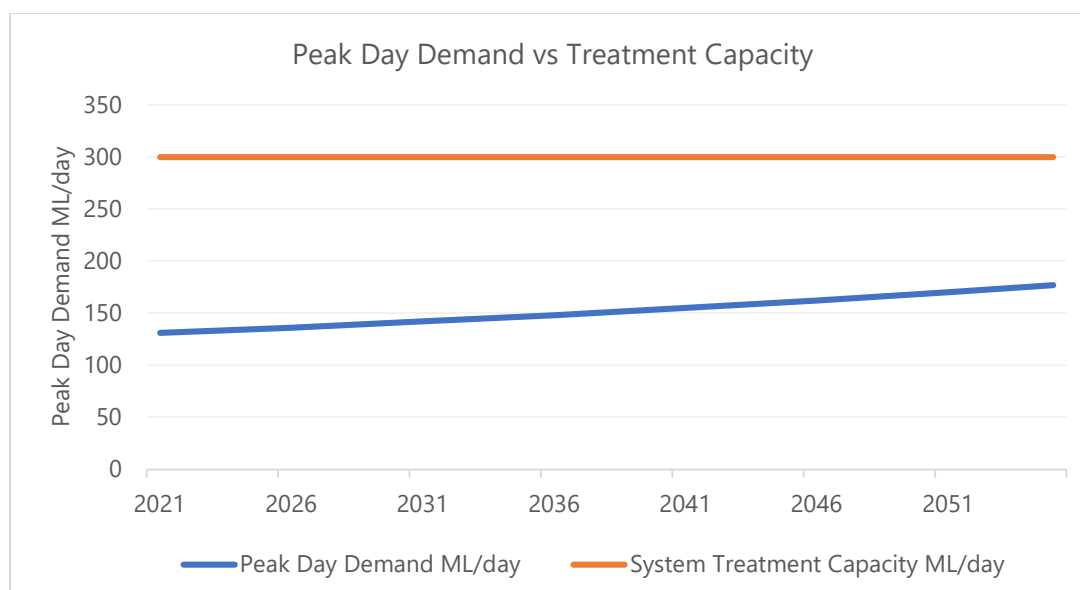


Figure 2 Peak Day Demand vs Water Treatment Capacity

8. Estimates of Asset Values

The asset values are taken as total gross replacement costs from Council's financial asset register which was used to complete a recent revaluation of Council's Water and Sewerage Assets in 2022. The value of existing assets was determined using a Modern Engineering Equivalent Replacement Asset (MEERA) approach as required by IPART. This same approach was required for the 2022 Water and Sewerage Asset revaluation which has satisfied Audit Office of NSW requirements. The values determined are in 2023-24 dollars.

The asset values for un-commissioned future assets are price indexed values as determined during development of CCWSP in 2020-21.

The annual value charges are calculated using 0% discount rate for pre-1996 assets and 2.8% discount rate (real pre-tax WACC as in the prevailing IPART price determination) for post-1996 assets as per IPART's final report on "Maximum prices to connect, extend or upgrade a service for metropolitan water agencies October 2018."

Operating costs are not relevant to this DSP and are detailed in each Local Area DSP.

9. Method of Reviewing/Updating Developer Charges

The Developer Charges determined in this DSP are incorporated into the Northern and Southern Region Water DSPs developed by Central Coast Council. The value of charges payable under the Development Servicing Plan will be held constant in real terms for the life of the Plan by the adjustments specified within Local Area DSPs.

10. Calculation of Development Service Charges

The 2018 Calculation Template provided by IPART has been used to calculate maximum charges that can be levied for the headworks component of developer charges on new developments.

Headworks development service charges assessed per equivalent tenement (ET) are determined as \$5,630 per Equivalent Tenement (ET).

11. References

The following Reports provide the basis upon which the need and capacity of capital works have been assessed:

- i. Central Coast Water Security Plan (CCWSP) June 2023

Appendix A

Our water systems on the Central Coast

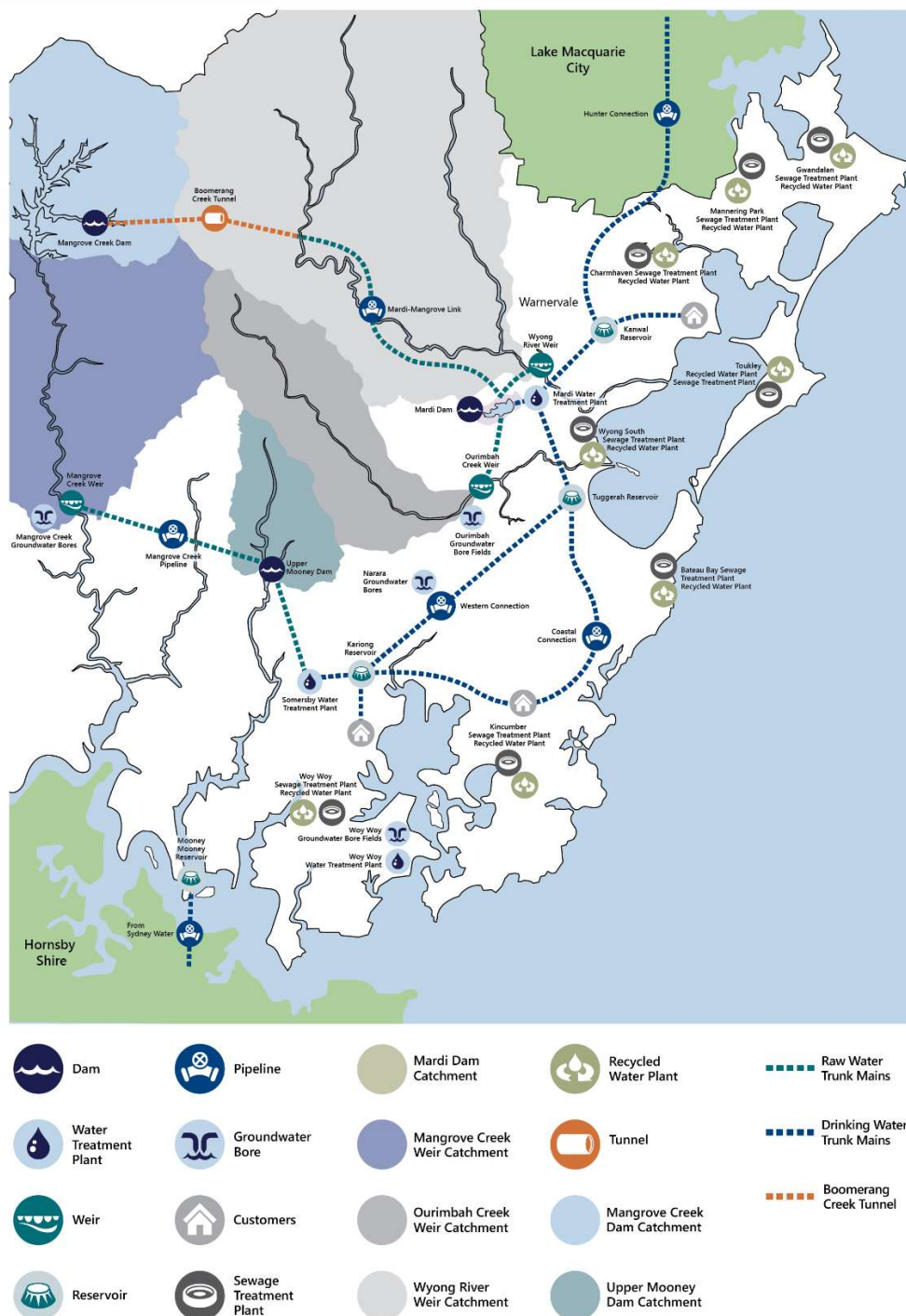


Figure A-1 Existing Central Coast Water Supply System

Preferred Portfolio



Groundwater

2035



Recycled water

2037



Purified
Recycled Water

2038



Desalination

2043

*Timings are indicative of
medium demand forecast



Figure A-2 Un-commissioned Future Assets

Table A-1 Maximum Price Calculations Spreadsheet Snips

Central Coast Council Water Supply Headworks Development Servicing Plan

CALCULATION OF MAXIMUM PRICE

Index

	Row
1 Table 1: Calculation of maximum price (\$, \$2024-25)	16
2 Table 2: Key variables used in maximum price calculation (\$, \$2024-25)	25
3 Table 3: Annual calculation over analysis horizon (\$, \$2024-25)	34

Note: an input is required in SF\$21 to incorporate the Headwork costs per ET into the maximum price.

Table 1: Calculation of maximum price (\$, \$2024-25)

Maximum price	Costs to be recovered via DSP ETs	Headworks costs per ET	Pre-1996 assets	Post-1996 commissioned assets	Post-1996 uncommissioned assets	Reduction for expected revenue and operation costs
			377,122,044	178,302,042	86,326,674	0
5,630			112,823	115,692	115,692	115,692
	Value per ET		3,343	1,541	746	0
		Percent	59.4%	27.4%	13.3%	

Table 2: Key variables used in maximum price calculation (\$, \$2024-25)

Sum of new ETs (not discounted)	Sum of PV of new ETs (discounted at pre-1996 asset discount rate)	Sum of PV of new ETs (discounted at post-1996 asset discount rate)	Sum of PV of new ETs (discounted at expected revenue and costs discount rate)	Sum of PV of Pre-1996 commissioned assets (discounted at pre-1996 asset discount rate)	Sum of PV of Post-1996 commissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of Post-1996 uncommissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of revenue for new customers (discounted at expected future revenue and costs discount rate)	Sum of PV of costs for new ETs (discounted at expected future revenue and costs discount rate)
112,823	112,823	115,692	115,692	377,122,044	178,302,042	86,326,674	0	0

PRE-1996 ASSETS WITH A NEXUS TO THE SERVICE FOR WHICH THE MAXIMUM PRICE IS BEING CALCULATED

Consideration must be given to the principles regarding asset exclusions presented on the 'Asset exclusions' worksheet before they are entered into the register.

Hyperlink to the 'Asset exclusions' worksheet:

[Asset exclusions!A1](#)

Date range for assets

Start date

End date

01 Jan 1970

31 Dec 1995

Register of pre-1996 assets

General inputs

Identifier	Description	Date commissioned	Expected system-wide ETs to be serviced by this asset	Proportion of asset cost to be recovered via this DSP	Number of units or length of asset (A)	Unit of measure in (A)	MEERA value per unit/measure of length (B) (\$ as at 1 July 2024)	Total MEERA value (A x B) (\$, \$2024-25)	MEERA value to be recovered via DSP (\$, \$2024-25)
Raw Water Yield									
	Mangrove Creek Dam	30 Jun 1982	274,447	41.1%	1		243,619,489	243,619,489	100,149,741
	Mangrove Creek Weir	30 Jun 1975	274,447	41.1%	1		8,005,298	8,005,298	3,290,905
	Ourimbah Creek Upper Weir	30 June 1979	274,447	41.1%	1		2,158,666	2,158,666	887,408
	Ourimbah Creek to Mardi Dam WMR	30 June 1980	274,447	41.1%	1		4,757,925	4,757,925	1,955,939
	Boomerang Creek Tunnel	30 June 1989	274,447	41.1%	1		226,877,074	226,877,074	93,267,088
	Ourimbah Ck Tunnel	30 June 1979	274,447	41.1%	1		10,147,512	10,147,512	4,171,549
	Mangrove Creek Weir WPS to Somersby WTP WMR (Surge Tanks Included)	30 June 1974	274,447	41.1%	1		64,649,609	64,649,609	26,576,862
	Balance Tank B2	30 June 1971	274,447	41.1%	1		7,142,932	7,142,932	2,936,394
	Balance tanks to Somersby WMR	30 June 1974	274,447	41.1%	1		18,821,722	18,821,722	7,737,438
	Mangrove Creek Pumping Station	30 June 1975	274,447	41.1%	1		17,535,926	17,535,926	7,208,859
	Ourimbah Creek Pumping Station (WPS11)	30 June 1979	274,447	41.1%	1		2,641,731	2,641,731	1,085,991
Treatment and Transfer									
	Somersby WTP Stage 1	30 June 1970	274,447	41.1%	1		32,636,354	32,636,354	13,416,506
	Somersby Balance Tank 2	30 June 1971	274,447	41.1%	1		6,741,697	6,741,697	2,771,450
	Kariong Reservoir No 1(K1)	30 June 1973	274,447	41.1%	1		6,977,924	6,977,924	2,868,561
	Coastal Connection	30 June 1985	274,447	41.1%	1		13,740,295	13,740,295	5,648,509
	Western Transfer WMT SWTP to K2 Res (WMT-WSTK2)	30 June 1978	274,447	41.1%	1		15,259,432	15,259,432	6,273,013
	Western Transfer WMT K2 Res to North Gosford (WMT-KTNG)	30 June 1979	274,447	41.1%	1		6,634,465	6,634,465	2,727,368
	Western Transfer WMT Gosford to T2 Res (WMT-GTT2) Stage 1	30 June 1980	274,447	41.1%	1		31,053,400	31,053,400	12,765,768
	Western Transfer WMT Gosford to T2 Res (WMT-GTT2) Stage 2	30 June 1995	274,447	41.1%	1		36,807,753	36,807,753	15,131,330
	Western Transfer WMT MWT to T2 Res (WMT-MTT2)	30 June 1980	274,447	41.1%	1		4,803,185	4,803,185	1,974,545
	Mardi WTP Stage I: 80 ML/d	30 June 1982	274,447	41.1%	1		47,318,607	47,318,607	19,452,246
	Somersby WTP Stage 2	30 June 1986	274,447	41.1%	1		47,727,822	47,727,822	19,620,470
	Kariong Reservoir No 2 (K2)	30 June 1986	274,447	41.1%	1		20,878,153	20,878,153	8,582,817
	Tuggerah 2 Reservoir	30 June 1987	274,447	41.1%	1		15,456,431	15,456,431	6,353,937
	Forresters Beach Pumping Station	30 June 1987	274,447	41.1%	1		1,963,154	1,963,154	807,035
	Ourimbah Pumping Station (WPS17)	30 June 1987	274,447	41.1%	1		6,092,009	6,092,009	2,504,369
	Mardi WTP Stage II: 80 ML/d	30 June 1994	274,447	41.1%	1		16,920,552	16,920,552	6,955,884

POST-1996 COMMISSIONED ASSETS WITH A NEXUS TO THE SERVICE FOR WHICH THE MAXIMUM PRICE IS BEING CALCULATED

Consideration must be given to the principles regarding asset exclusions presented on the 'Asset exclusions' worksheet before they are entered into the register.
 Hyperlink to the 'Asset exclusions' worksheet: [Asset exclusions'A1](#)

Date range for assets

Start date
End date

01 Jan 1996
30 Jun 2024

Register of post-1996 commissioned assets

Add new assets Commissioned

General inputs

Asset value inputs

Identifier	Description	Date commissioned	Financial year of commissioning	Expected system-wide ETs to be serviced by this asset	Proportion of asset cost to be recovered via this DSP	Number of units or length of asset (A)	MEERA value per unit/measure of length (B) (\$ as at 1 July 2024)	Total MEERA value (A x B) (\$, \$2024-25)	MEERA value to be recovered via DSP (\$, \$2024-25)
Raw Water Yield									
	Mardi Dam Upgrades	30 Jun 2010	2009-10	274,447	41.1%	1	21,633,166	21,633,166	8,893,196
	Lower Wyong River Weir -Fishway and other Upgrade	30 Jun 2010	2009-10	274,447	41.1%	1	11,988,787	11,988,787	4,928,480
	Lower Wyong PS to Mardi Dam WMR	30 Jun 2011	2010-11	274,447	41.1%	1	24,330,759	24,330,759	10,002,152
	Mardi Dam to Mangrove Dam WMR	01 Jan 2011	2010-11	274,447	41.1%	1	92,340,617	92,340,617	37,960,382
	Mooney Pumpstation upgrade	30 Jun 2017	2016-17	274,447	41.1%	1	4,452,793	4,452,793	1,830,503
	Wyong River Pump Station (WPS 1A)	30 Jun 2011	2010-11	274,447	41.1%	1	9,444,550	9,444,550	3,882,568
	Mardi Dam to Mardi WTP Pump Station (WPS23)	30 Jun 2011	2010-11	274,447	41.1%	1	3,338,011	3,338,011	1,372,226
	Mardi Dam to Mangrove Creek Dam Pump Station (WPS24)	30 Jun 2012	2011-12	274,447	41.1%	1	7,197,652	7,197,652	2,958,889
	Spur main WMR	30 Jun 2007	2006-07	274,447	41.1%	1	302,673	302,673	124,426
	Groundwater Bores	30 Jun 2007	2006-07	274,447	41.1%	1	27,141,068	27,141,068	11,157,445
	WPS Narara	30 Jun 2007	2006-07	274,447	41.1%	1	1,225,236	1,225,236	503,683
Treatment and Transfer									
	Western Transfer WMT MWTP to T2 Res (WMT-MTT2) Upgrade	30 Jun 1997	1996-97	274,447	41.1%	1	3,815,749	3,815,749	1,568,619
	Woy Woy WTP for Groundwater Bores	30 Jun 2007	2006-07	274,447	41.1%	1	8,755,493	8,755,493	3,599,303
	Hunter Connection	30 Jun 2007	2006-07	274,447	41.1%	1	41,512,566	41,512,566	17,065,436
	High Lift Pump Station (WPS25)	30 Jun 2011	2010-11	274,447	41.1%	1	10,823,605	10,823,605	4,449,485
	Mardi to Warnervale Pipeline (M2WPL)	01 Dec 2021	2021-22	274,447	41.1%	1	10,912,501	10,912,501	4,486,029
	Ourimbah Pump Station (WPS17)	30 Jun 2013	2012-13	274,447	41.1%	1	6,092,009	6,092,009	2,504,369
	Forresters Beach Pump Station (WPS FORBCH)	30 Jun 2022	2021-22	274,447	41.1%	1	1,963,154	1,963,154	807,035
			-		-				

POST-1996 UNCOMMISSIONED ASSETS WITH A NEXUS TO THE SERVICE FOR WHICH THE MAXIMUM PRICE IS BEING CALCULATED

Consideration must be given to the principles regarding asset exclusions presented on the 'Asset exclusions' worksheet before they are entered into the register.

Hyperlink to the 'Asset exclusions' worksheet:

[Asset exclusions'A1](#)

Date range for assets

Start date

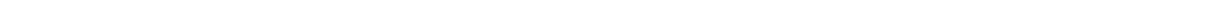
01 Jul 2024

Register of uncommissioned assets

General inputs

Identifier	Description	Date commissioned	Financial year of commissioning	DSP areas serviced by asset	Expected system-wide ETs to be serviced by this asset	Proportion of asset cost to be recovered via this DSP	Number of units or length of asset (A)	MEERA value per unit/measure of length (B) (\$ as at 1 July 2024)	Total MEERA value (A x B) (\$, \$2024-25)	MEERA value to be recovered via DSP (\$, \$2024-25)
Future Yield Augmentation			-			-			-	-
	Increased utilisation of GW	30 Jun 2034	2033-34		274,447	41.1%	1	541,025	541,025	222,410
	Expand existing STP based recycling schemes	30 Jun 2037	2036-37		274,447	41.1%	1	7,551,570	7,551,570	3,104,381
	Purified Recycled Water (PRW)	30 Jun 2038	2037-38		274,447	41.1%	1	54,216,400	54,216,400	22,287,866
	Drought Desalination Plant	30 Jun 2043	2042-43		274,447	41.1%	1	273,360,000	273,360,000	112,375,793

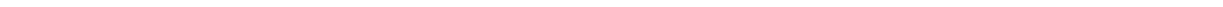
Appendix B
Northern Region Water Supply Works Summary - 2024



Water Mains - Northern DSP	Diameter (mm)	Length (m)	Rate (\$/m)	Cost (\$2023/24)	Forecast Completion Year
Bellevue Rd - The Entrance Rd through proposed subdivision	200	625	\$ 453.54	\$ 283,464.05	2030
Bellevue Rd - The Entrance Rd through proposed subdivision	200	712	\$ 453.54	\$ 322,922.24	2030
Water Main - Narrawa Ave	200	210	\$ 453.54	\$ 95,243.92	2030
Water Main - Fairport Ave to Marine Pde	200	200	\$ 453.54	\$ 90,708.49	2026
Water Main - Beenbah Ave	200	120	\$ 453.54	\$ 54,425.10	2030
Water Main - Gosford Ave to Anzac Ave/Frazer Rd	200	200	\$ 453.54	\$ 90,708.49	2030
Water Main - Archbold Rd	200	120	\$ 453.54	\$ 54,425.10	2030
Water Main - Kitchener Rd	200	200	\$ 453.54	\$ 90,708.49	2030
Water Main - Stella, Bay Rd & Pacific St	200	740	\$ 453.54	\$ 335,621.43	2030
Water Main - Yethonga St	200	120	\$ 453.54	\$ 54,425.10	2030
Water Main - Oaks Ave	200	380	\$ 453.54	\$ 172,346.14	2030
Water Main - Denning St, Bay Rd & Boondilla	200	770	\$ 453.54	\$ 349,227.70	2028
Water Main - The Entrance Bridge - Associated with SRM Upgrade	200			\$ 725,000.00	2029
Water Mains DN 200mm - Arizona Rd to Charmhaven TM	200	1250	\$ 453.54	\$ 566,928.09	2030
Water Mains DN 200mm - Blue Haven to Tooheys Rd Industrial Land	200	2800	\$ 453.54	\$ 1,269,918.92	2026
Water Mains DN 200mm - Kiar Ridge zone	200	4845	\$ 453.54	\$ 2,197,413.28	2025
Water Mains DN 450mm - Kiar Ridge Reservoir to M2W Pipeline	450	4750	\$ 917.70	\$ 4,359,083.09	2029
Water Mains DN 200mm - Wyong Precinct 6	200	3110	\$ 453.54	\$ 1,410,517.09	2030
Water Mains DN 250mm - Wyong Precinct 6	250	1080	\$ 542.79	\$ 586,215.57	2030
Water Mains DN 375mm - Wyong Precinct 6	375	950	\$ 744.86	\$ 707,612.57	2030
Water Mains DN 200mm - Hakone Road Linkage	200	200	\$ 453.54	\$ 90,708.49	2028
Water Mains - Murrawal Rd / Wahroonga Rd / Louisiana Rd Rising Main	200	1720	\$ 453.54	\$ 780,093.05	2036
Water Mains - Welog - Jensen Rd	200	1850	\$ 453.54	\$ 839,053.57	2028
Water Mains - Welog Johns Rd to Jensen Rd	200	950	\$ 453.54	\$ 430,865.35	2028
Water Mains - Darkinjung - Chainvalley Bay Rd (West)	200	908	\$ 453.54	\$ 411,816.56	2028
Water Mains - Darkinjung - Chainvalley Bay Rd (East)	200	707	\$ 453.54	\$ 320,654.53	2028
Water Main - Rising Main Precinct 20	200	1500	\$ 453.54	\$ 680,313.71	2030
Total				\$ 17,370,420.13	

Water Reservoir - Northern DSP	Capacity (ML)	Update Forecast Completion Year	GHD Estimate from Options Report (\$2017)	2017 Rate Indexed to 2019/20	2019/20 Rate Indexed to 2022/23
Kiar Ridge	15	2029	\$10,006,523	\$10,376,764	\$11,922,902.24
Note: NSW Public Works Department of Commerce estimated the cost of the proposed Kiar Ridge Reservoir as part of their water modelling investigations completed in 2008. The cost estimate was later updated as part of an investigation into initial options for the site by GHD which included geotechnical investigation.					

Appendix C
Northern Region Sewerage Works Summary - 2024



Northern Sewer Pump Stations												
Pump Station	STP	New or Upgrade SPS	Current Capacity	Required Capacity	M&E	Civil	Estimated Completion Date	M&E Cost	Civil Cost	Odour Dosing		
										Unit	Cost \$2023/24	
BB01	BB	Upgrade	1050	1300	1		2036	\$ 2,505,762	\$ -	\$ -	\$ -	\$ 2,505,762
BB07	BB	Upgrade	27	63	1		2036	\$ 443,288	\$ -	\$ -	\$ -	\$ 443,288
BB11	BB	Upgrade	18	30	1		2029	\$ 290,339	\$ -	\$ -	\$ -	\$ 290,339
BB10	BB	Upgrade	54	75	1		2029	\$ 490,350	\$ -	\$ -	\$ -	\$ 490,350
BB19	BB	New SPS	0	30	1	1	2030	\$ 290,339	\$ 539,201	\$ 114,900	\$ -	\$ 944,440
CH12	CH	Upgrade	260	400	1		2028	\$ 1,372,751	\$ -	\$ -	\$ -	\$ 1,372,751
CH13	CH	Upgrade	400	860	1		2028	\$ 1,687,476	\$ -	\$ -	\$ -	\$ 1,687,476
CH21 (SPS 2 Darkinjung Wallarah) Stage 1	CH	New SPS	0	47	1	1	2028	\$ 375,572	\$ 697,491	\$ 114,900	\$ -	\$ 1,187,964
CH21 (SPS 2 Darkinjung Wallarah) Stage 2	CH	New SPS	47	87	1	1	2031	\$ 531,921	\$ 987,853	\$ 114,900	\$ -	\$ 1,634,673
CH27 (WWPS 3 WELOG)	CH	New SPS	0	93	1	1	2028	\$ 550,745	\$ 1,022,813	\$ 114,900	\$ -	\$ 1,688,458
CH28	CH	New SPS	0	50	1	1	2036	\$ 389,691	\$ 723,711	\$ 114,900	\$ -	\$ 1,228,302
CH30	CH	New SPS	0	250	1	1	2036	\$ 980,573	\$ 1,821,063	\$ 114,900	\$ -	\$ 2,916,536
CH31	CH	New SPS	0	25	1	1	2036	\$ 261,579	\$ 485,790	\$ 114,900	\$ -	\$ 862,269
CH33	CH	New SPS	0	35	1	1	2036	\$ 316,484	\$ 587,756	\$ 114,900	\$ -	\$ 1,019,140
CH36	CH	New SPS	0	10	1	1	2030	\$ 180,529	\$ 335,268	\$ 114,900	\$ -	\$ 630,697
CH37	CH	New SPS	0	85	1	1	2026	\$ 525,646	\$ 976,199	\$ 114,900	\$ -	\$ 1,616,745
WWPS 1 WELOG	CH	New SPS	0	30	1	1	2028	\$ 290,339	\$ 539,201	\$ 114,900	\$ -	\$ 944,440
WWPS 2 WELOG	CH	New SPS	0	13	1	1	2028	\$ 196,216	\$ 364,401	\$ 114,900	\$ -	\$ 675,517
SPS 1 Darkinjung Wallarah	CH	New SPS	0	43	1	1	2028	\$ 356,748	\$ 662,531	\$ 114,900	\$ -	\$ 1,134,179
GW11	GW	New SPS	0	110		1	2031	\$ -	\$ 1,119,438	\$ 114,900	\$ -	\$ 1,234,338
GW11	GW	New SPS	0	45	1		2031	\$ 366,160	\$ -	\$ -	\$ -	\$ 366,160
MP07	MP	Upgrade	25	45	1		2031	\$ 366,160	\$ -	\$ -	\$ -	\$ 366,160
MP17	MP	New SPS	0	15	1	1	2036	\$ 206,674	\$ 383,823	\$ 114,900	\$ -	\$ 705,398
Munmorah (Option 2D)	MP	New SPS	0	40	1	1	2027	\$ 342,629	\$ 636,312	\$ 114,900	\$ -	\$ 1,093,841
WS07	WS	Upgrade	84	110	1	1	2029	\$ 602,774	\$ 1,119,438	\$ -	\$ -	\$ 1,722,212
WS09	WS	Upgrade	28	95	1	1	2031	\$ 557,020	\$ 1,034,466	\$ -	\$ -	\$ 1,591,486
Total:											\$ 30,352,921	

Sewer Rising Mains									
STP	SPS	Diameter (mm)	Length (m)	Flow (L/s)	Velocity (m/s)	Estimated Completion Year	Rate		Cost
BB	BB19	150	1150	31	1.75	2030	\$	486.03	\$ 558,931.05
BB	BB05	250	1400	100	2.04	2036	\$	589.44	\$ 825,211.80
BB	BB11	200	269	70	2.23	2029	\$	527.39	\$ 141,868.18
BB	BB10	260		75	1.41	2029			\$ 861,750.00
CH	CH12	600	4400	140	0.50	2028	\$	1,692.48	\$ 7,446,898.80
CH	CH13	600	5700	600	2.12	2028	\$	1,692.48	\$ 9,647,118.90
CH	CH15	300	2900	140	1.98	2031	\$	673.31	\$ 1,952,610.60
CH	SPS 1 Darkinjung	250	1500	43	0.88	2026	\$	589.44	\$ 884,155.50
CH	Darkinjung Wallarah)	375	2500	87	0.79	2028	\$	820.39	\$ 2,050,965.00
CH	CH28	200	1300	50	1.59	2036	\$	527.39	\$ 685,608.30
CH	CH30	375	1800	250	2.26	2036	\$	820.39	\$ 1,476,694.80
CH	CH31	150	700	23	1.30	2036	\$	486.03	\$ 340,218.90
CH	WS16	300	1000	165	2.33	2029	\$	585.96	\$ 585,964.00
CH	CH33	150	500	35	1.98	2036	\$	486.03	\$ 243,013.50
CH	CH36	100	700	10	1.27	2030	\$	422.83	\$ 295,982.40
CH	CH37	250	420	85	1.73	2026	\$	589.44	\$ 247,563.54
CH	Welog WWPS1	150	870	30	1.70	2028	\$	486.03	\$ 422,843.49
CH	Welog WWPS2	150	390	13	0.74	2028	\$	486.03	\$ 189,550.53
CH	Welog WWPS3	250	590	93	1.89	2028	\$	589.44	\$ 347,767.83
GW	GW11	300	1200	110	1.56	2031	\$	673.31	\$ 807,976.80
MP	MP07	200	410	45	1.43	2031	\$	527.39	\$ 216,230.31
MP	MP17	100	900	15	1.91	2036	\$	422.83	\$ 380,548.80
MP	SPS Darkinjung Lake	200	3395	40	1.27	2027	\$	527.39	\$ 1,790,492.45
WS	WS07	250	200	110	2.24	2027	\$	589.44	\$ 117,887.40
Total:								\$	32,517,852.87

Total:	\$ 32,517,852.87
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Sewer Gravity Mains																	
STP	SPS	Diameter (mm)	Length (m)	Top(m)	Bottom(m)	Ground Required Grade		Comment	Depth(m)	Depth(m)	Precinct/Suburb	Estimated Completion Date		Rate (\$/m)	Cost \$2023/24		
CH	Welog WWPS1	225	883	20	9	0.0125	0.0062		1.575	1.5-3	WELOG	2028	\$	587.14	\$	518,443.74	
CH	Welog WWPS2	225	437	7	2	0.0114	0.0062		1.575	1.5-3	WELOG	2028	\$	587.14	\$	256,579.74	
CH	Welog WWPS2	225	740	8	2	0.0081	0.0062		1.575	1.5-3	WELOG	2028	\$	587.14	\$	434,482.86	
CH	Welog WWPS3	300	475	20	4	0.0337	0.0042		1.650	1.5-3	WELOG	2028	\$	741.11	\$	352,024.88	
CH	Welog WWPS3	375	170	4	2	0.0118	0.0031		1.725	1.5-3	WELOG	2026	\$	962.86	\$	163,686.54	
CH	CH21	600	300	2	2	0.0000	0.0017	New SPS	5.000	>4.5 m	Doyalson	2028	\$	1,939.51	\$	581,853.60	
CH	CH21	225	1200	24	16	0.0067	0.0062	New SPS	1.575	1.5-3	Doyalson	2028	\$	587.14	\$	704,566.80	
CH	CH21	450	800	4	2	0.0025	0.0025	New SPS	4.000	3-4.5	Doyalson	2028	\$	1,346.63	\$	1,077,302.40	
CH	CH21	300	1500	12	2	0.0067	0.0042	New SPS	1.650	1.5-3	Doyalson	2028	\$	741.11	\$	1,111,657.50	
CH	CH21	225	1900	10	2	0.0042	0.0062	New SPS	5.355	>4.5 m	Doyalson	2028	\$	907.71	\$	1,724,649.00	
CH	CH21	300	700	10	2	0.0114	0.0042	New SPS	1.650	1.5-3	Doyalson	2028	\$	741.11	\$	518,773.50	
CH	CH21	225	850	14	10	0.0047	0.0062	New SPS	2.845	1.5-3	Doyalson	2028	\$	587.14	\$	499,068.15	
CH	CH21	225	1100	16	10	0.0055	0.0062	New SPS	2.395	1.5-3	Doyalson	2028	\$	587.14	\$	645,852.90	
CH	CH21	375	1300	14	12	0.0015	0.0031	New SPS	3.755	3-4.5	Doyalson	2028	\$	1,123.72	\$	1,460,838.60	
CH	CH21	225	400	10	4	0.0150	0.0062	New SPS	1.575	1.5-3	Doyalson	2028	\$	587.14	\$	234,855.60	
MP	SPS Darkinjung Lake Munmorah	225	920	20	10	0.0109	0.0062		1.575	1.5-3	WELOG	2028	\$	587.14	\$	540,167.88	
MP	SPS Darkinjung Lake Munmorah	225	230	11	10	0.0043	0.0062		2.001	1.5-3	WELOG	2028	\$	587.14	\$	135,041.97	
BB	BB19	225	500	22	14	0.0160	0.0062		1.575	1.5-3	Bellevue Road	2030	\$	587.14	\$	293,569.50	
CH	CH13	225	150	16	10	0.0400	0.0062		1.575	1.5-3	3A- Gorokan	2030	\$	587.14	\$	88,070.85	
CH	CH13	225	150	16	12	0.0267	0.0062		1.575	1.5-3	3A- Gorokan	2030	\$	587.14	\$	88,070.85	
CH	CH13	225	150	20	14	0.0400	0.0062		1.575	1.5-3	3A- Gorokan	2030	\$	587.14	\$	88,070.85	
CH	CH13	225	200	22	14	0.0400	0.0062		1.575	1.5-3	3A- Gorokan	2030	\$	587.14	\$	117,427.80	
CH	CH13	225	100	22	20	0.0200	0.0062		1.575	1.5-3	3A- Gorokan	2030	\$	587.14	\$	58,713.90	
CH	CH15	375	550	10	7	0.0055	0.0031		3.500	3-4.5	6	2030	\$	1,123.72	\$	618,047.10	
CH	CH15	300	450	10	10	0.0000	0.0042		3.540	3-4.5	6	2030	\$	935.29	\$	420,878.70	
CH	CH15	225	700	14	10	0.0057	0.0062		1.915	1.5-3	6	2030	\$	587.14	\$	410,997.30	
CH	CH15	300	1000	10	6	0.0040	0.0042		1.850	1.5-3	6	2030	\$	741.11	\$	741,105.00	
CH	CH15	225	600	14	10	0.0067	0.0062		1.575	1.5-3	6	2030	\$	587.14	\$	352,283.40	
CH	CH15	225	850	15	11	0.0047	0.0062		2.845	1.5-3	6	2030	\$	587.14	\$	499,068.15	
CH	CH35	225	350	20	18	0.0057	0.0062	New SPS	1.745	1.5-3	9	2030	\$	587.14	\$	205,498.65	
GW	GW01	225	350	4	2	0.0057	0.0062		1.745	1.5-3	Gwandalan Rosecorp	2030	\$	587.14	\$	205,498.65	
GW	GW02	300	350	14	4	0.0286	0.0042		1.650	1.5-3	Gwandalan	2030	\$	741.11	\$	259,386.75	
GW	GW02	375	130	4	2	0.0154	0.0031		1.725	1.5-3	Gwandalan	2030	\$	962.86	\$	125,172.06	
TO	TO07	225	500	6	4	0.0040	0.0062	Follow existing sewer grade	2.675	1.5-3	Noraville	2030	\$	587.14	\$	293,569.50	
WS	WS08	300	400	12	8	0.0100	0.0042		1.650	1.5-3	Westfield Gateway	2030	\$	741.11	\$	296,442.00	
WS	WS08	225	300	16	12	0.0133	0.0062		1.575	1.5-3	Westfield Gateway	2030	\$	587.14	\$	176,141.70	
WS	WS08	225	250	18	8	0.0400	0.0062		1.575	1.5-3	Westfield Gateway	2030	\$	587.14	\$	146,784.75	
WS	WS08	300	750	4	4	0.0000	0.0042		4.800	>4.5 m	Westfield Gateway	2030	\$	1,082.36	\$	811,768.50	
CH	WS16	225	600	10	4	0.0100	0.0062		1.575	1.5-3	Wyong	2030	\$	587.14	\$	352,283.40	
CH	WS16	225	500	10	6	0.0080	0.0062		1.575	1.5-3	Precinct 2A	2030	\$	587.14	\$	293,569.50	
WS	WS20	225	600	8	2	0.0100	0.0062		1.575	1.5-3	R1 General Res	2030	\$	587.14	\$	352,283.40	
GW	GW11	225	300	2	2	0.0000	0.0062	New SPS	3.435	3-4.5	21	2031	\$	743.40	\$	223,020.90	
GW	GW11	225	700	18	14	0.0057	0.0062		1.915	1.5-3	21	2031	\$	587.14	\$	410,997.30	
MP	MP05	450	350	4	2	0.0057	0.0025		1.800	1.5-3	Lake Munmorah	2031	\$	1,169.68	\$	409,388.70	
MP	MP11	225	200	0	0	0.0000	0.0062		2.815	1.5-3	18- Lake Munmorah	2031	\$	587.14	\$	117,427.80	
MP	MP12	300	950	4	0	0.0042	0.0042		1.650	1.5-3	16 N Lake Munmorah	2031	\$	741.11	\$	704,049.75	
MP	MP12	225	1000	16	2	0.0140	0.0062		1.575	1.5-3	16 N Lake Munmorah	2031	\$	587.14	\$	587,139.00	
MP	MP12	225	800	12	2	0.0125	0.0062		1.575	1.5-3	16 N Lake Munmorah	2031	\$	587.14	\$	469,711.20	
MP	MP12	300	700	12	4	0.0114	0.0042		1.650	1.5-3	16 N Lake Munmorah	2031	\$	741.11	\$	518,773.50	
MP	MP13	225	300	12	2	0.0333	0.0062		1.575	1.5-3	19	2031	\$	587.14	\$	176,141.70	
MP	MP13	225	500	18	10	0.0160	0.0062		1.575	1.5-3	19	2031	\$	587.14	\$	293,569.50	
MP	MP13	225	300	2	0	0.0067	0.0062		1.575	1.5-3	19	2031	\$	587.14	\$	176,141.70	
MP	MP13	300	300	2	0	0.0067	0.0042		1.650	1.5-3	19	2031	\$	741.11	\$	222,331.50	
MP	MP13	225	250	18	8	0.0400	0.0062		1.575	1.5-3	19	2035	\$	587.14	\$	146,784.75	
CH	CH28	300	1100	18	10	0.0073	0.0042		1.650	1.5-3	6	2036	\$	741.11	\$	815,215.50	
CH	CH28	225	300	22	14	0.0267	0.0062		1.575	1.5-3	6	2036	\$	587.14	\$	176,141.70	
CH	CH28	225	300	24	18	0.0200	0.0062		1.575	1.5-3	6	2036	\$	587.14	\$	176,141.70	
CH	CH28	225	800	30	24	0.0075	0.0062		1.575	1.5-3	6	2036	\$	587.14	\$	469,711.20	
CH	CH30	600	330	8	2	0.0182	0.0017		1.950	1.5-3	8	2036	\$	1,577.58	\$	520,600.41	
CH	CH30	225	800	22	12	0.0125	0.0062		1.575	1.5-3	6, 8	2036	\$	587.14	\$	469,711.20	
CH	CH30	225	1000	32	16	0.0160	0.0062		1.575	1.5-3	6, 8	2036	\$	587.14	\$	587,139.00	
CH	CH30	225	500	30	24	0.0120	0.0062		1.575	1.5-3	6, 8	2036	\$	587.14	\$	293,569.50	
CH	CH30	375	1000	20	6	0.0140	0.0031		1.725	1.5-3	8	2036	\$	962.86	\$	962,862.00	
CH	CH30	300	200	22	20	0.0100	0.0042		1.650	1.5-3	8	2036	\$	741.11	\$	148,221.00	
CH	CH30	225	550	30	22	0.0145	0.0062		1.575	1.5-3	8 N, 6 ETC	2036	\$	587.14	\$	322,926.45	
CH	CH30	225	350	32	24	0.0229	0.0062		1.575	1.5-3	6	2036	\$	587.14	\$	205,498.65	
CH	CH30	375	800	16	6	0.0125	0.0031		1.725	1.5-3	8	2036	\$	962.86	\$	770,289.60	
CH	CH30	300	800	24	16	0.0100	0.0042		1.650	1.5-3	8	2036	\$	741.11	\$	592,884.00	
CH	CH30	225	300	22	16	0.0200	0.0062		1.575	1.5-3	8	2036	\$	587.14	\$	176,141.70	
CH	CH30	225	700	14	4	0.0143	0.0062		1.575	1.5-3	8	2036	\$	587.14	\$	410,997.30	
CH	CH31	225	600	8	2	0.0100	0.0062		1.575	1.5-3	9	2036	\$	587.14	\$	352,283.40	
CH	CH33	225	450	8	2	0.0133	0.0062		1.575	1.5-3	3B	2036	\$	587.14	\$	264,212.55	
														Total:	\$	30,424,572.08	

Sewage Treatment Plants

Charmhaven STP

Augmentation of the existing plant (Stage 1) is proposed in two or more future stages. Stage 2 comprises a conversion of the plant into an MLE process to achieve a 75,000 EP capacity. This would include a new inlet works, construction of new reactor and associated clarifier, conversion of a redundant aeration tank to aerobic digester, associated biosolids handling works and effluent pump station upgrades to increase the plants biological and hydraulic capacity. Stage 3 would involve the construction of an additional reactor and clarifier and an additional inlet works to resolve hydraulic capacity and biological capacity issues. Stage 3 is yet to be costed and its timing will be informed by the W&S Masterplan which is due to commence in mid 2024.

Stage	Commissioning Date	Cost	Comments
2	2027	\$ 60,748,412	Portion of upgrade cost estimate attributable to capacity upgrade based on concept design estimate (P50)

Details are available within the AECOM options and concept design reports

Bateau Bay STP

Capital upgrades are currently underway to allow the plant to remain operational up to a design horizon of 2036 to 2041. A capacity review undertaken by GHD has indicated that future loading on the plant will likely trigger a major augmentation of the plant. As the scope and scale of the future upgrade is not currently known, an allowance for the upgrade is based on the NSW Reference Rates Manual (Department of Industry), using the forecast load on the plant at that time.

Also noting that certain process units may or may not be able to be retained (subject to refurbishment) as part of the future upgrade, this DSP will only recover 50% of the estimated cost of the upgrade. The future upgrade pathway for BB STP will be informed by the W&S Masterplan which is due to commence in mid 2024.

Commissioning Date	Total Estimated Cost	Comments
2041	\$ 19,056,031	50% of cost estimate for 50,000EP plant.

Reference Rate Element	Index 2014 values to 2023	1.247			
Site Works	Preliminary Treatment	Sludge Lagoon (dewatering)*	IDEA Tanks	Contingency (30%)	
\$ 1,910,000	\$ 3,700,000	\$ -	\$17,900,000	\$ 7,053,000	

*No lagoons required and new dewatering plant already operating

Details are available within the BECA H2O Capacity Assessment document

Gwandalan STP

Augmentation of the existing plant (Stage 1) is proposed in two additional stages. Stage 2 comprises a conversion of the plant into an MLE process including a new inlet works, conversion of an existing reactor and construction of a new clarifier, conversion of a redundant aeration tank to aerobic digester, associated biosolids handling works and effluent pump station upgrades to increase the plants biological and hydraulic capacity. Stage 3 would involve the construction of an additional reactor and clarifier and an additional inlet works to resolve hydraulic capacity and biological capacity issues. Stage 3 is yet to be costed and its timing will be informed by the W&S Masterplan which is due to commence in mid 2024.

Stage	Commissioning Date	Cost	Comments
2	2026	\$ 37,976,911	Portion of upgrade cost estimate attributable to capacity upgrade based on

Details are available within the AECOM options and concept design reports

Appendix D

Developer Strategies Included in 2024 Northern Region DSP

MEMO - Summary of developer servicing strategy documents for water and sewer in Northern Region Development Servicing Plan Area

Background

To support the development of the 2024 Development Servicing Plans (DSP, this summary document is provided to give an overview of proposed major development activities as described in recent developer initiated water and wastewater servicing strategies and associated DSP funded capital works required to service these developments.

Development Summary

1. Wadalba East Land Owners Group (WELOG) Development

Proposed WELOG development south of Johns Rd, Wadalba consists of 67ha of developable land with multiple owner interest. A developer servicing strategy (ADW Johnson, June 2017) proposed the following lot yield and staging plan as shown in Table 1 and Figure 1, respectively. Proposal was to progress with a development front moving east to west to work within the constraints of existing water and sewer services. Proposed water and sewer assets to service the development are shown in Figures 2 and 3, respectively. This consists of approximately 2km each of water and sewer main and three additional sewer pumping stations.

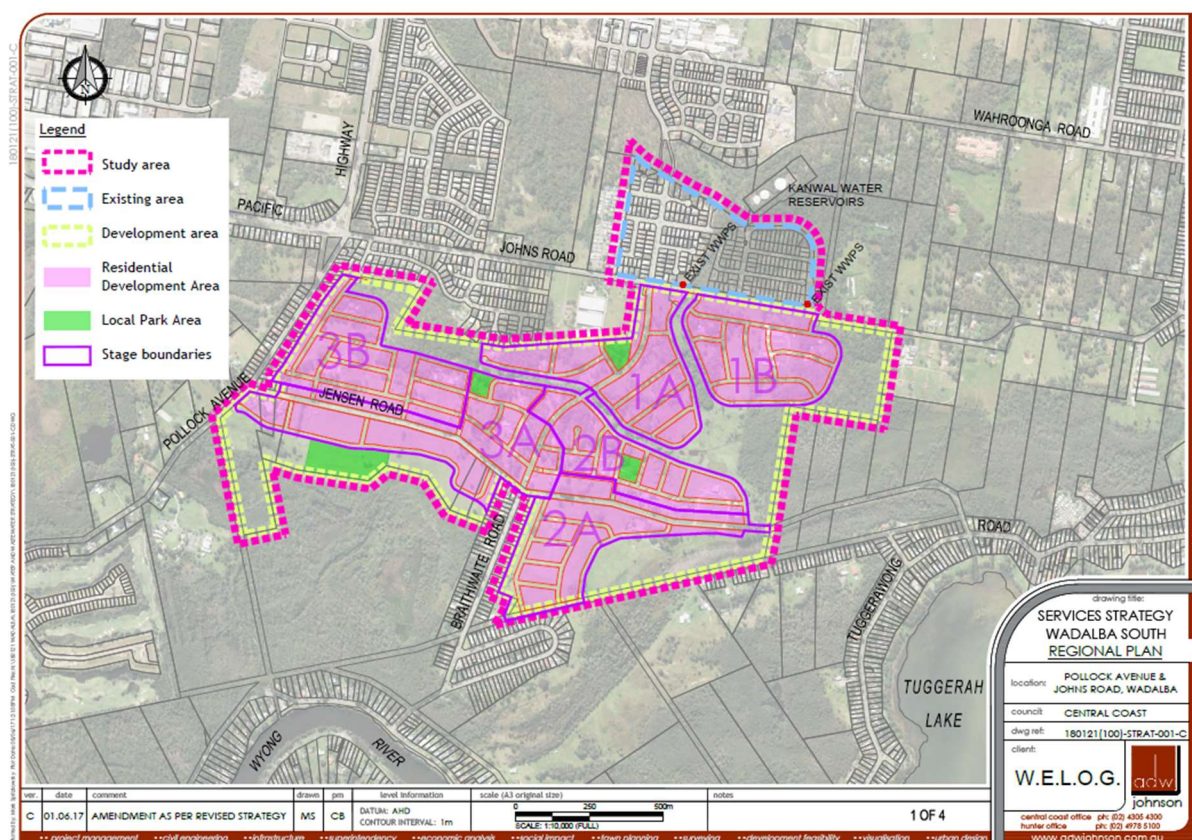


Figure 1 – WELOG Development Staging Plan

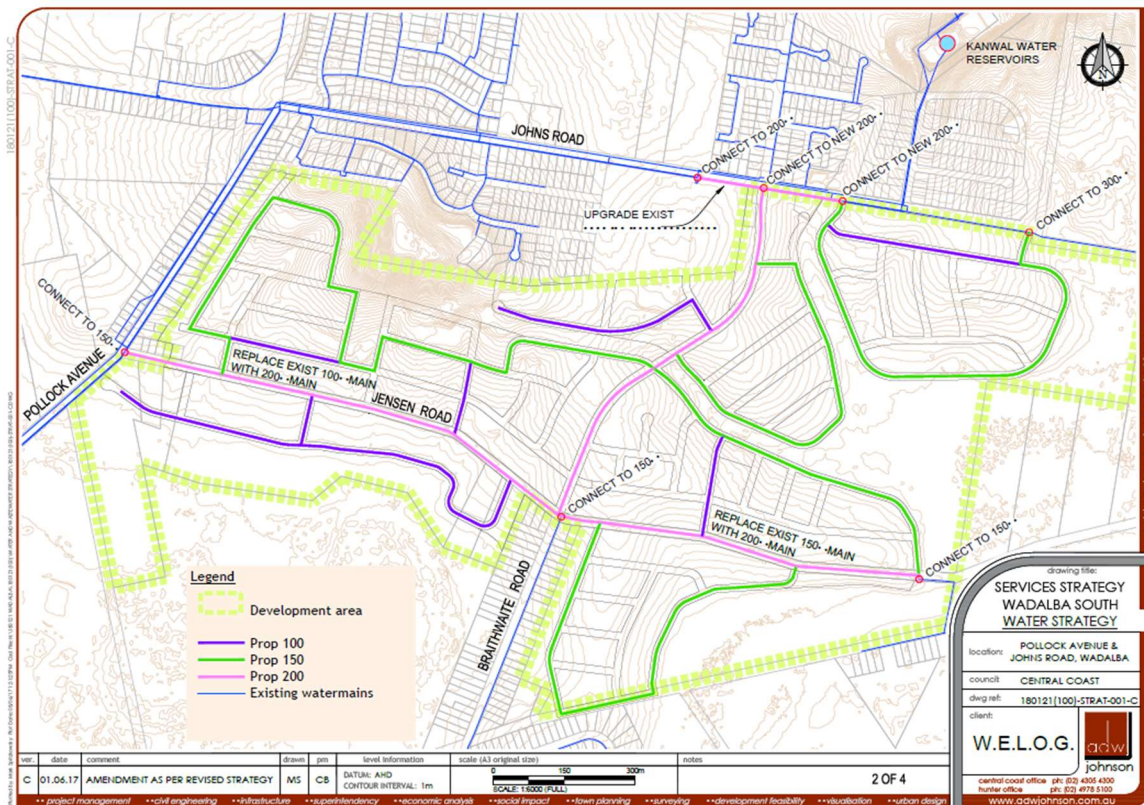


Figure 2 –

WELOG Development New Water Assets

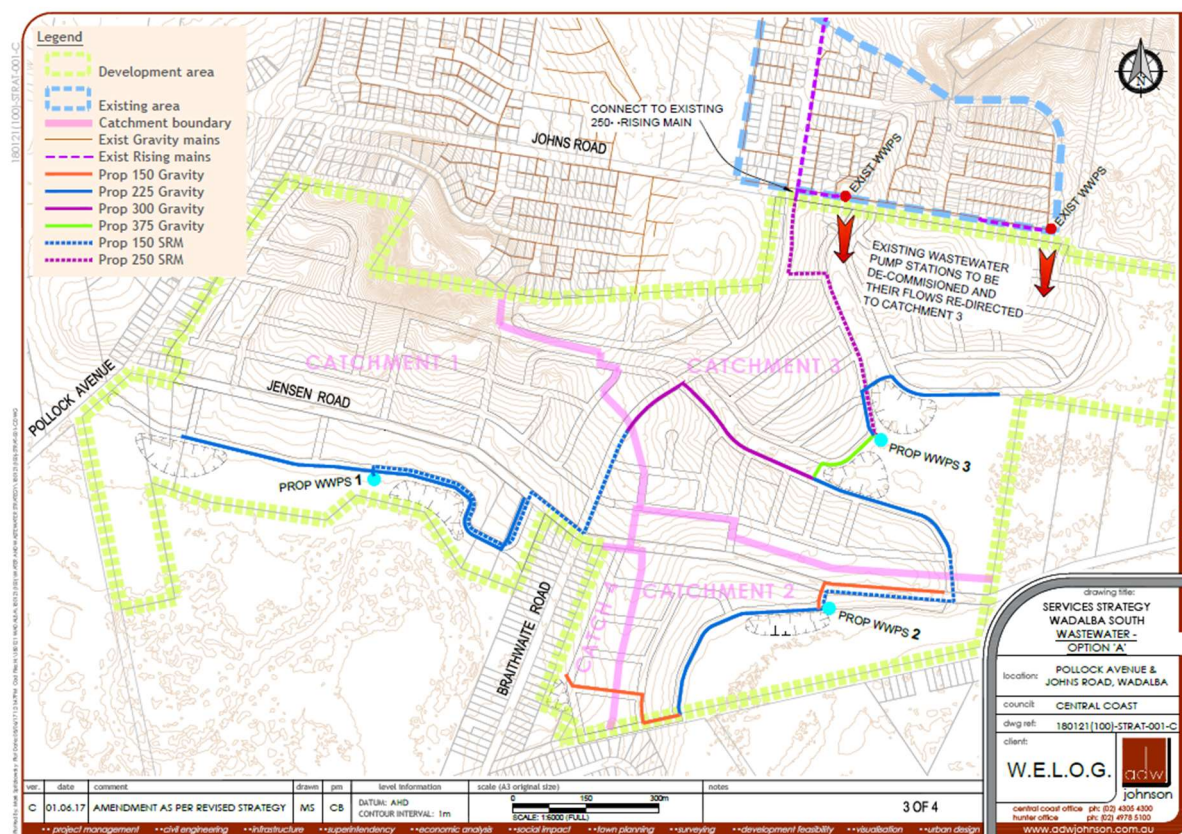


Figure 3

– WELOG Development New Sewer Assets (Preferred Option A)

2. Darkinjung Aboriginal Land Council (DALC) Development Lake Munmorah

Proposed DALC Lake Munmorah development is for a 62Ha development north of the Pacific Highway and intersection of Chain Valley Bay Rd with total lot yield of 544 ET (ADW Johnson, April 2018). While no staging plan has been proposed it was deemed not to be a high priority due to the simplicity of servicing. Detail on preferred water and sewer servicing options is presented in Figures 4 and 5 respectively. Proposal for water is for a secondary spline of the main trunk line to provide some added security of supply. Preferred sewer servicing (Option 2D) is for one regional sewer pumping station discharging directly to Mannering Park STP.

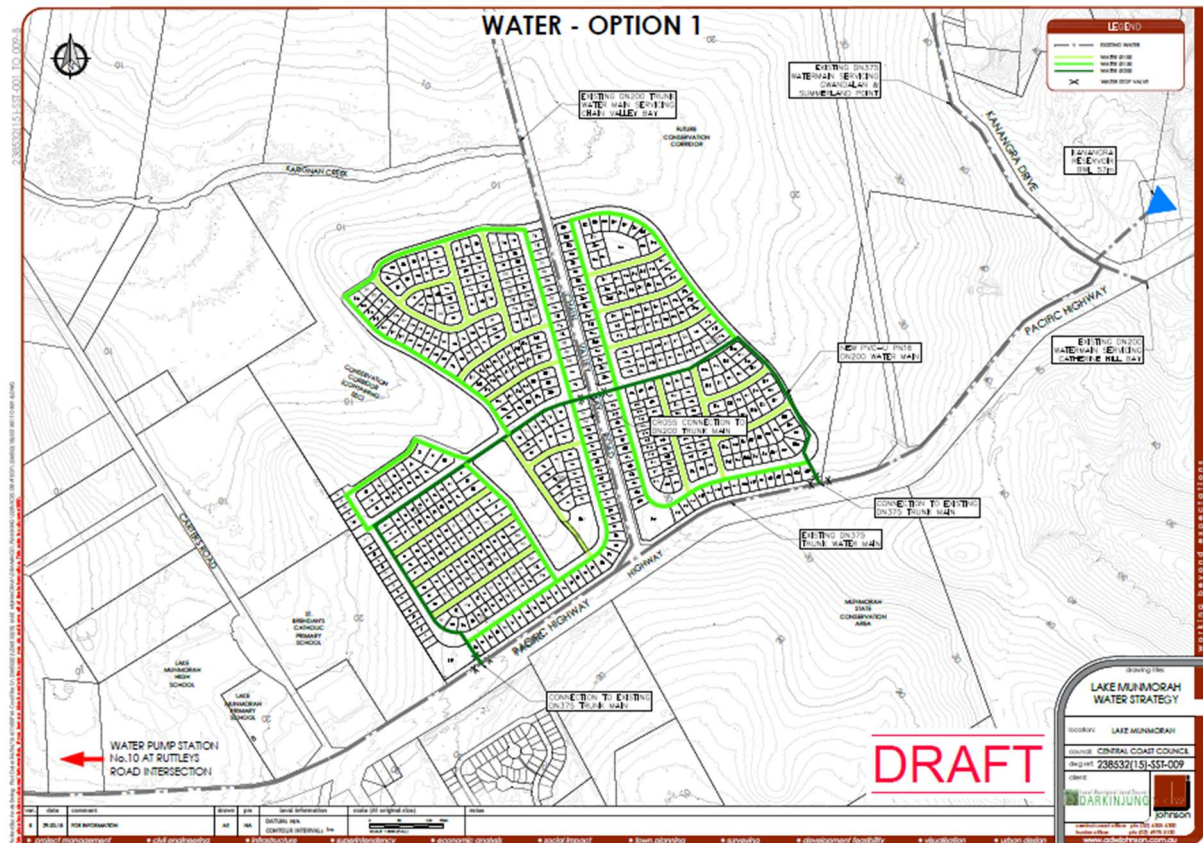


Figure 4 – DALC Lake Munmorah Development New Water Assets (Option 1)

3. DALC Development Bushells Ridge

Proposed DALC Bushells Ridge development is for a mixed land use development over 3 stages with Stages 1 and 3 comprising industrial and Stage 2 as residential (ADW Johnson, Dec 2017). A summary of lot yield and Staging plan are shown in Table 2 and Figure 6 respectively. Detail on preferred water and sewer servicing options is presented in Figures 7 and 8 respectively. Proposal for water is for a new 3 to 8ML reservoir at Bushells Ridge and ring of trunk water main assets connecting up the three stages including an additional development on Hunter Lands and option to connect four Council owned sites. Preferred sewer servicing (Option 2D) is for two regional pumping stations discharging directly to Charmhaven STP to service Stage 1 and 3. The Stage 2 residential development will be serviced by a gravity network and small pumping station.

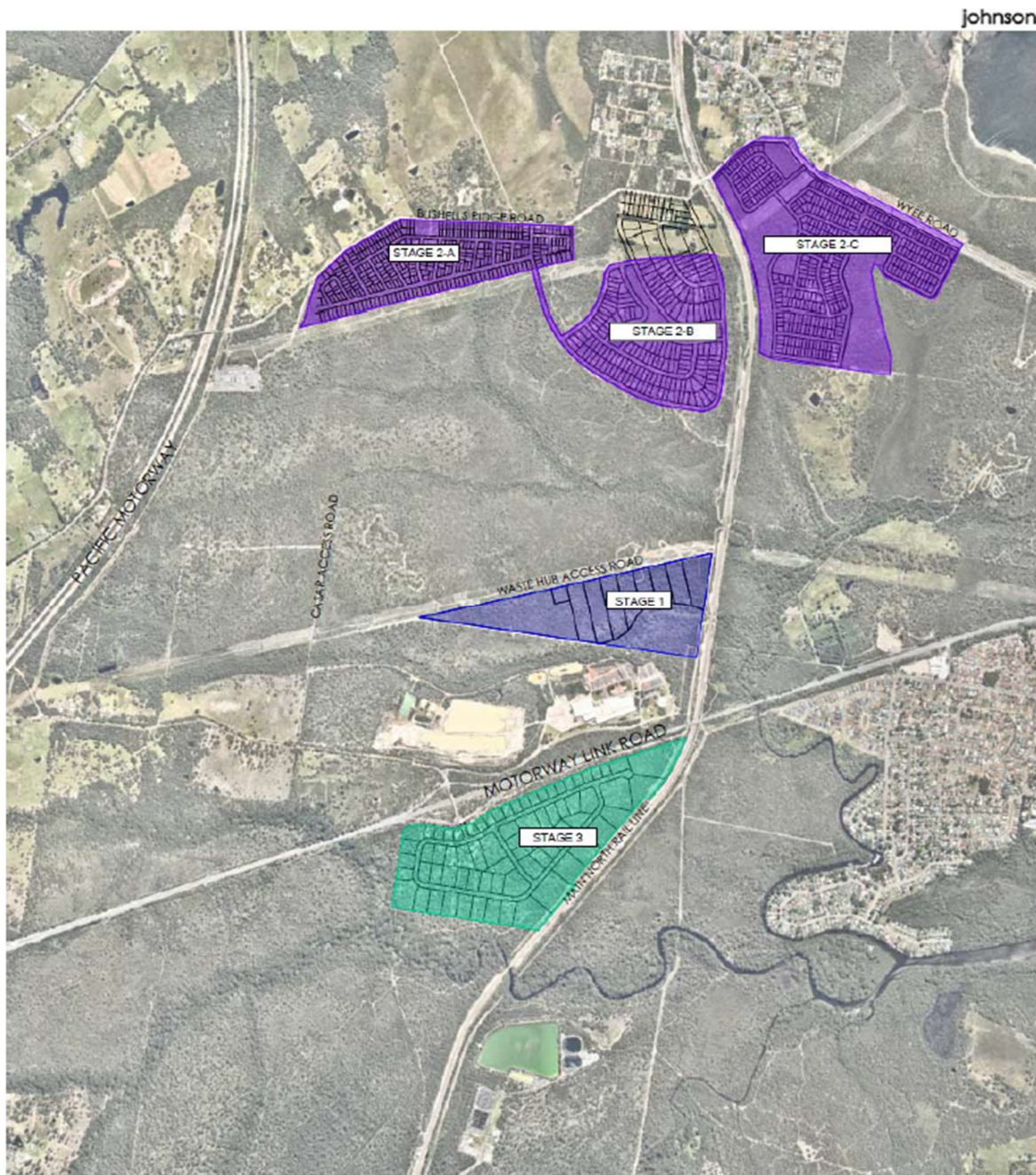


Figure 1.1 – Proposed Development Site

Figure 6

– DALC Bushells Ridge Development Staging Plan

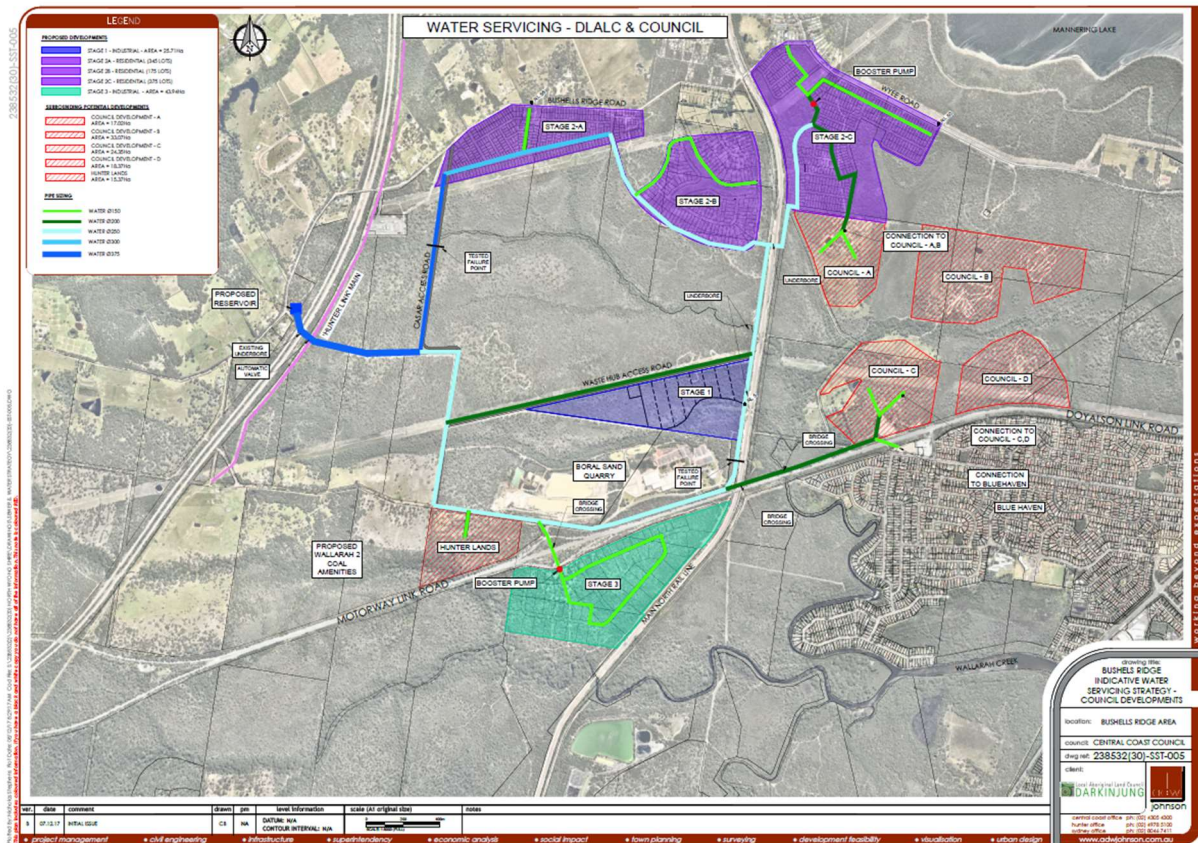
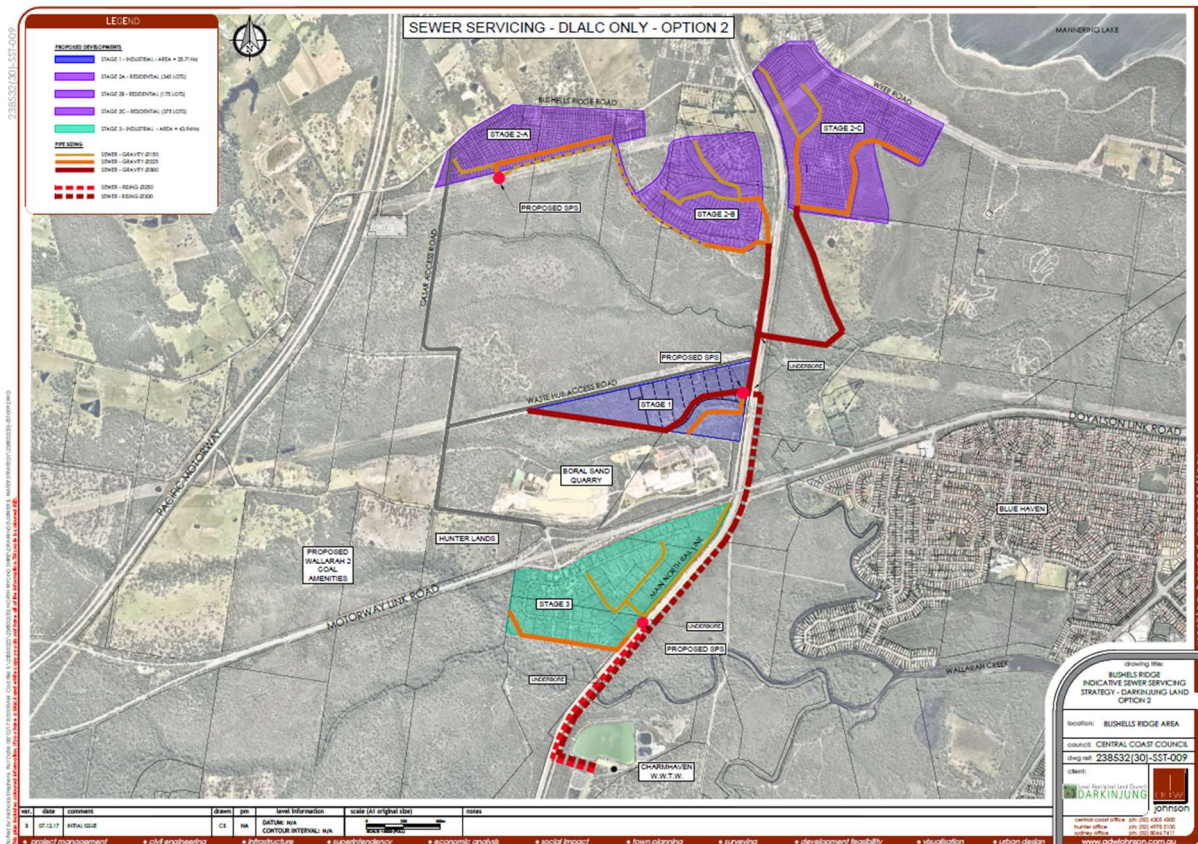


Figure 7 – DALC Bushells Ridge Development New Water Assets



8 – DALC Bushells Ridge Development New Sewer Assets (Preferred Option 2)

Figure

4. Greater Warnervale Structural Plan

The Warnervale Town Centre (WTC) is a 119ha development with estimated yield of 6000 ET as residential. In addition to the residential yield it is estimated that an additional 40,000 residents will be serviced through diverse community facilities, retail, and commercial and a public transport hub and adjacent Wyong Employment Zone (WEZ). A locality plan of the WTC and WEZ is shown in Figure 10. Detail on preferred water and sewer servicing options is presented in Figures 11 and 12 respectively. Proposal for water is for a new 9km long Mardi to Warnervale Pipeline. Preferred sewer servicing is for three pumping stations (SPS CH35, CH36, CH37) and network of trunk and gravity sewer mains.



Source: Warnervale Town Centre Development Control Plan 2012, NSW Department of Infrastructure and Planning

Figure 10 – Warnervale Town Centre (WTC) and Wyong Employment Zone (WEZ) Locality

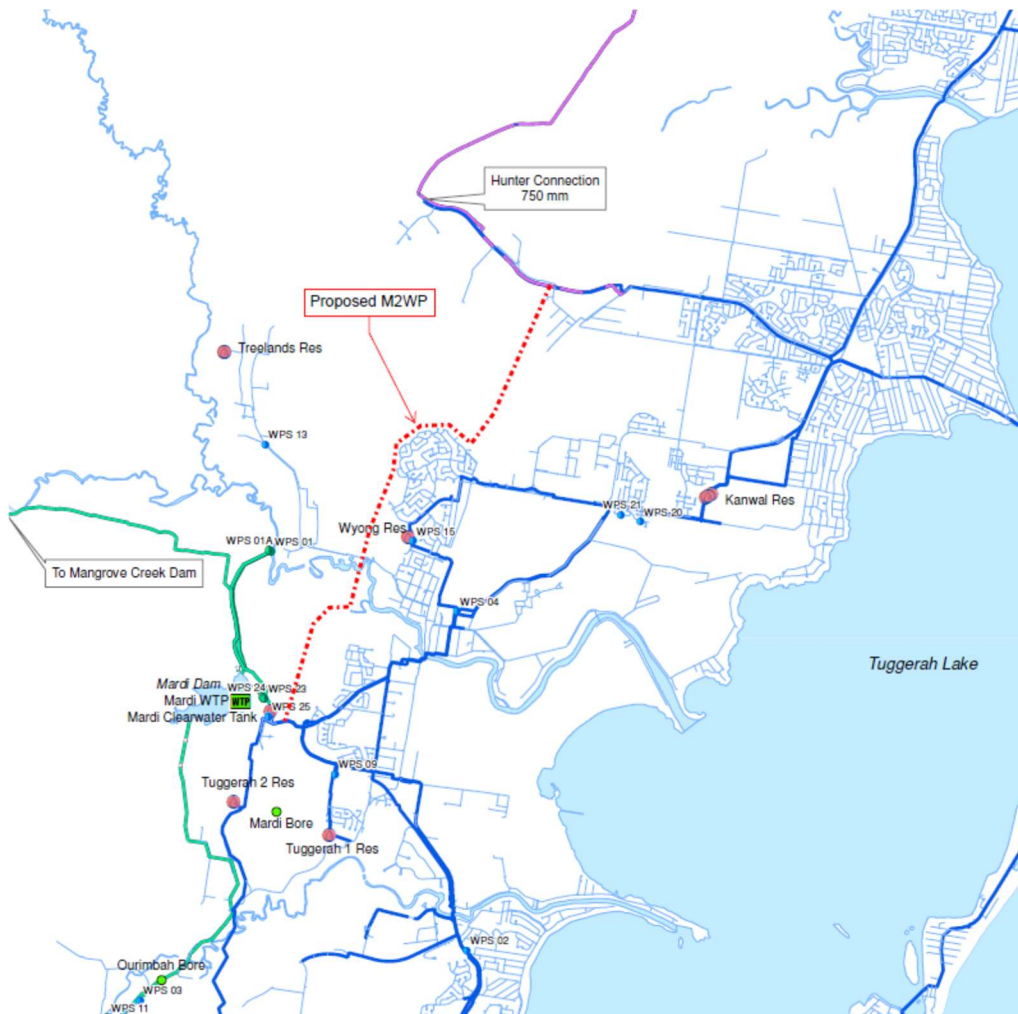


Figure 11 – WTC and WEZ Water Servicing through Mardi to Warnervale Pipeline

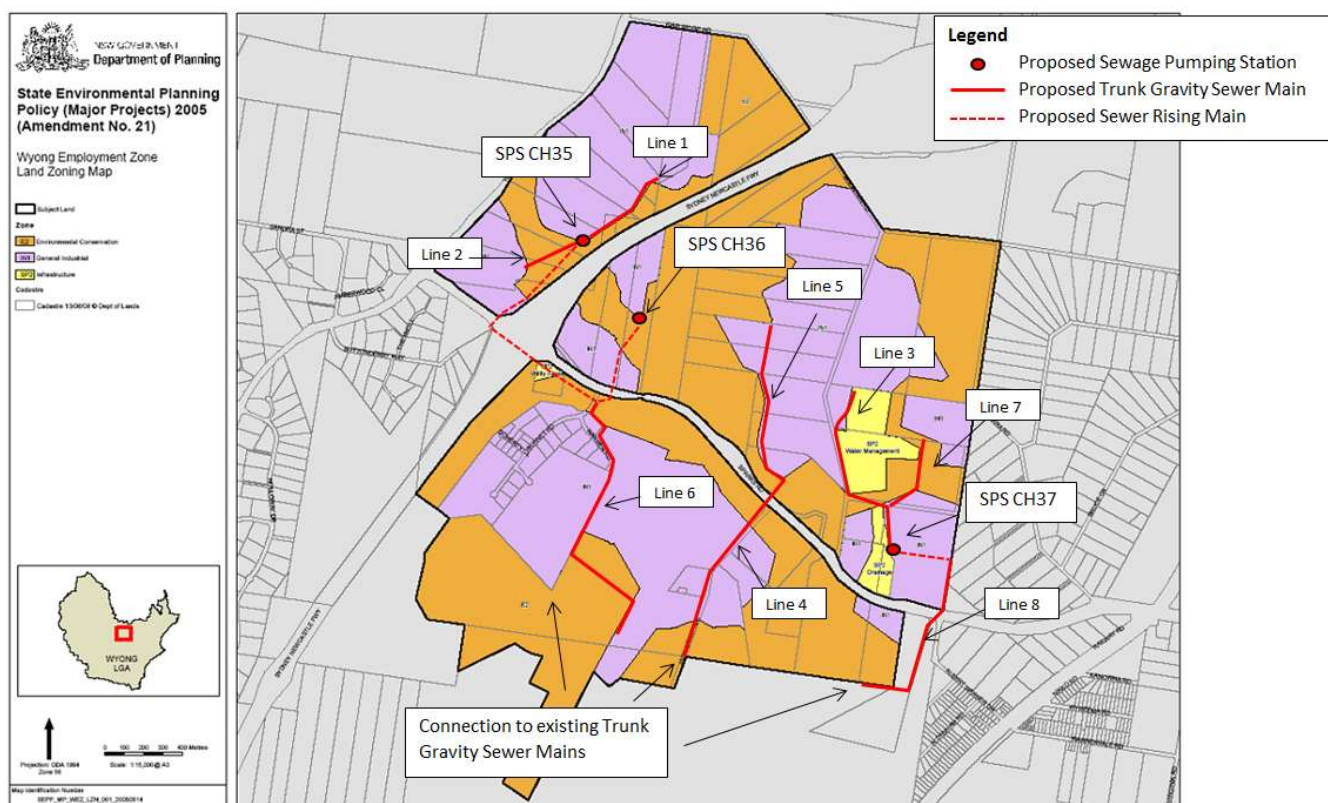


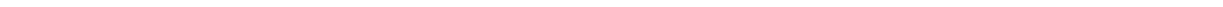
Figure 12 – WTC and WEZ Water Sewer Servicing Strategy

References:

1. Water and Wastewater Servicing Strategy, Wadalba South Development Area, Wadalba East Land Owners Group (WELOG), ADW Johnson, June 2017, Revision C (TRIM: D12836485)
2. Water and Wastewater Servicing Strategy, Pacific Highway Lake Munmorah, Darkinjung Local Aboriginal Land Council, ADW Johnson, April 2018 (TRIM: D13200523)
3. Water and Wastewater Servicing Strategy, Bushells Ridge, Darkinjung Local Aboriginal Land Council, ADW Johnson, December 2017 (TRIM: D13201953)
4. Greater Warnervale Structural Plan, Central Coast Council Internal Memo, November 2018, (TRIM: D13593828)

Appendix E

Central Coast Council Equivalent Tenement Calculation Matrix



Water and Sewer Loading Calculation - ET Assessment for Developer Charges - Central Coast Council

Category	ET Per Unit	Description	Examples
Land Subdivision			
Subdivision (all land use excluding large lot residential)	1 per lot	Land serviced with water supply and/or sewerage	Includes residential, commercial, industrial etc.
Large lot Residential Subdivision (where lot size is greater 2,000m2)	1.2 ET/lot for Water 1 ET/lot for Sewerage	Large lot residential subdivision where increased water consumption is common.	Rural residential development
Residential Accommodation			
Residential habitable multi-dwelling properties & tourist development			
1 Bedroom	0.5	Multi dwelling residential development subject to assessment of proposed number of bedrooms.	Granny flats, dual occupancies, unit development etc. Any dwelling meeting definition of a habitable dwelling. Studio in line with Council DCP will not trigger any charge.
2 Bedroom	0.75		
3 or more Bedrooms	1		
Commercial Accommodation			
Caravan Park-Short Term Site	0.5	Caravan/camp site with shared laundry and camp kitchen	
Caravan Park-Long Term Site	0.75	Permanent occupation site with shared laundry and camp kitchen	
Hostel Bed	0.15/bed	Hostel style accommodation with communal bathrooms, kitchens etc.	Backpackers, some boarding houses (dependant on fixtures arrangements), Youth Hostels
Hotel style accommodation	0.3/room	Hotel/Motel/Inn - Short term occupation	Hotels, motels, some boarding houses (dependant on fixtures arrangements)
Hospital Bed	1/bed	Health care facilities where patients are treated on a short-medium term basis with various support services provided.	Public/private hospitals
Nursing Home	0.4/bed	Residential care facilities where occupants receive aged care or disability support but share kitchen/dining facilities	Nursing homes (various levels of care), Aged care facilities, Disability Group Home
Seniors living development	as per residential multi dwelling	Self contained sites in a multi dwelling setting	
Commercial			
	0.005/sq m	General commercial/business development (excludes home offices within existing residential dwellings)	Hairdresser Beauty Salon Offices Retail shops
Shops/offices			
Shopping Centre Complex	0.001/sq m	Large scale commercial/business development	Westfield, Erina Fair, Woolworths
Bulky Goods	0.001/sq.m	Commercial premises utilised for the storage and sale of bulky goods, typically large floor areas.	Bunnings, Good Guys, Domayne
Café	0.005/sq.m	A premise used for the preparation or service of light food and coffee to the public	Coffee Shops Cafes
Food Premises	0.01/sq.m	A premise used for the preparation or service of food product to the public.	Take away food Restaurant
High Volume Food Premises	0.03/sq.m	A high volume premise used for the preparation or service of food products to the public	McDonalds KFC Hungry Jacks
Nursery	based on forecast water demand or meter size		Commercial nurseries
Showroom/Car yard	office rate for office area + bulky goods for showroom area		Holden Dealership
Car wash	based on water consumption	Car wash sites with varying levels of onsite water recycling	Car Lovers Car Wash
Licenced Club, Tavern	0.04/Per occupant	Licenced premises with number of occupants based on liquor licence. Floor area associated with internal restaurants/cafes to be assessed in line with food premises provisions.	Licenced Club Pub
Medical Centre/Practice/Vet	0.4/practice room	Includes consulting rooms, imaging rooms etc.	
Service Station	0.75/no. of lanes		
Laundromat	0.6/machine		
Stables	140	Per built up hectare when serviced with water and/or sewerage	
Industrial			
	0.0005/sq.m	Industrial development utilised for bulk storage and warehousing in which manufacturing is not undertaken. Water shall not be utilised for operational purposes except for provision of staff amenities. Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.	Bulk storage Warehousing
Light Industrial			
	0.001/sq.m	Industrial development in which minimal water consumption may be intermittently utilised within the manufacturing or operational process. Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.	Dry Manufacturing Dry assembly Metal work Mechanical workshops Carpentry and joinery
Medium Industrial			
	Water requirements and sewage generation	Industrial development in which water consumption forms an integral function within the manufacturing or operational process. Details on water demand and sewage loads must be provided on application. Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.	Concrete plants Food processing Breweries Depots for dirty industry, eg Ausgrid depots with bath house
Heavy Industrial			
Public Services/ Amenities			
	0.04/per pupil-staff		Child Care Pre School Day Care Centre
School		Both headworks and distribution components apply	
	0.16/berth	per berth	Assumes water supply and sewage pump out facilities are made available.
Marina	0.75/berth	only for permanent residence	
Swimming Pools	20/2,500m3 Olympic pool	Proposed pool scaled against an Olympic pool. Amenities calculated separately.	Swimming Pool
Halls/Auditoriums/Theatres/Recreation	0.5/per w.c, urinal	Public/private recreation and entertainment areas	Bowling alleys, cinemas, gyms, dance halls, squash courts, public halls, places of worship.
Amenities	0.5/per w.c, urinal	Public amenities. Charges will not be levied for amenities provided by not-for-profit community groups (non-government), at public assets.	Sports amenities Public amenities

Appendix F

Valuation of Existing and Proposed Assets - 2024

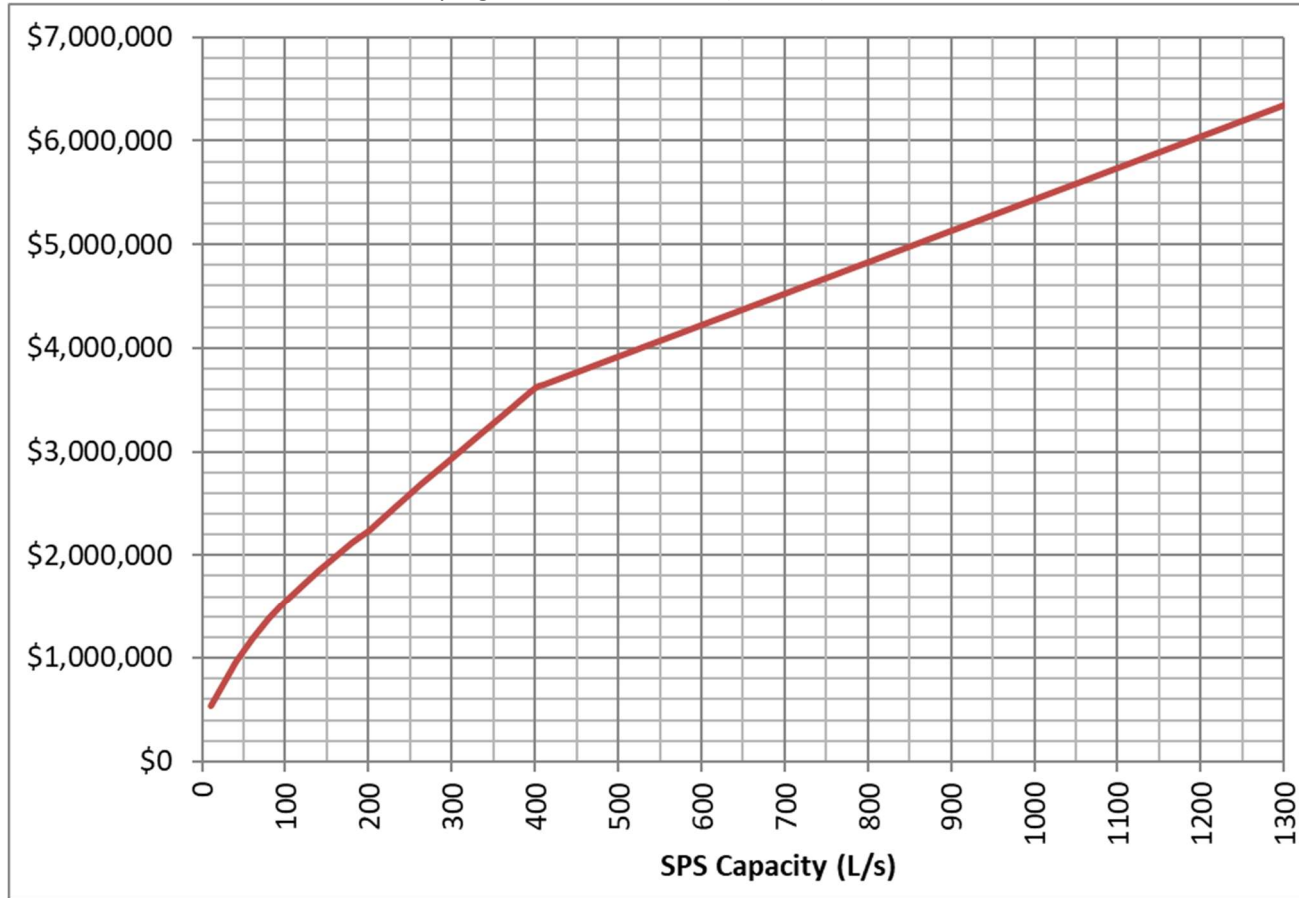


Water Mains		
	Dia (mm)	Rate \$/m (23/24)
Trunk Mains	100	N/A
	150	\$336
	200	\$382
	250	\$457
	300	\$535
	375	\$628
	450	\$773
	500	\$879
	525	\$932
	600	\$1,078
	650	\$1,141
	750	\$1,396
	825	\$1,495
	1050	\$1,841

Sewer Mains (\$23/24)					
	Dia (mm)	Depth Minimum (\$/m)	Depth 1.5 - 3m Deep (\$/m)	Depth 3 - 5m Deep (\$/m)	Depth >5m (\$/m)
Trunk Mains	225	\$480	\$594	\$752	\$918
	300	\$650	\$749	\$946	\$1,094
	375	\$832	\$974	\$1,137	\$1,298
	450	\$1,051	\$1,183	\$1,362	\$1,511
	500	\$1,268	\$1,268	\$1,584	\$1,750
	600	\$1,468	\$1,595	\$1,807	\$1,962
	750	\$1,283	\$2,107	\$2,252	\$2,407

Rising Mains	100	\$428
	150	\$492
	200	\$533
	225	\$557
	250	\$596
	300	\$681
	375	\$830
	450	\$978
	600	\$1,712

Pumping Station Cost Curve (\$23/24)



Appendix G
Northern Region Developer Charges Calculation Sheet - 2024

NORTHERN REGION WATER SUPPLY

CALCULATION OF MAXIMUM PRICE

Index

	Row
Table 1: Calculation of maximum price (\$, \$2024-25)	17
Table 2: Key variables used in maximum price calculation (\$, \$2024-25)	26
Table 3: Annual calculation over analysis horizon (\$, \$2024-25)	35

Table 1: Calculation of maximum price (\$, \$2024-25)

Maximum price	Headworks costs per ET	Scheme cost allocation per ET	Pre-1996 assets	Post-1996 commissioned assets	Post-1996 uncommissioned assets	Reduction for expected revenue and operation costs
Costs to be recovered via DSP			74,642,333	59,969,108	13,028,804	204,217,742
ETs			81,357	77,381	77,381	39,562
Value per ET	5,630.00		918	775	168	5,162

Table 2: Key variables used in maximum price calculation (\$, \$2024-25)

Sum of new ETs (not discounted)	Sum of PV of new ETs (discounted at pre-1996 asset discount rate)	Sum of PV of new ETs (discounted at post-1996 asset discount rate)	Sum of PV of new ETs (discounted at expected revenue and costs discount rate)	Sum of PV of Pre-1996 commissioned assets (discounted at pre-1996 asset discount rate)	Sum of PV of Post-1996 commissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of Post-1996 uncommissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of revenue for new customers (discounted at expected future revenue and costs discount rate)	Sum of PV of costs for new ETs (discounted at expected future revenue and costs discount rate)
81,357,470	81,357	77,381	39,562	74,649,323	59,969,108	13,028,804	371,752,909	167,535,167

NORTHERN REGION SEWERAGE – WONGA POINT CATCHMENT

CALCULATION OF MAXIMUM PRICE

Index

	Row
Table 1: Calculation of maximum price (\$, \$2024-25)	17
Table 2: Key variables used in maximum price calculation (\$, \$2024-25)	26
Table 3: Annual calculation over analysis horizon (\$, \$2024-25)	35

Table 1: Calculation of maximum price (\$, \$2024-25)

Maximum price	Costs to be recovered via DSP	Headworks costs	Scheme cost	Pre-1996 assets	Post-1996	Post-1996	Reduction for
		per ET	allocation per ET		commissioned assets	uncommissioned assets	expected revenue and operation costs
	ETs			40,567,784	13,366,441	7,024,879	10,993,410
	Value per ET	0.00	0.00	3,931	1,183	622	2,939

Table 2: Key variables used in maximum price calculation (\$, \$2024-25)

				Sum of PV of Pre-1996 commissioned assets (discounted at pre-1996 asset discount rate)	Sum of PV of Post-1996 commissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of Post-1996 uncommissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of revenue for new customers (discounted at expected future revenue and costs discount rate)	Sum of PV of costs for new ETs (discounted at expected future revenue and costs discount rate)
Sum of new ETs (not discounted)	Sum of PV of new ETs (discounted at pre-1996 asset discount rate)	Sum of PV of new ETs (discounted at post-1996 asset discount rate)	Sum of PV of new ETs (discounted at expected revenue and costs discount rate)					
10,320,894	10,321	11,300	3,740	40,567,784	13,366,441	7,024,879	23,998,209	13,004,798

NORTHERN REGION SEWERAGE – NORAH HEAD CATCHMENT

CALCULATION OF MAXIMUM PRICE

Index

	Row
Table 1: Calculation of maximum price (\$, \$2024-25)	17
Table 2: Key variables used in maximum price calculation (\$, \$2024-25)	26
Table 3: Annual calculation over analysis horizon (\$, \$2024-25)	35

Table 1: Calculation of maximum price (\$, \$2024-25)

Maximum price	Costs to be recovered via DSP	Headworks costs	Scheme cost	Pre-1996 assets	Post-1996	Post-1996	Reduction for
		per ET	allocation per ET		commissioned	uncommissioned	expected revenue
	ETs			303,623,287	80,895,772	89,372,413	111,146,013
	Value per ET	0.00	0.00	4,371	1,249	1,380	3,176

Table 2: Key variables used in maximum price calculation (\$, \$2024-25)

				Sum of PV of Pre-1996 commissioned assets (discounted at pre-1996 asset discount rate)	Sum of PV of Post-1996 commissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of Post-1996 uncommissioned assets (discounted at post-1996 asset discount rate)	Sum of PV of revenue for new customers (discounted at expected future revenue and costs discount rate)	Sum of PV of costs for new ETs (discounted at expected future revenue and costs discount rate)
Sum of new ETs (not discounted)	Sum of PV of new ETs (discounted at pre-1996 asset discount rate)	Sum of PV of new ETs (discounted at post-1996 asset discount rate)	Sum of PV of new ETs (discounted at expected revenue and costs discount rate)					
69,457.496	69,457	64,777	34,998	303,623,287	80,895,772	89,372,413	240,969,288	129,823,275