



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

Version 2.0  
Water Assets & Planning  
October 2024





Southern Region Water Supply and Sewerage Development Servicing Plan 2024

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Version 2.0

Approved by: Director Water and Sewer

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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 southern 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 Southern Region has been developed by utilising the only ocean fall at Winnie Bay. This reflects the ocean outfall Council is currently operating and Environmental Protection Licence. This has been undertaken to reflect the amounts of existing infrastructures in the area. This approach also considers differing future predicted development patterns and associated new infrastructure requirements across the southern region.

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 2025, after which they will be adjusted in accordance with the provisions detailed in Section 13.

## 2.0 Summary of Developer Charges

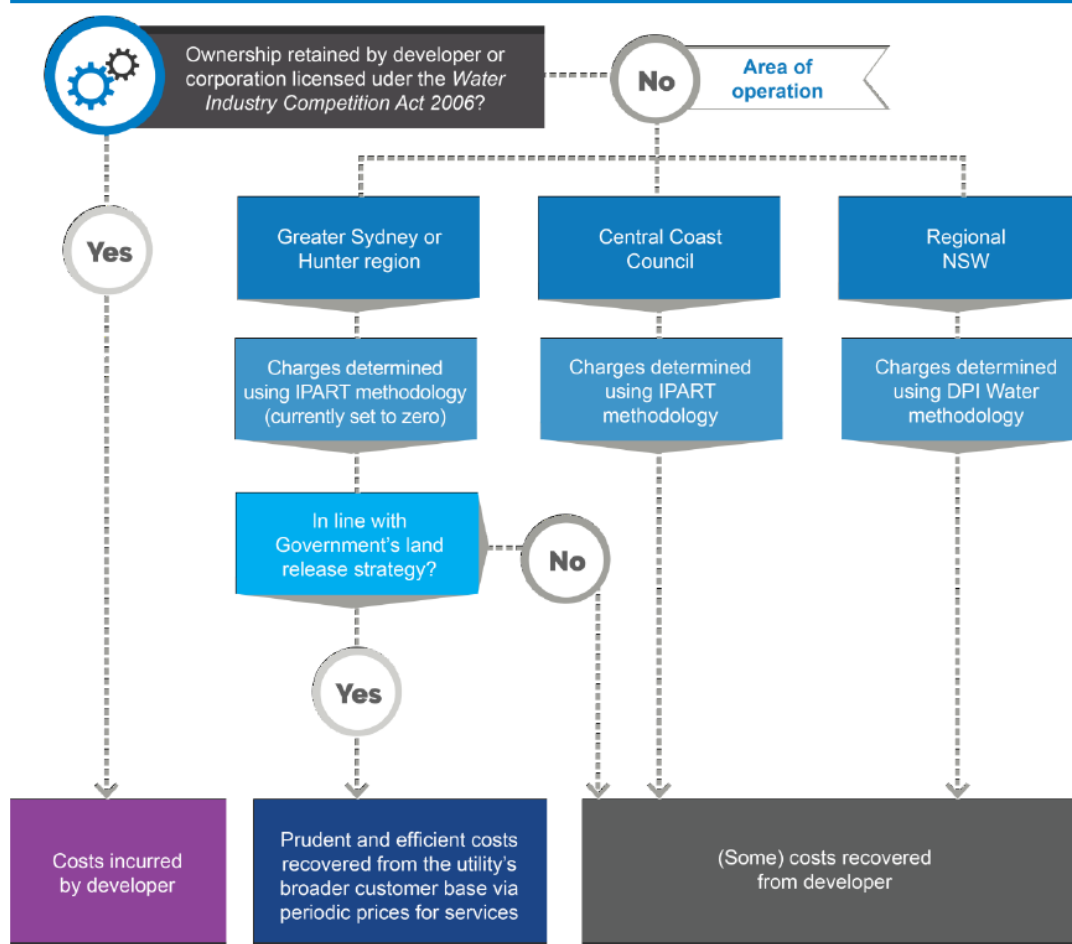
Following the adoption of this DSP the combined water and sewerage contribution for all development within the Southern Region will be \$8,890 per Equivalent Tenement (ET). For the purpose of determining Developer Charges payable, all development is assessed on an 'Equivalent Tenement' basis. This is described further in Section 8.2.

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 (\$2024/25)	New Charge (\$2024-25/ET)
Southern Region Water Supply	\$3,111.78	\$2,267
Southern Region Sewerage	\$2,186.07	\$6,623
Combined Water & Sewerage	\$5,297.85	\$8,890

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)**

### **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 Gosford Council Local Government Area (LGA) as shown in Figure 1.

It is noted that an additional charge applies to land within the Somersby Industrial Estate, with the site being the subject of a separate Deed of Agreement which included charges applicable on a per Hectare basis. Any additional charges applicable within the area defined by the Deed will be determined in accordance with the Deed.

Mooney Mooney and Cheero Point areas are serviced via backlog sewerage schemes and will not be included as part this DSP. The servicing plan for these areas remains unchanged as per IPART Determination 2018 and potential customers should contact Council's Water Assessment Team for further information.

#### **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 potable water supplied from headworks assets and delivers this to customers across the Southern Supply Zone. Any site supplied potable water within the former Gosford City Council LGA is part of this area.

## Sewerage

Sewage collected from connected properties within the Kincumber Sewerage Scheme is conveyed to either the Kincumber or Woy Woy Sewage Treatment Plants for treatment prior to disposal at the Winnie Bay licenced outfall location. Any site provided with reticulated sewerage within the former Gosford City Council LGA is part of this area.

## 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 projected 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 LGA with proposed populations for water supply and sewer services**

Year	Residential Population (.id)*	Population Water Supply**	population Sewerage***
2023	176,758	99,141	96,284
2026	180,267	101,109	101,640
2031	184,544	103,508	111,299
2036	188,854	105,925	120,552
2041	192,662	108,061	129,166
2046	196,546	110,239	138,395
2051	200,509	112,462	148,285
2055	203,736	114,272	156,704

\* Population forecast by forecast.id consulting limited to 2036.

\*\* Population water supply was extracted from Mater Plan study 2012 undertaken by GHD, based on forecast.id and extrapolated up to 2051. This included serviced and un-serviced properties (proposed to be serviced)

\*\*\* Population sewerage was extracted from Mater Plan study 2012 undertaken by GHD, based on forecast.id and extrapolated up to 2051. This included serviced and un-serviced properties (proposed to be serviced)

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 capital components 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. 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 STANDARDS OF SERVICE AND DESIGN PARAMETERS

### 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 D)
- 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 linear assets (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 E). 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, 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, payment is required prior to the release of the Subdivision Certificate.
- Involving building work, payment is required prior to the release of the first Construction Certificate or Complying Development Certificate.

## 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, 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 4.9% which is equal to Wyong Shire Council's Pre-tax Weighted Average Cost of Capital (WACC)
- A real discount rate of 4.9% 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.

## 11.3 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.

## 11.4 Developer Charges

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

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)
Southern Region Water Supply	\$5,975	\$1,779	\$5,487	\$2,267
Southern Region Sewerage	N/A	\$9,850	\$3227	\$6,623

## 12.0 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.

### 12.1 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<sub>year n</sub>* = the March quarter for Year n; and  
*March<sub>year n-1</sub>* = the March quarter for the year before Year n.

## **12.2 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.

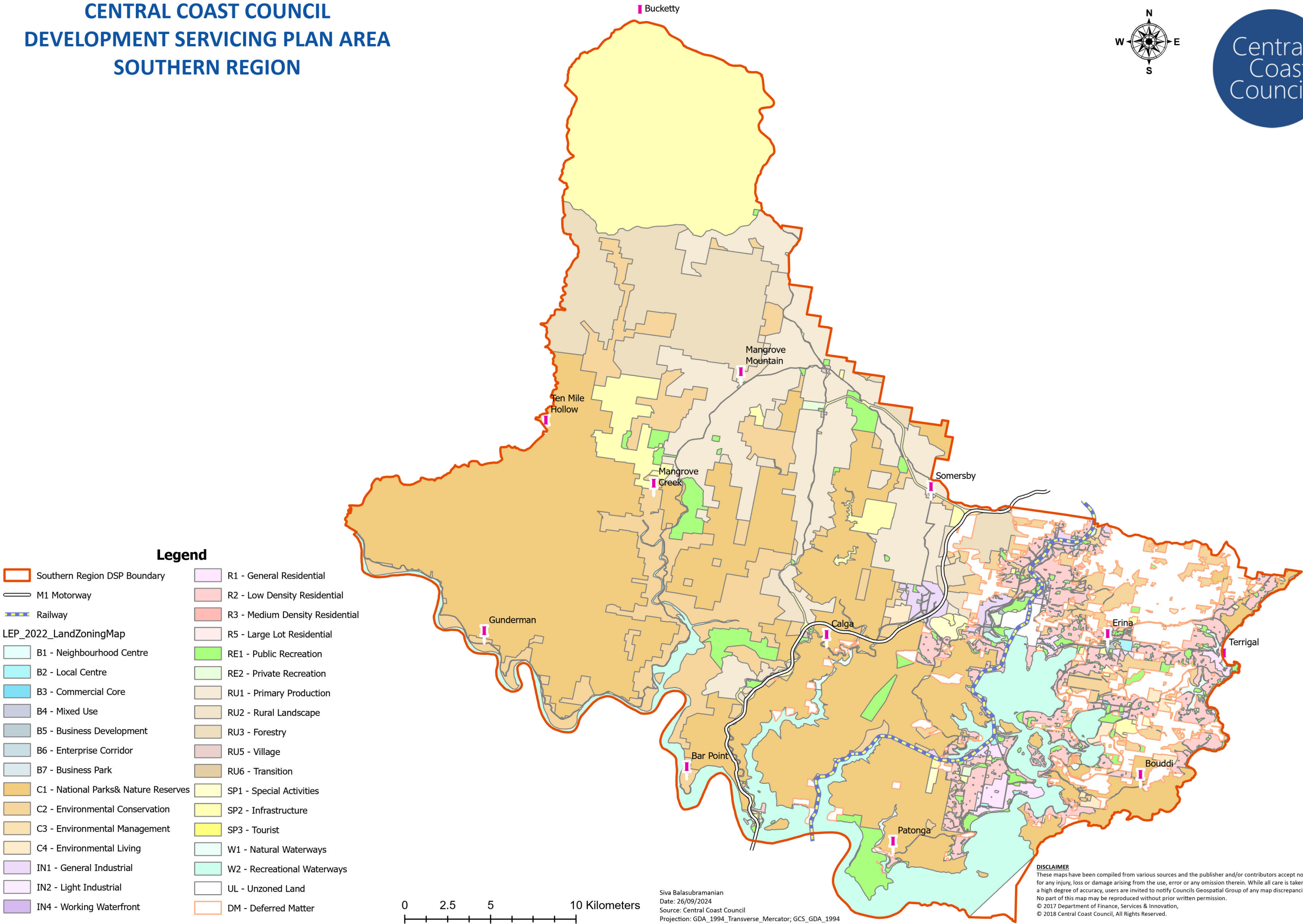
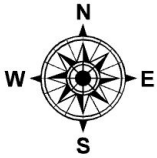
The first step of this arbitration process is to contact Central Coast Council.

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**

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CENTRAL COAST COUNCIL  
DEVELOPMENT SERVICING PLAN AREA  
SOUTHERN REGION



0 2.5 5 10 Kilometers

Siva Balasubramanian  
Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[V:\ike.gpsford.nsw.gov.au\water\WAMP\Siva\DSP-2024\DSP-Area\\_WATER\\_2024](https://www.gps.gov.au/water/WAMP/Siva/DSP-2024/DSP-Area_WATER_2024)

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**Figure 2**  
**Southern Water Supply Works Plan - 2024**





CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

- Proposed Water Mains**

**Diameter**

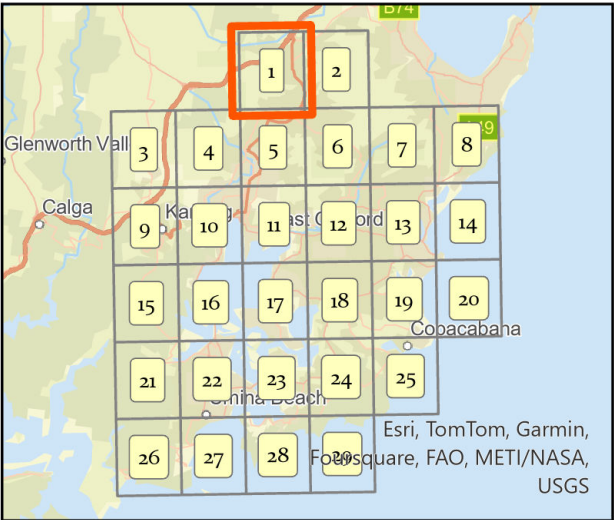
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
- Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN1 - General Industrial
  - IN2 - Light Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - RU1 - Primary Production
  - RU2 - Rural Landscape
  - RU3 - Forestry
  - SP2 - Infrastructure
  - DM - Deferred Matter



Siva Balasubramanian  
Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[Link: gosford.nsw.gov.au/water/AMBP/Siva/DSP-2024/Proposed Water Assets DSP 2024]

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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

Diameter

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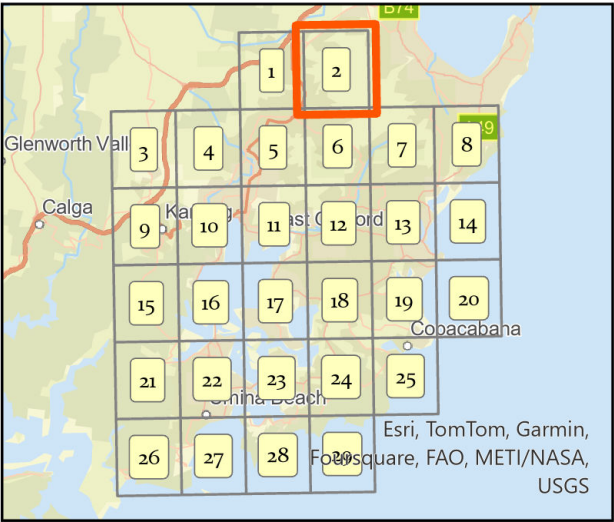
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**CENTRAL COAST COUNCIL**  
**PROPOSED WATER ASSETS DSP 2024**  
**SOUTH**

**Legend**

**Proposed Water Mains**

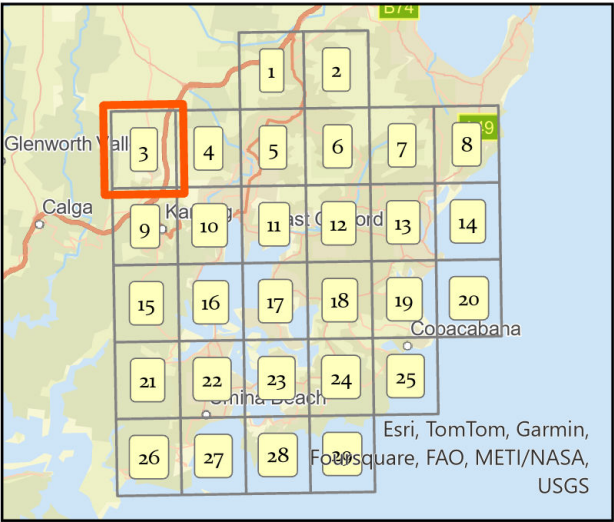
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**Existing Water Mains**

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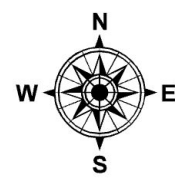
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- LEP\_2022\_LandZoningMap**
- B5 - Business Development
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Siva Balasubramanian  
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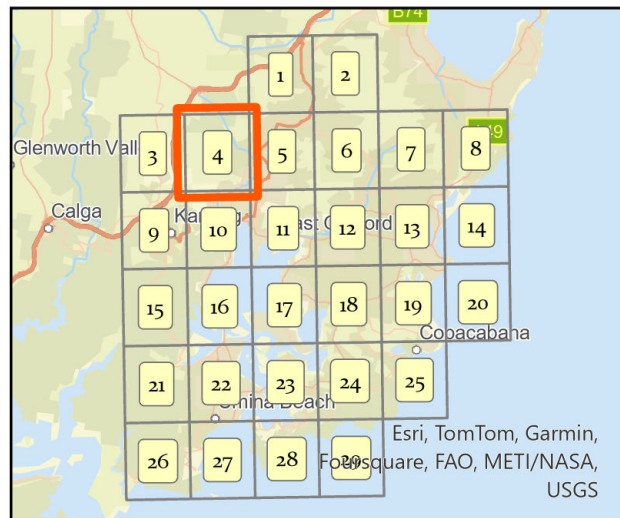
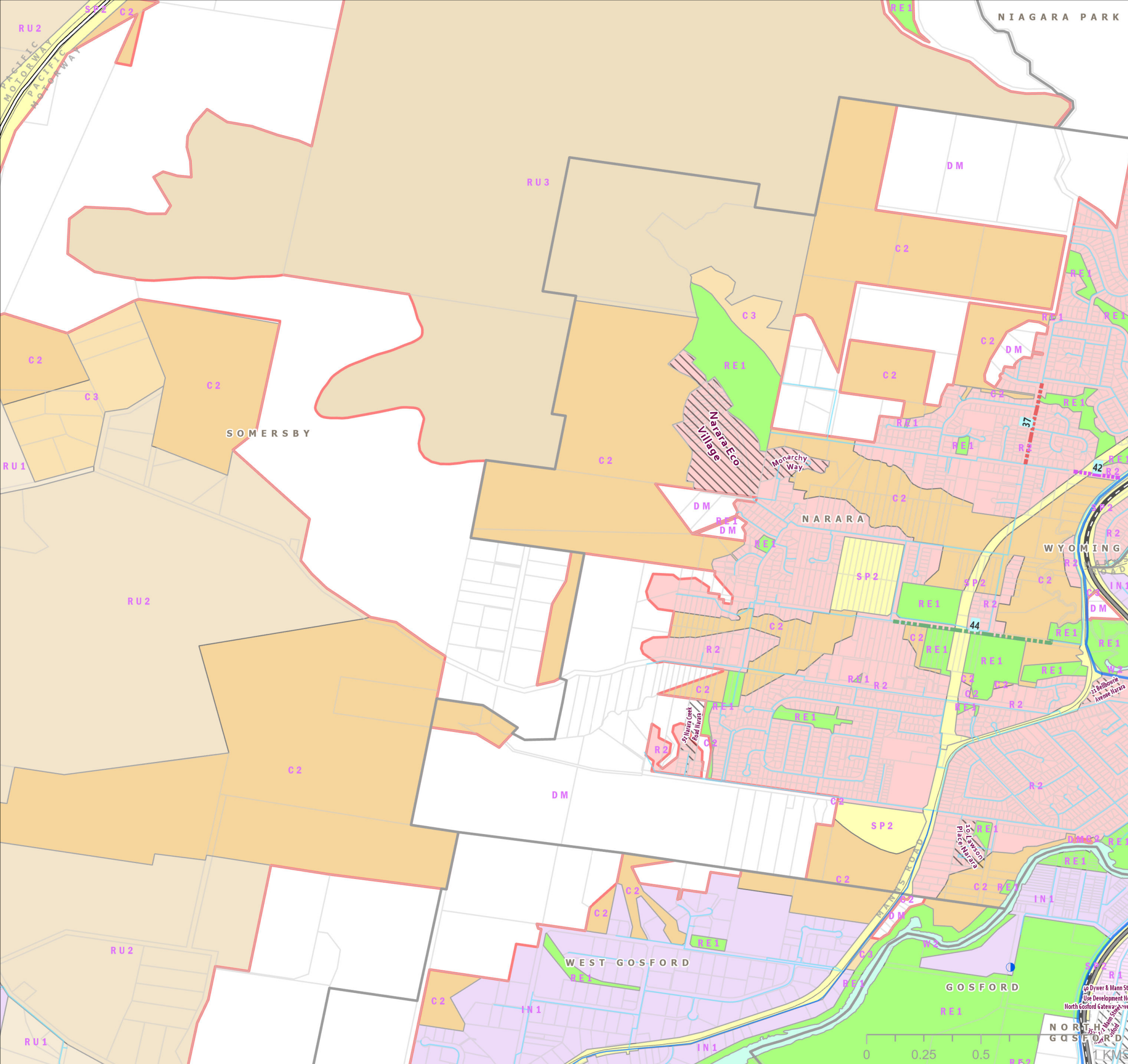




# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

## Legend

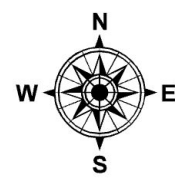
- Proposed Water Mains**  
**Diameter**
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  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
- Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
- LEP\_2022\_LandZoningMap**
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - RU1 - Primary Production
  - RU2 - Rural Landscape
  - RU3 - Forestry
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
\\nlke.gosford.nsw.gov.au\water\AM&P\Siva\DSP-2024\Proposed Water Assets DSP 2024

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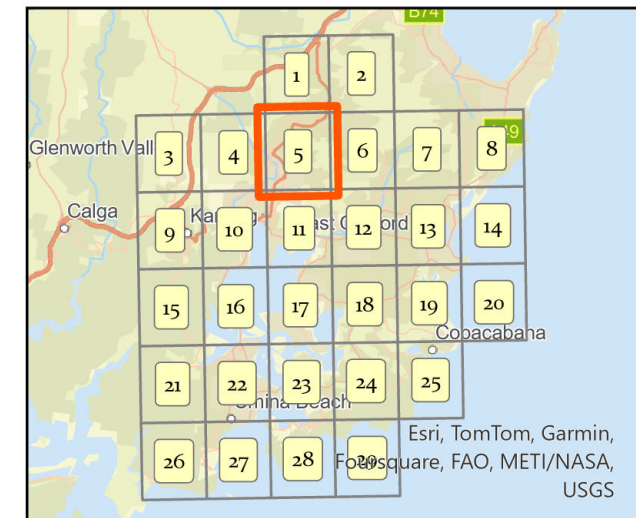




# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

## Legend

- Proposed Water Mains**  
**Diameter**
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm
- Existing Water Mains**
  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
- Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B5 - Business Development
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - RU3 - Forestry
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



Siva Balasubramanian  
Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
Unike.gosford.nsw.gov.au/water/VAMB/Siva(DSP-2024)/Proposed Water Assets DSP 2024

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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

- Proposed Water Mains**

**Diameter**

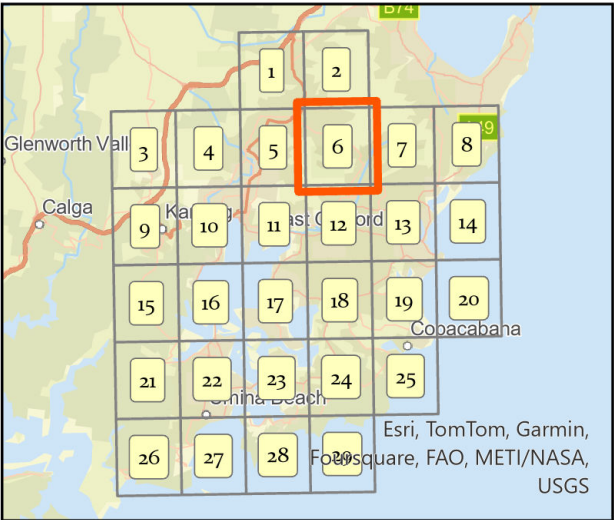
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  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
- Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN1 - General Industrial
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
  - DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

- Proposed Water Mains**

**Diameter**

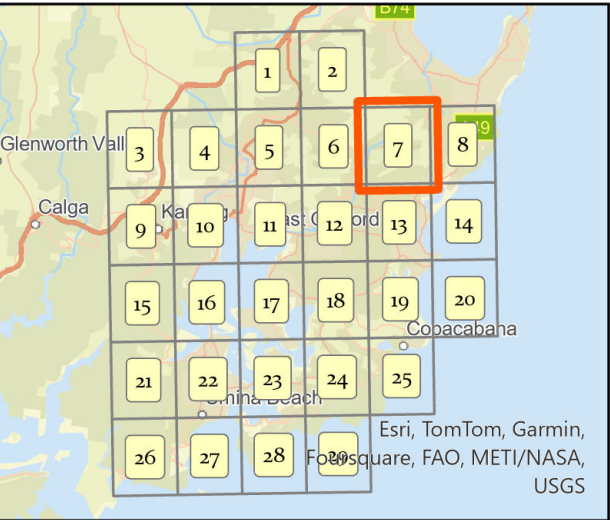
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
- Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[Link: gsford.nsw.gov.au/water/AMBP/Siva/DSP-2024/Proposed Water Assets DSP 2024]  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

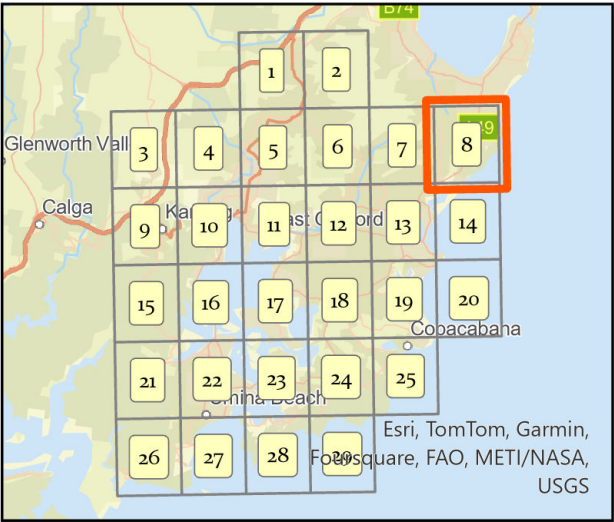
Diameter

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

Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads
- M1 Motorway
- Railway

- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B4 - Mixed Use
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN2 - Light Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - UL - Unzoned Land
  - DM - Deferred Matter

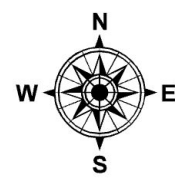


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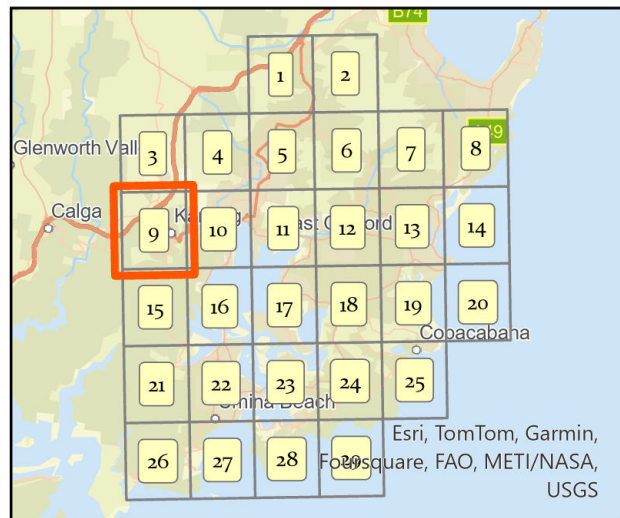
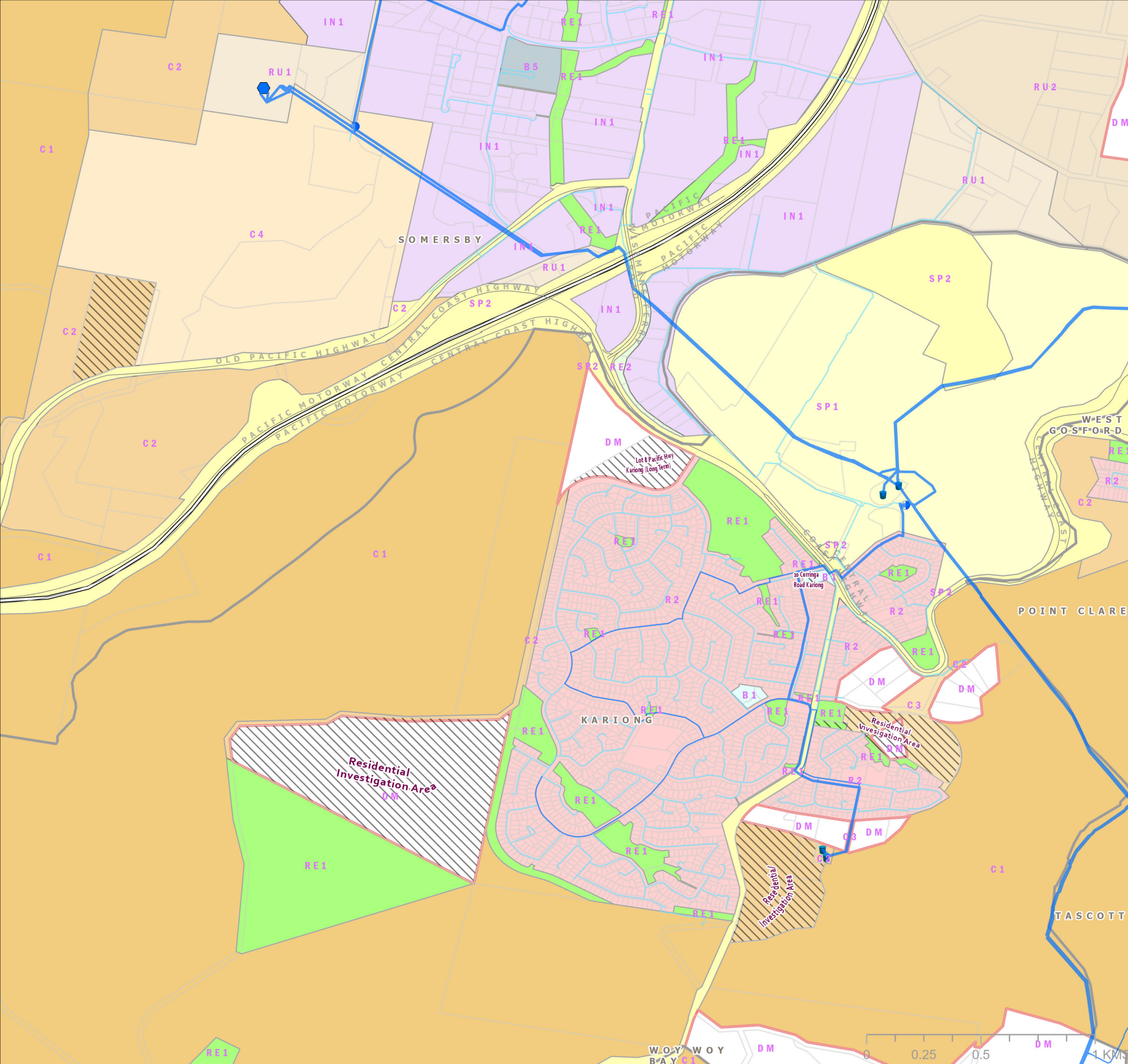




**CENTRAL COAST COUNCIL**  
**PROPOSED WATER ASSETS DSP 2024**  
**SOUTH**

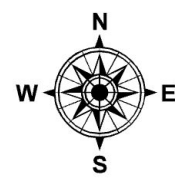
- Legend**
- Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
  - LEP\_2022\_LandZoningMap**
    - B1 - Neighbourhood Centre
    - B5 - Business Development
    - C1 - National Parks& Nature Reserves
    - C2 - Environmental Conservation
    - C3 - Environmental Management
    - C4 - Environmental Living
    - IN1 - General Industrial
    - R2 - Low Density Residential
    - RE1 - Public Recreation
    - RE2 - Private Recreation
    - RU1 - Primary Production
    - RU2 - Rural Landscape
    - SP1 - Special Activities
    - SP2 - Infrastructure
    - DM - Deferred Matter

- Proposed Water Mains**
- Diameter**
- 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm
- Existing Water Mains**
- Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
  - Railway



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# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

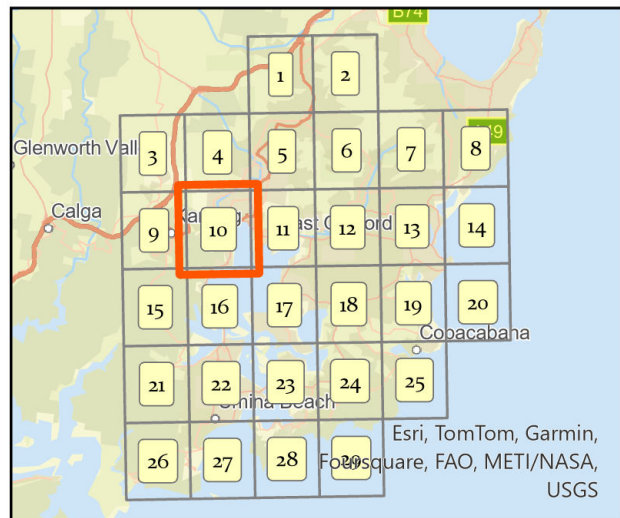
## Legend

**Proposed Water Mains**  
**Diameter**  
100mm  
150mm  
200mm  
250mm  
300mm  
375mm  
450mm  
600mm

**Existing Water Mains**  
Reticulation Main  
Distribution Main  
Transfer Main  
Pump Station  
Reservoir  
Treatment Plant  
Geocortex Gosford Wyong Divide Line  
Suburb  
Transport - Roads  
M1 Motorway  
Railway  
Investigation Areas by Developers

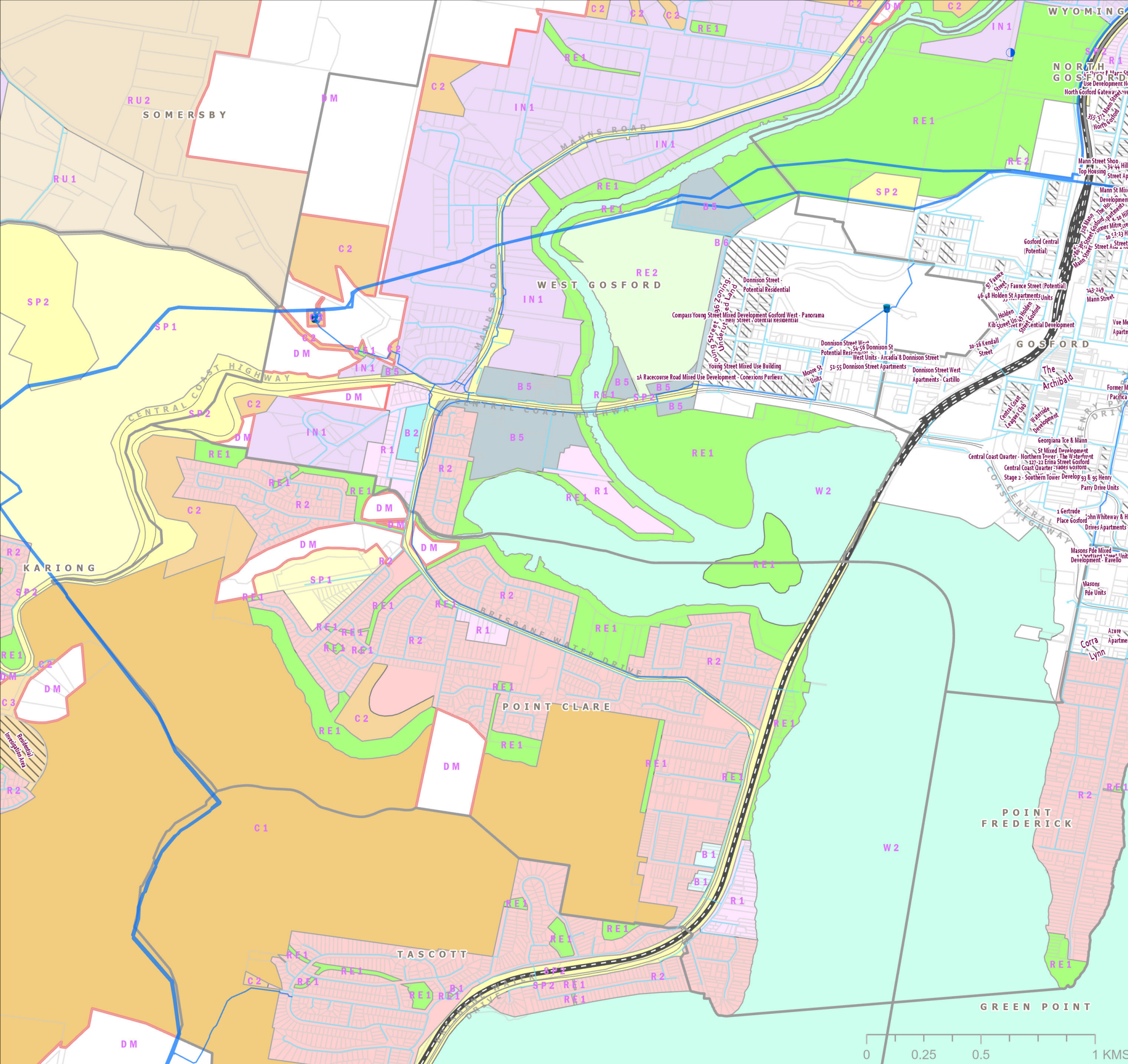
**Development Sites 2021-2046**  
**ForecastID\_Centres**  
Geocortex Gosford Wyong Divide Line  
Cadastral

**LEP\_2022\_LandZoningMap**  
B1 - Neighbourhood Centre  
B2 - Local Centre  
B5 - Business Development  
B6 - Enterprise Corridor  
C1 - National Parks & Nature Reserves  
C2 - Environmental Conservation  
C3 - Environmental Management  
IN1 - General Industrial  
R1 - General Residential  
R2 - Low Density Residential  
RE1 - Public Recreation  
RE2 - Private Recreation  
RU1 - Primary Production  
RU2 - Rural Landscape  
SP1 - Special Activities  
SP2 - Infrastructure  
W2 - Recreational Waterways  
DM - Deferred Matter

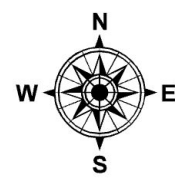


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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
Unlabeled: [goford.nsw.gov.au/water/VAM&P/Siva/DSP-2024/Proposed Water Assets DSP 2024](#)

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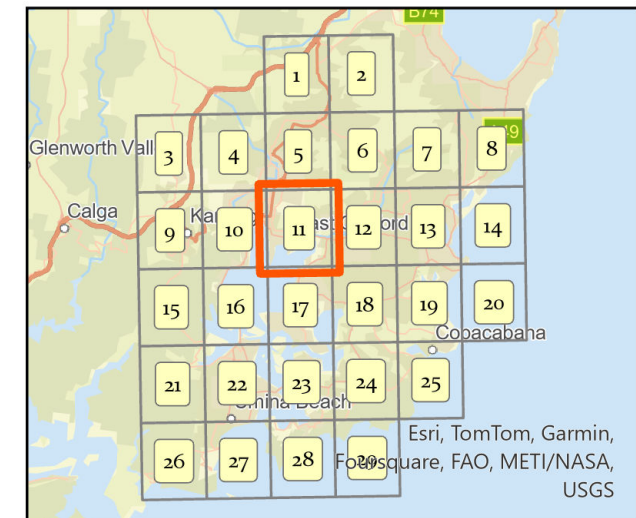
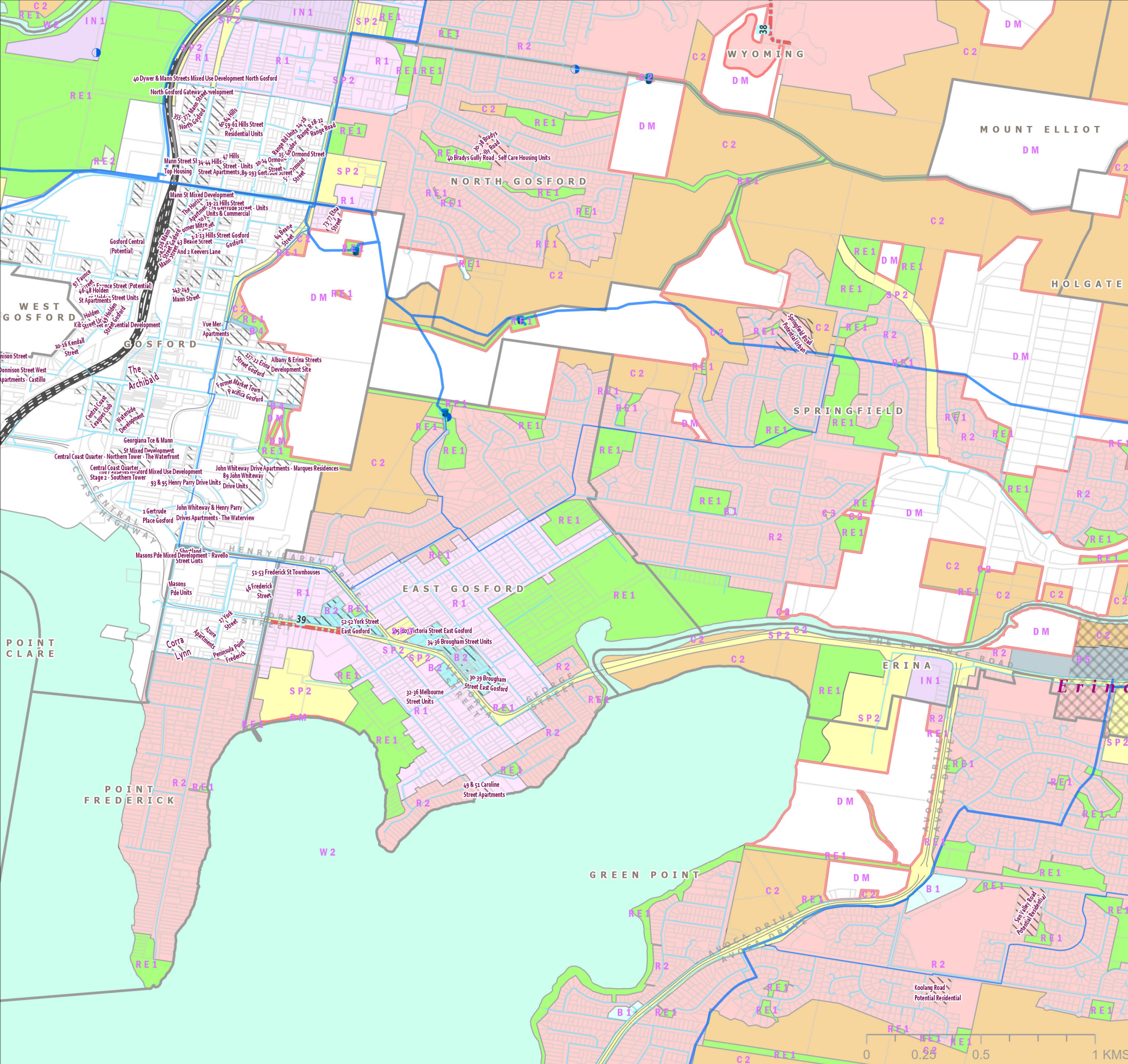




# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

## Legend

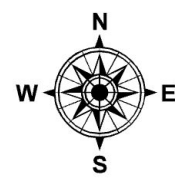
- Proposed Water Mains**  
**Diameter**
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm
- Existing Water Mains**
  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
- Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B4 - Mixed Use
  - B5 - Business Development
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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Date: 05/08/2024  
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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

- Legend**
- Proposed Water Mains**

**Diameter**

100mm

150mm

200mm

250mm

300mm

375mm

450mm

600mm

**Existing Water Mains**

Reticulation Main

Distribution Main

Transfer Main

Pump Station

Reservoir

Treatment Plant

Geocortex Gosford Wyong Divide Line

Suburb

Transport - Roads

M1 Motorway

Railway
- Investigation Areas by Developers

Development Sites 2021-2046

ForecastID\_Centres

Geocortex Gosford Wyong Divide Line

Cadastre

**LEP\_2022\_LandZoningMap**

B1 - Neighbourhood Centre

B2 - Local Centre

B5 - Business Development

C2 - Environmental Conservation

C3 - Environmental Management

C4 - Environmental Living

IN1 - General Industrial

R1 - General Residential

R2 - Low Density Residential

RE1 - Public Recreation

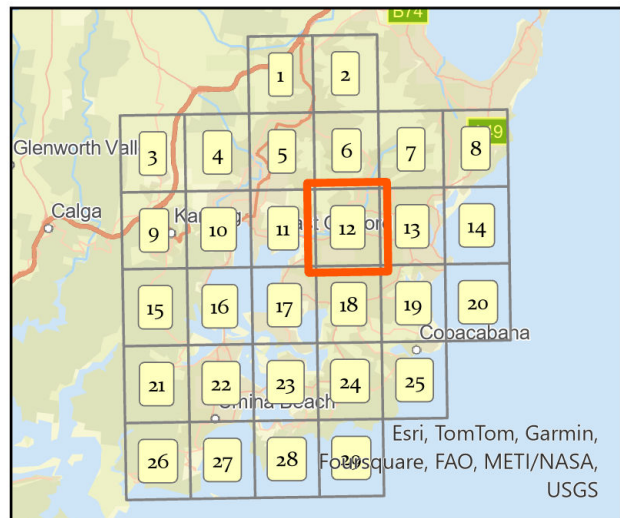
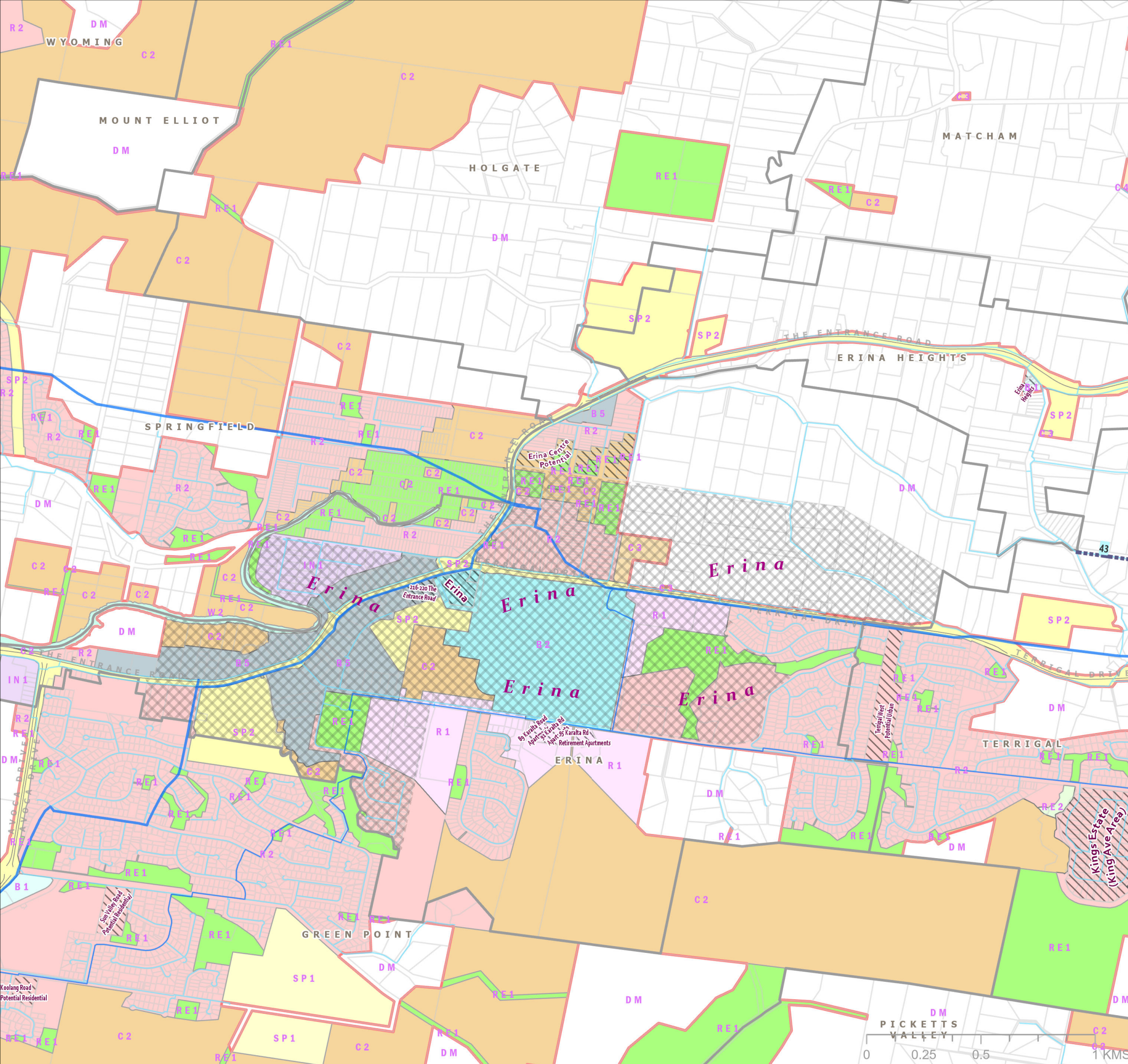
RE2 - Private Recreation

SP1 - Special Activities

SP2 - Infrastructure

W2 - Recreational Waterways

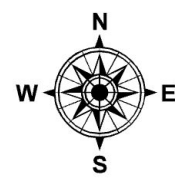
DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
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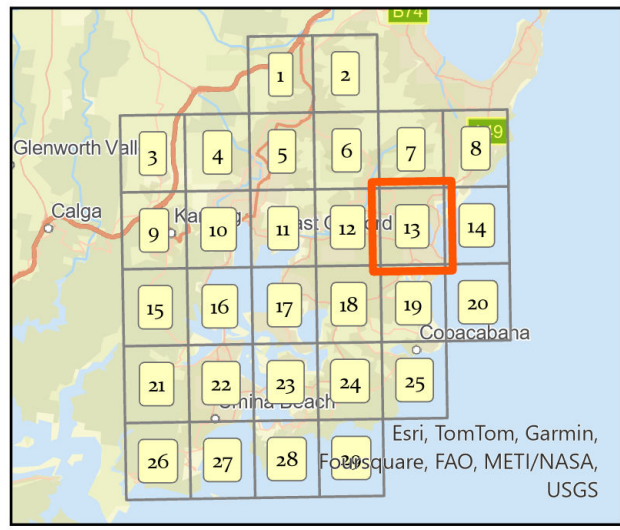




CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

- Legend**
- Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
  - LEP\_2022\_LandZoningMap**
    - B1 - Neighbourhood Centre
    - B2 - Local Centre
    - C1 - National Parks& Nature Reserves
    - C2 - Environmental Conservation
    - C3 - Environmental Management
    - C4 - Environmental Living
    - R1 - General Residential
    - R2 - Low Density Residential
    - RE1 - Public Recreation
    - RE2 - Private Recreation
    - SP1 - Special Activities
    - SP2 - Infrastructure
    - W1 - Natural Waterways
    - UL - Unzoned Land
    - DM - Deferred Matter

- Proposed Water Mains**
- Diameter**
- 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm
- Existing Water Mains**
- Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
  - Railway



Siva Balasubramanian  
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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
Vnlke:gosford.nsw.gov.au/water/VMB/P/Siva(DSP-2024)/Proposed Water Assets DSP 2024

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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

- Proposed Water Mains**

**Diameter**

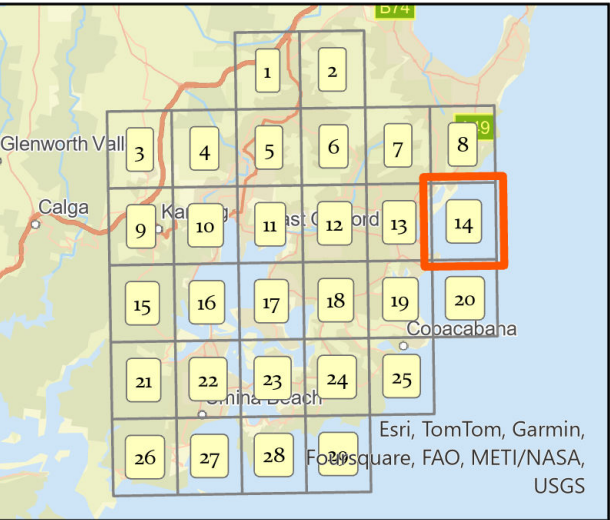
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  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

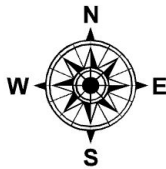
  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
- M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C4 - Environmental Living
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - UL - Unzoned Land
  - DM - Deferred Matter



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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[Link to map data source]  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

Diameter

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

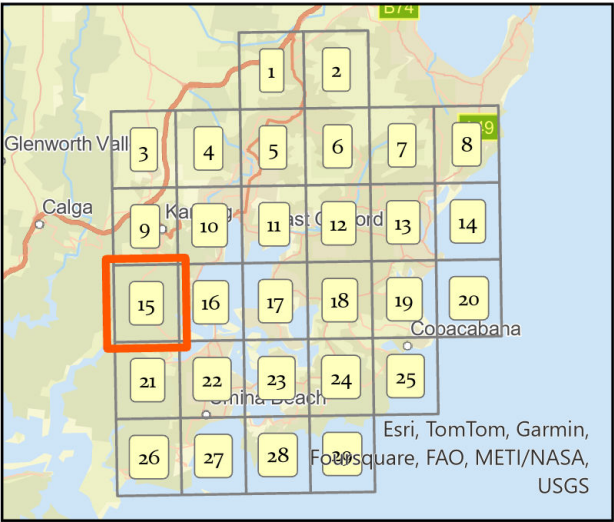
Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line

- Suburb
- Transport - Roads
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre

LEP\_2022\_LandZoningMap

- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- R2 - Low Density Residential
- RE1 - Public Recreation
- SP2 - Infrastructure
- W2 - Recreational Waterways
- DM - Deferred Matter



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Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

Diameter

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

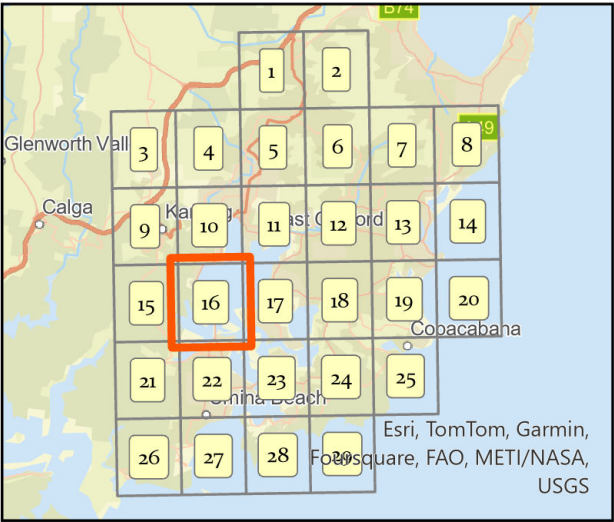
Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads

- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre

LEP\_2022\_LandZoningMap

- B1 - Neighbourhood Centre
- B2 - Local Centre
- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways
- DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

Diameter

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

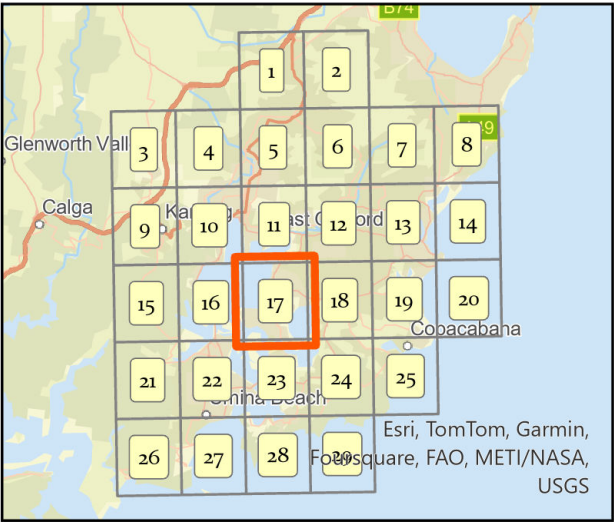
Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads

- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre

LEP\_2022\_LandZoningMap

- B1 - Neighbourhood Centre
- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- C3 - Environmental Management
- C4 - Environmental Living
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- W2 - Recreational Waterways
- DM - Deferred Matter



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

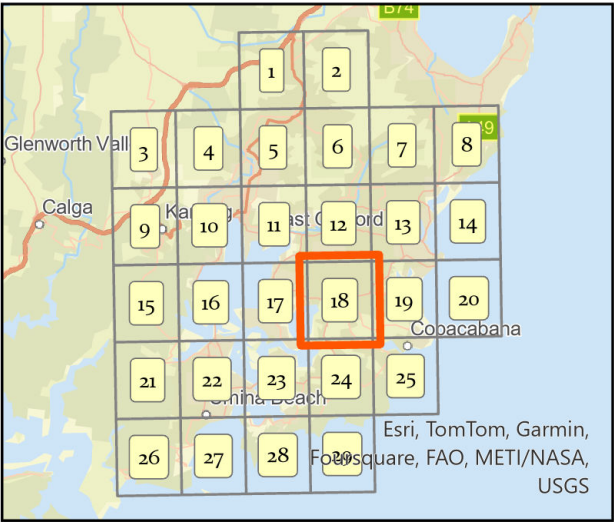
Diameter

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

Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads
- M1 Motorway

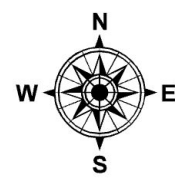
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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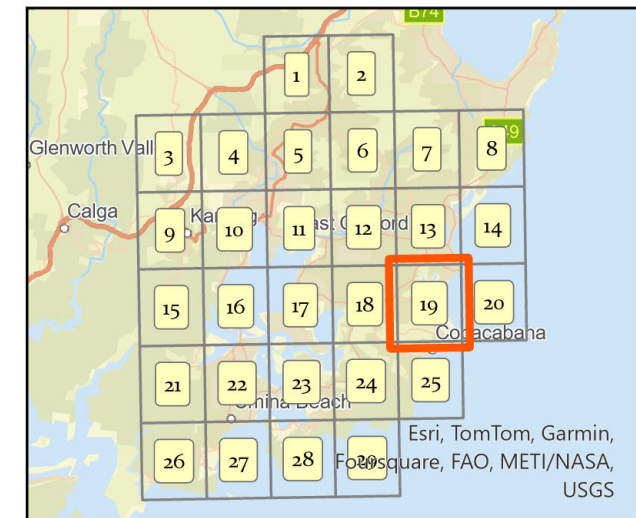




# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

## Legend

- Proposed Water Mains**  
**Diameter**
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm
- Existing Water Mains**
  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
- M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP2 - Infrastructure
  - W1 - Natural Waterways
  - UL - Unzoned Land
  - DM - Deferred Matter



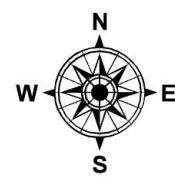
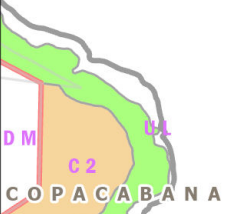
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Date: 05/08/2024  
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[Link: gosford.nsw.gov.au/water/AM&P/Siva/DSP-2024/Proposed Water Assets DSP 2024]

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AVOCA BEACH



# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

**Proposed Water Mains**

**Diameter**

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

**Existing Water Mains**

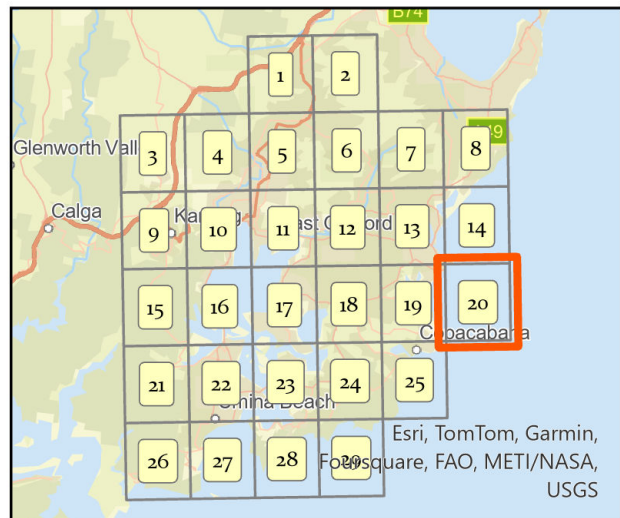
- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line

**Legend**

- Suburb
- Transport - Roads
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre

**LEP\_2022\_LandZoningMap**

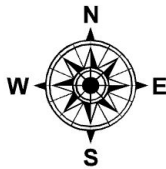
- B2 - Local Centre
- C2 - Environmental Conservation
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- SP2 - Infrastructure
- UL - Unzoned Land
- DM - Deferred Matter



Siva Balasubramanian  
Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

- Proposed Water Mains**

**Diameter**

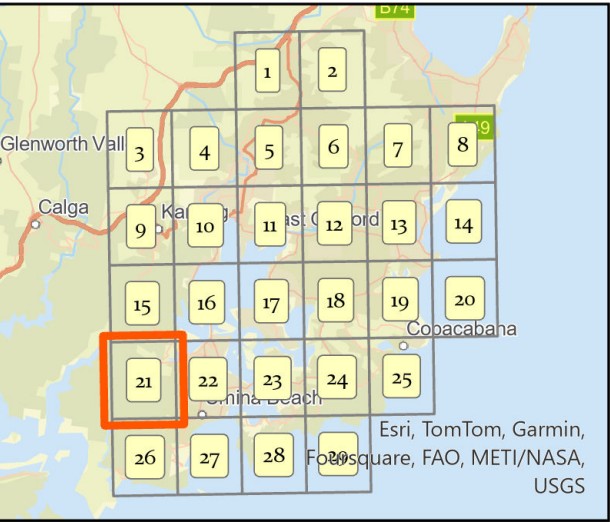
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
- M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

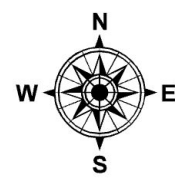
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - W1 - Natural Waterways
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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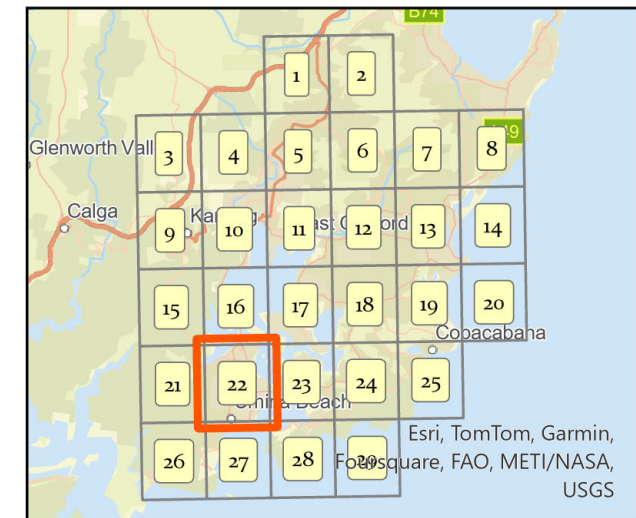




# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

## Legend

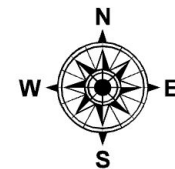
- Proposed Water Mains**  
**Diameter**
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm
- Existing Water Mains**
  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
  - M1 Motorway
- Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B5 - Business Development
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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# CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 SOUTH

## Legend

### Proposed Water Mains

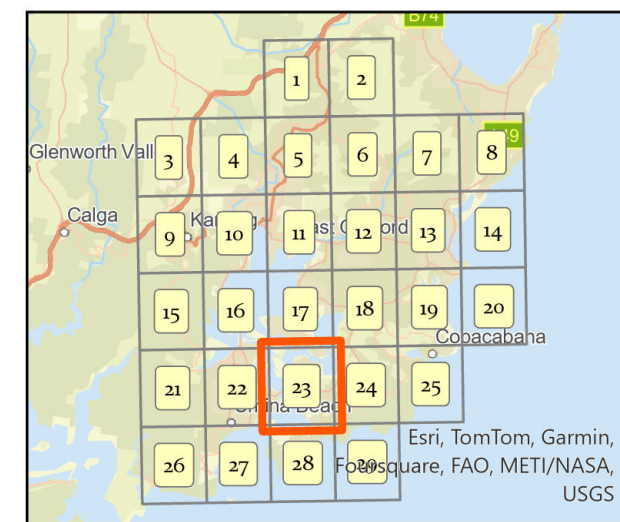
#### Diameter

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

### Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads
- M1 Motorway

- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP2 - Infrastructure
  - W1 - Natural Waterways
  - W2 - Recreational Waterways
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**CENTRAL COAST COUNCIL**  
**PROPOSED WATER ASSETS DSP 2024**  
**SOUTH**

**Legend**

- Proposed Water Mains**

**Diameter**

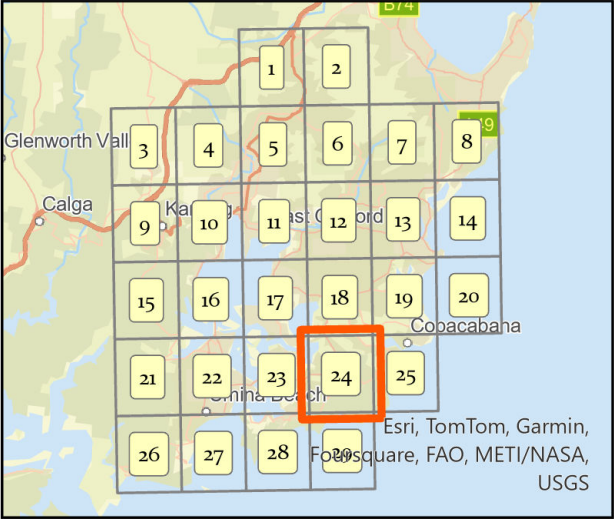
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
- Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[Link: gis.centralcoast.nsw.gov.au/water/AMBP/Siva/DSP-2024/Proposed%20Water%20Assets%20DSP%2024](#)

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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

- Proposed Water Mains**

**Diameter**

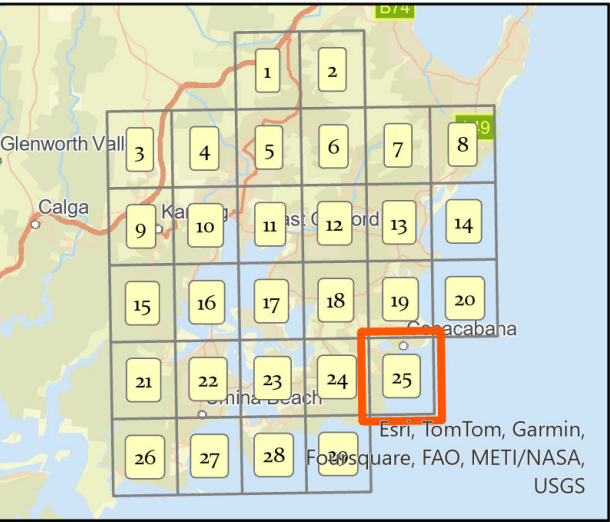
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  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
- Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP2 - Infrastructure
  - UL - Unzoned Land
  - DM - Deferred Matter



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**CENTRAL COAST COUNCIL**  
**PROPOSED WATER ASSETS DSP 2024**  
**SOUTH**

**Legend**

- Proposed Water Mains**

**Diameter**

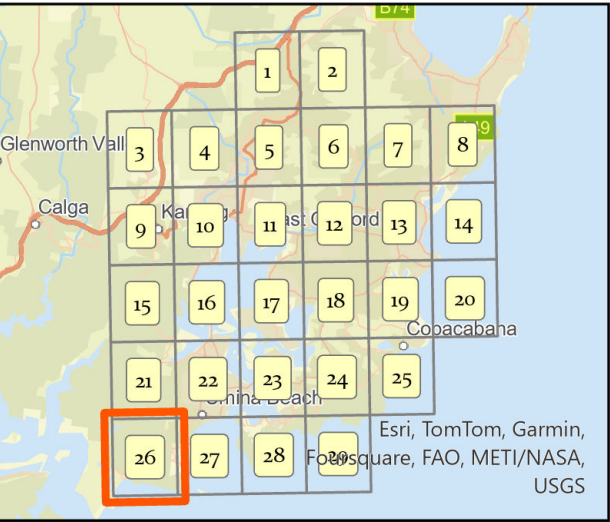
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
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  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
- Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - W1 - Natural Waterways
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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**CENTRAL COAST COUNCIL**  
**PROPOSED WATER ASSETS DSP 2024**  
**SOUTH**

**Legend**

**Proposed Water Mains**

**Diameter**

- 100mm
- 150mm
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- 250mm
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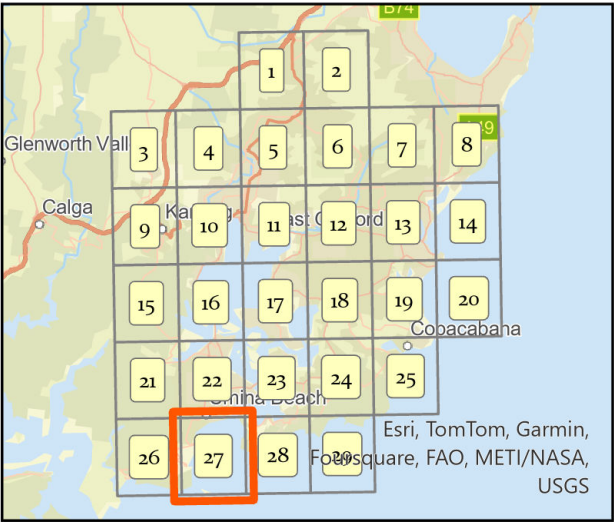
**Existing Water Mains**

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads

- M1 Motorway
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- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre

**LEP\_2022\_LandZoningMap**

- B1 - Neighbourhood Centre
- B2 - Local Centre
- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- W2 - Recreational Waterways
- DM - Deferred Matter

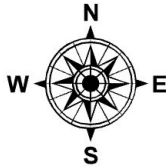
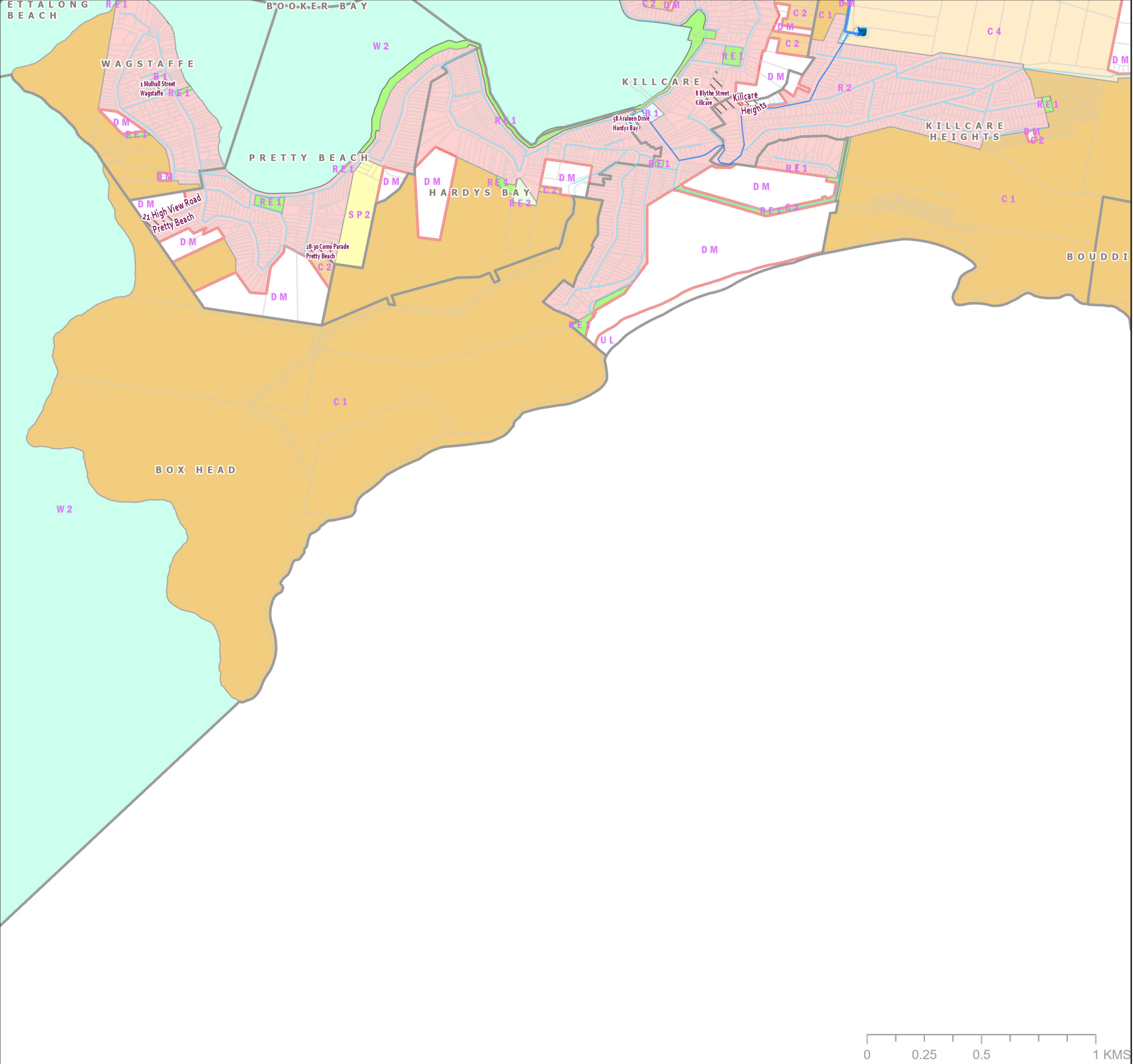


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Date: 05/08/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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0 0.25 0.5 1 KMS





**CENTRAL COAST COUNCIL**  
**PROPOSED WATER ASSETS DSP 2024**  
**SOUTH**

**Legend**

- Proposed Water Mains**

**Diameter**

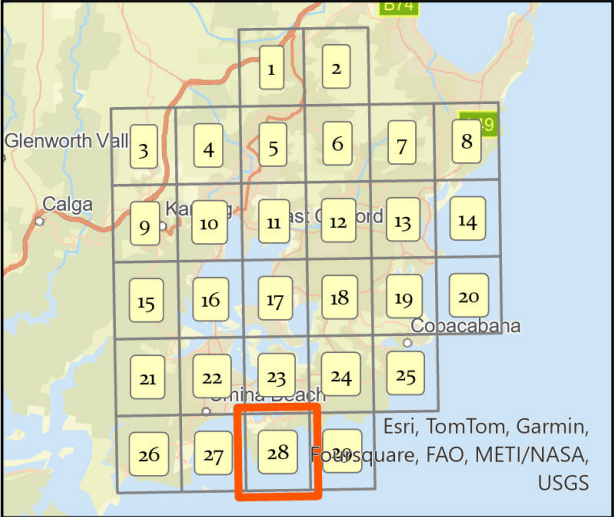
  - 100mm
  - 150mm
  - 200mm
  - 250mm
  - 300mm
  - 375mm
  - 450mm
  - 600mm

**Existing Water Mains**

  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
  - Suburb
  - Transport - Roads
- M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Geocortex Gosford Wyong Divide Line
  - Cadastre

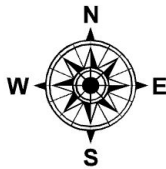
**LEP\_2022\_LandZoningMap**

  - B1 - Neighbourhood Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C4 - Environmental Living
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - UL - Unzoned Land
  - DM - Deferred Matter



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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
SOUTH

Legend

Proposed Water Mains

Diameter

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

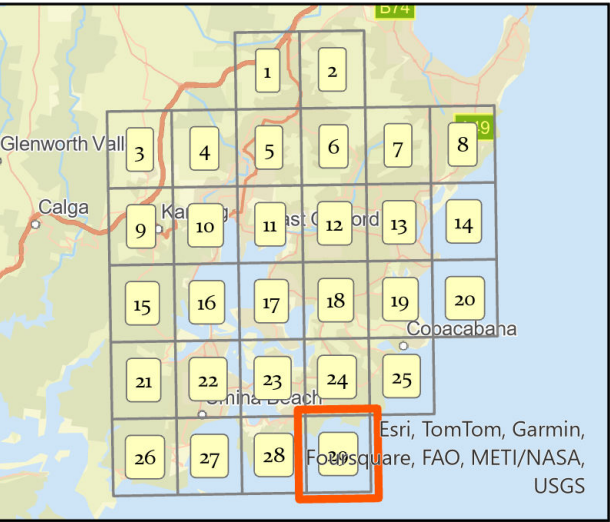
Existing Water Mains

- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line

- Suburb
- Transport - Roads
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Geocortex Gosford Wyong Divide Line
- Cadastre

LEP\_2022\_LandZoningMap

- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- C3 - Environmental Management
- C4 - Environmental Living
- R2 - Low Density Residential
- RE1 - Public Recreation
- DM - Deferred Matter



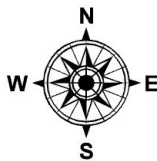
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0 0.25 0.5 1 KMS

**Figure 3**  
**Southern Sewerage Works Plan - 2024**





# CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE WINNIE BAY

## Legend

- Kincumber EPL Boundary

● SPS Upgrade

— Proposed Sewer Mains 225mm

— Proposed Sewer Mains >=300mm

— New Sewer\_Rising\_Mains

● SPS

— Sewer Gravity Mains

— Rising Main

— Suburb

— Natural Drainage Layers

— M1 Motorway

— Railway

— Investigation Areas by Developers

— Development Sites 2021-2046

— ForecastID\_Centres

— Water Bodies

— Contours 2m

— Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**

B1 - Neighbourhood Centre

B2 - Local Centre

C1 - National Parks& Nature Reserves

C2 - Environmental Conservation

C3 - Environmental Management

C4 - Environmental Living

IN1 - General Industrial

IN2 - Light Industrial

R1 - General Residential

R2 - Low Density Residential

RE1 - Public Recreation

RE2 - Private Recreation

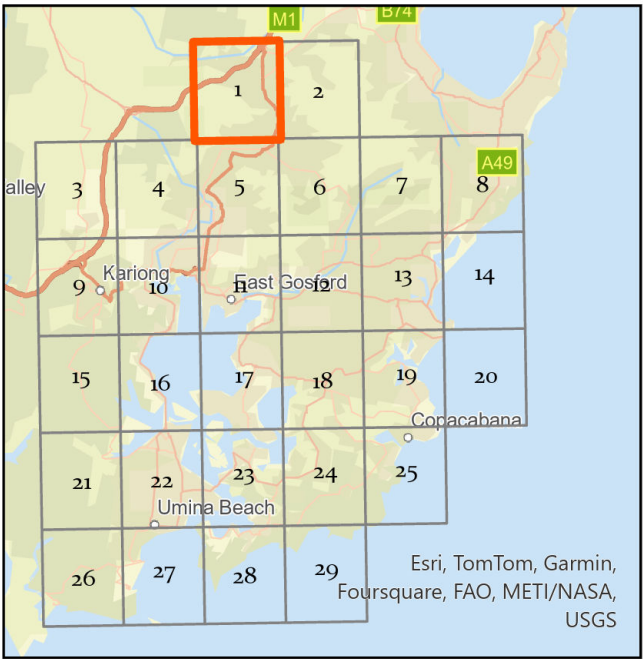
RU1 - Primary Production

RU2 - Rural Landscape

RU3 - Forestry

SP2 - Infrastructure

DM - Deferred Matter



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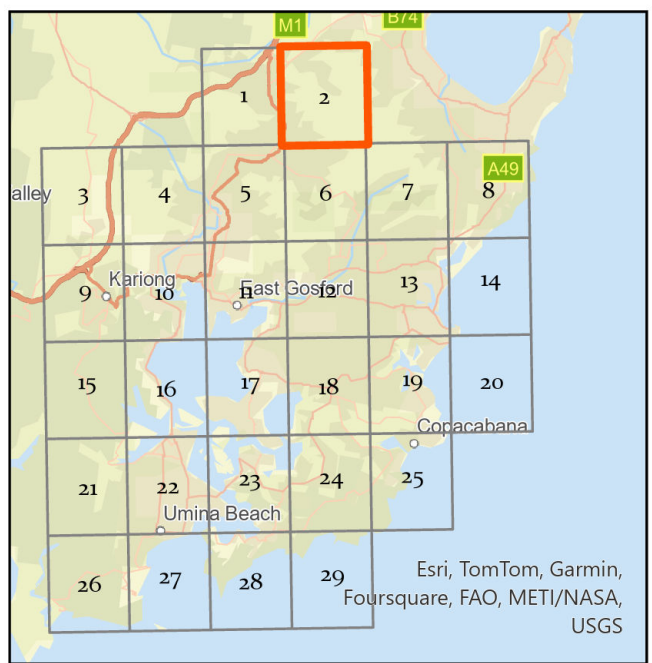




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

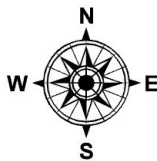
- |                                   |                                 |
|-----------------------------------|---------------------------------|
| Kincumber EPL Boundary            | Water Bodies                    |
| SPS Upgrade                       | Contours 2m                     |
| Proposed Sewer Mains 225mm        | Sewer Catchment Boundaries      |
| Proposed Sewer Mains >=300mm      | <b>LEP_2022_LandZoningMap</b>   |
| New Sewer_Rising_Mains            | C2 - Environmental Conservation |
| SPS                               | C3 - Environmental Management   |
| Sewer Gravity Mains               | C4 - Environmental Living       |
| Rising Main                       | IN1 - General Industrial        |
| Suburb                            | R1 - General Residential        |
| Natural Drainage Layers           | R2 - Low Density Residential    |
| M1 Motorway                       | RE1 - Public Recreation         |
| Railway                           | RE2 - Private Recreation        |
| Investigation Areas by Developers | SP2 - Infrastructure            |
| Development Sites 2021-2046       | DM - Deferred Matter            |
| ForecastID_Centres                |                                 |



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Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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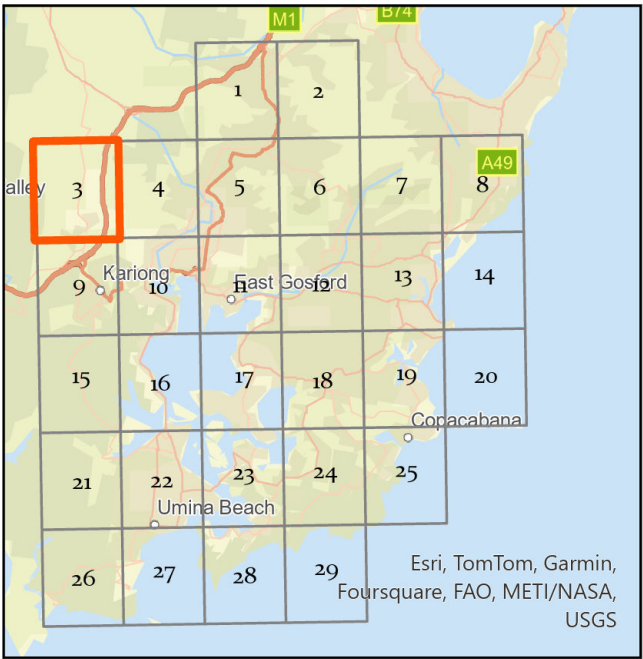




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

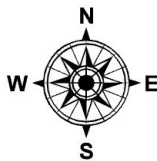
- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B5 - Business Development
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN1 - General Industrial
  - RE1 - Public Recreation
  - RU1 - Primary Production
  - RU2 - Rural Landscape
  - RU3 - Forestry
  - SP2 - Infrastructure
  - DM - Deferred Matter



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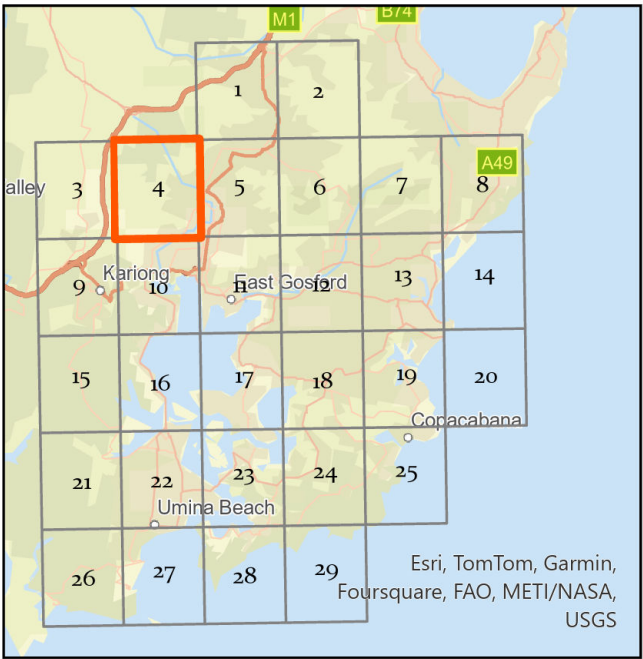




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

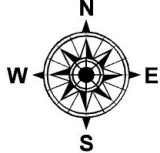
- |                                   |                                 |
|-----------------------------------|---------------------------------|
| Kincumber EPL Boundary            | Water Bodies                    |
| SPS Upgrade                       | Contours 2m                     |
| Proposed Sewer Mains 225mm        | Sewer Catchment Boundaries      |
| Proposed Sewer Mains >=300mm      | <b>LEP_2022_LandZoningMap</b>   |
| New Sewer_Rising_Mains            | C2 - Environmental Conservation |
| SPS                               | C3 - Environmental Management   |
| Sewer Gravity Mains               | IN1 - General Industrial        |
| Rising Main                       | R2 - Low Density Residential    |
| Suburb                            | RE1 - Public Recreation         |
| Natural Drainage Layers           | RU1 - Primary Production        |
| M1 Motorway                       | RU2 - Rural Landscape           |
| Railway                           | RU3 - Forestry                  |
| Investigation Areas by Developers | SP2 - Infrastructure            |
| Development Sites 2021-2046       | W2 - Recreational Waterways     |
| ForecastID_Centres                | DM - Deferred Matter            |



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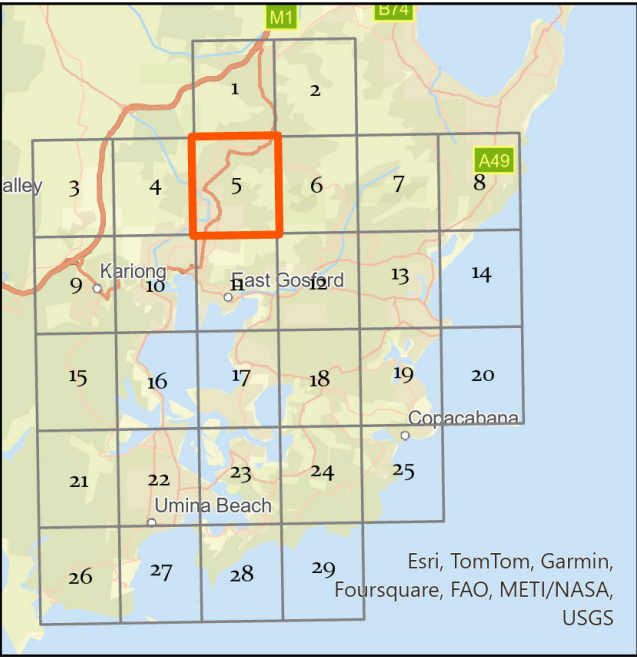




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

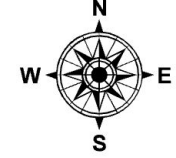
- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B5 - Business Development
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - RU3 - Forestry
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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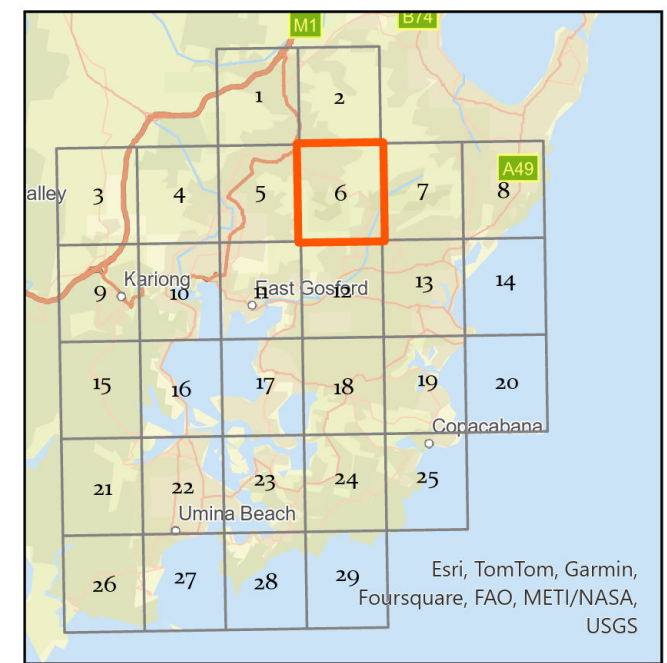




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

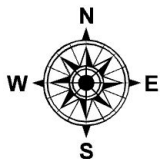
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|-----------------------------------|---------------------------------|
| Kincumber EPL Boundary            | ForecastID_Centres              |
| SPS Upgrade                       | Water Bodies                    |
| Proposed Sewer Mains 225mm        | Contours 2m                     |
| Proposed Sewer Mains >=300mm      | Sewer Catchment Boundaries      |
| New Sewer_Rising_Mains            | <b>LEP_2022_LandZoningMap</b>   |
| SPS                               | C2 - Environmental Conservation |
| Sewer Gravity Mains               | C3 - Environmental Management   |
| Rising Main                       | IN1 - General Industrial        |
| Suburb                            | R2 - Low Density Residential    |
| Natural Drainage Layers           | RE1 - Public Recreation         |
| M1 Motorway                       | RE2 - Private Recreation        |
| Railway                           | SP2 - Infrastructure            |
| Investigation Areas by Developers | DM - Deferred Matter            |
| Development Sites 2021-2046       |                                 |



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CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

- Kincumber EPL Boundary

SPS Upgrade

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

New Sewer\_Rising\_Mains

Sewer Gravity Mains

Rising Main

Suburb

Natural Drainage Layers

M1 Motorway

Railway

Investigation Areas by Developers

Development Sites 2021-2046
- ForecastID\_Centres

Water Bodies

Contours 2m

Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**

C1 - National Parks& Nature Reserves

C2 - Environmental Conservation

C3 - Environmental Management

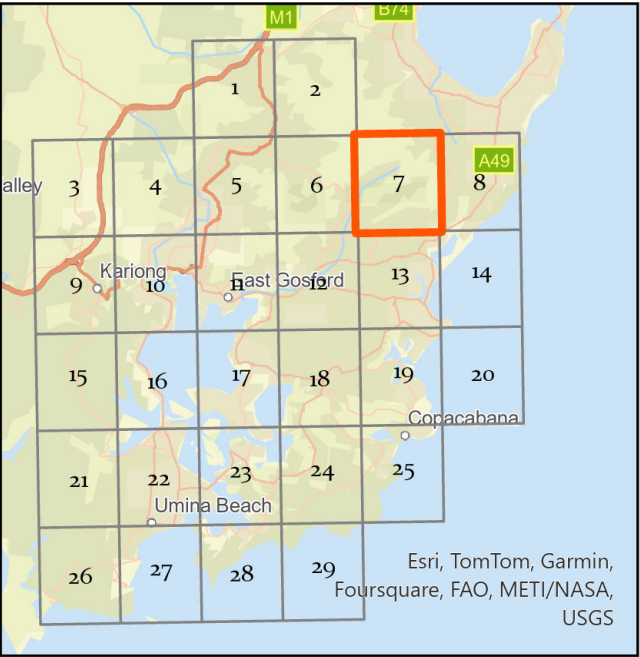
C4 - Environmental Living

R2 - Low Density Residential

RE1 - Public Recreation

SP2 - Infrastructure

DM - Deferred Matter



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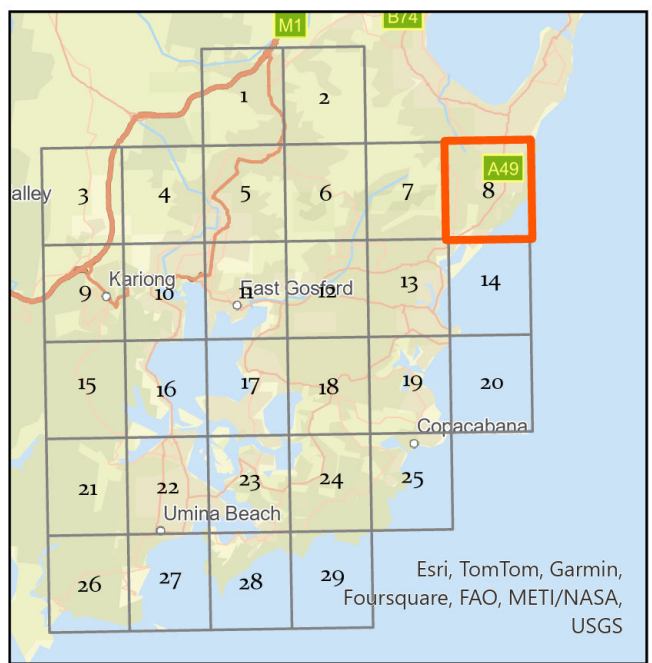




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

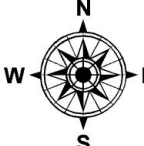
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- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- STP
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B4 - Mixed Use
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN2 - Light Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
  - UL - Unzoned Land
  - DM - Deferred Matter



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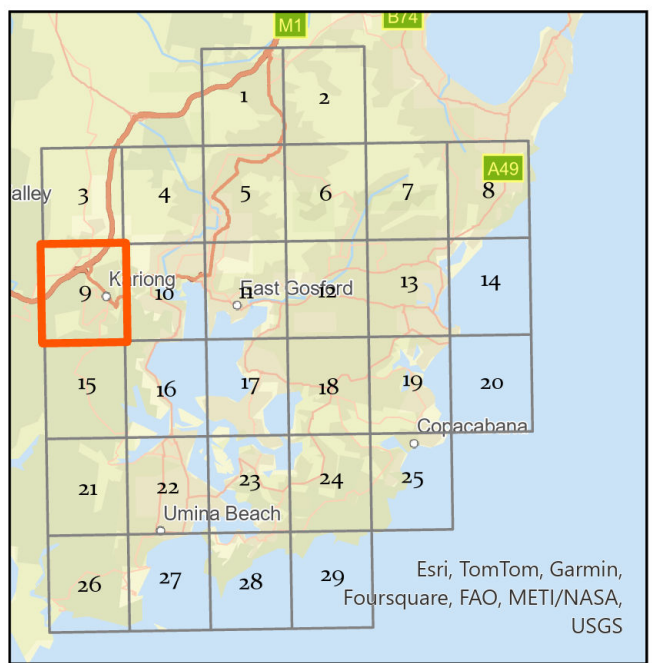




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B5 - Business Development
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN1 - General Industrial
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - RU1 - Primary Production
  - RU2 - Rural Landscape
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - DM - Deferred Matter

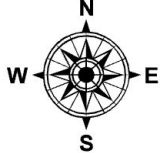


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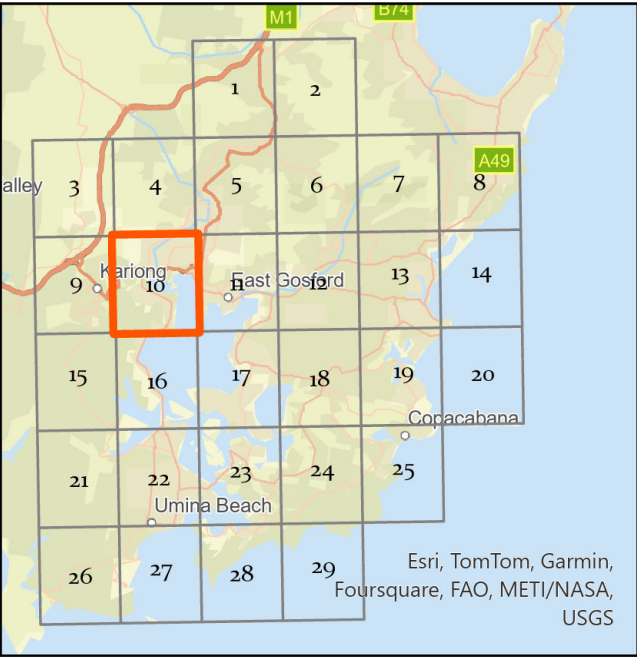


CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY



Legend

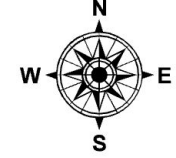
- Kincumber EPL Boundary
  - SPS Upgrade
  - Proposed Sewer Mains 225mm
  - Proposed Sewer Mains >=300mm
  - New Sewer\_Rising\_Mains
  - SPS
  - Sewer Gravity Mains
  - Rising Main
  - Suburb
  - Natural Drainage Layers
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Water Bodies
  - Contours 2m
  - Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
- B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B5 - Business Development
  - B6 - Enterprise Corridor
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - RU1 - Primary Production
  - RU2 - Rural Landscape
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter



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# CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE WINNIE BAY

## Legend

- Kincumber EPL Boundary

SPS Upgrade

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

New Sewer\_Rising\_Mains

SPS

Sewer Gravity Mains

Rising Main

Suburb

Natural Drainage Layers

M1 Motorway

Railway

Investigation Areas by Developers

Development Sites 2021-2046

ForecastID\_Centres

Water Bodies

Contours 2m
- Sewer Catchment Boundaries

**LEP\_2022\_LandZoningMap**

B1 - Neighbourhood Centre

B2 - Local Centre

B4 - Mixed Use

B5 - Business Development

C2 - Environmental Conservation

C3 - Environmental Management

IN1 - General Industrial

R1 - General Residential

R2 - Low Density Residential

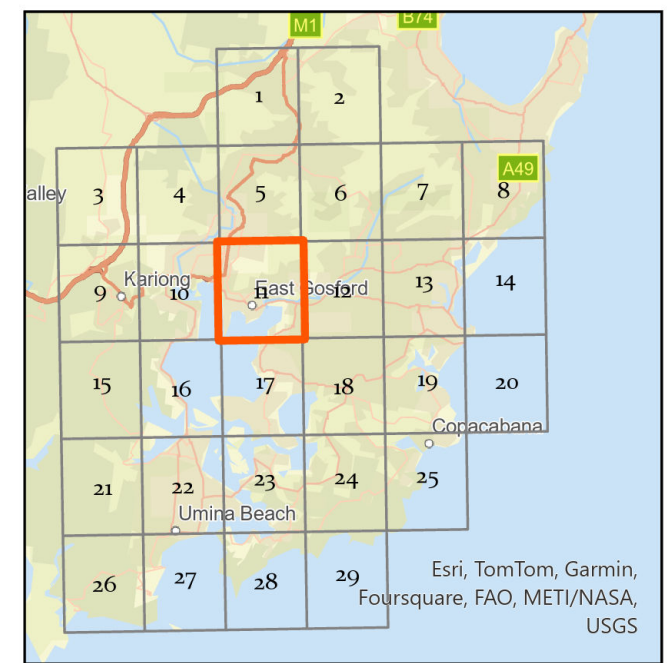
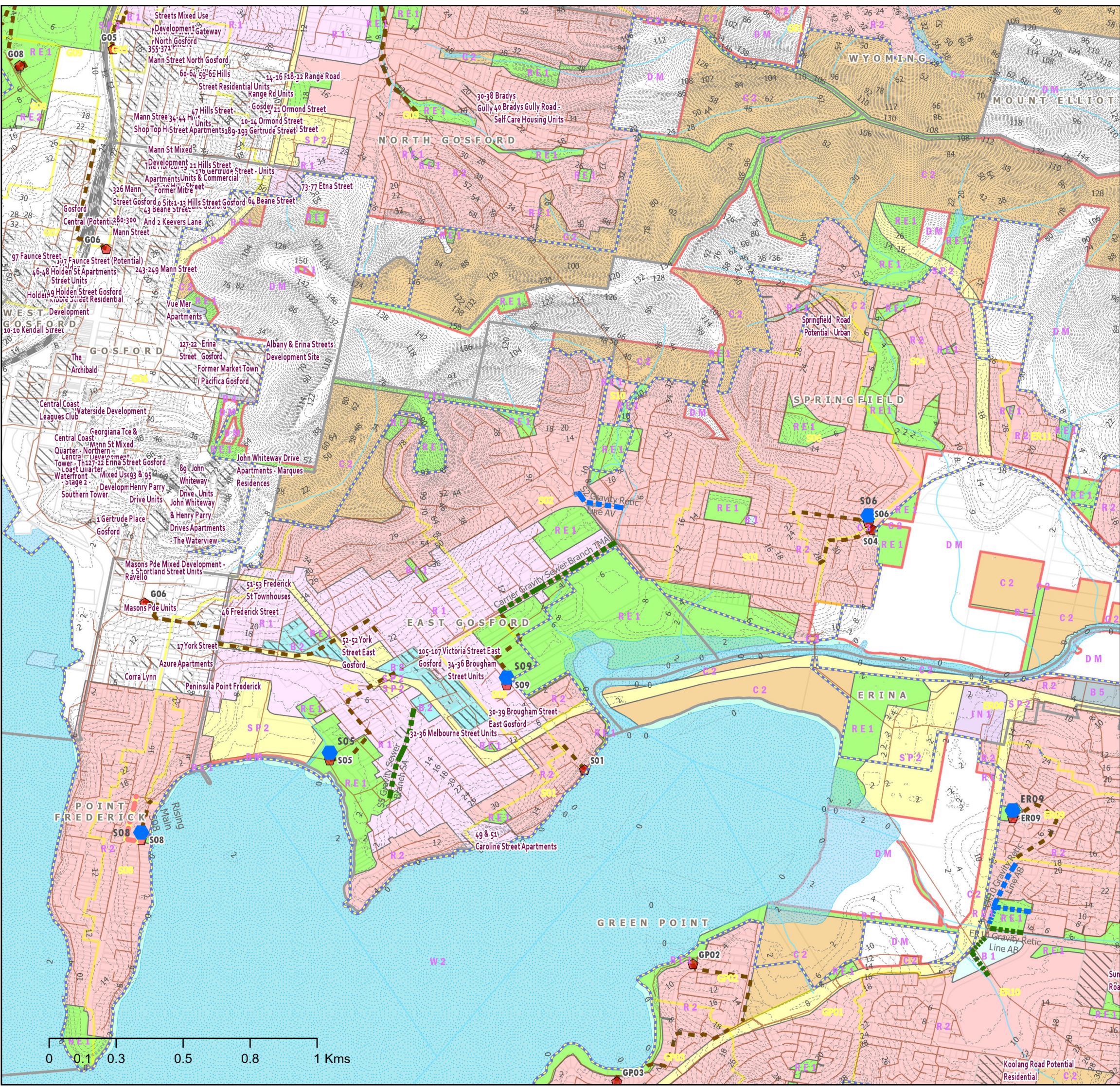
RE1 - Public Recreation

RE2 - Private Recreation

SP2 - Infrastructure

W2 - Recreational Waterways

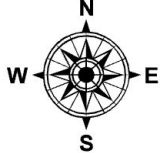
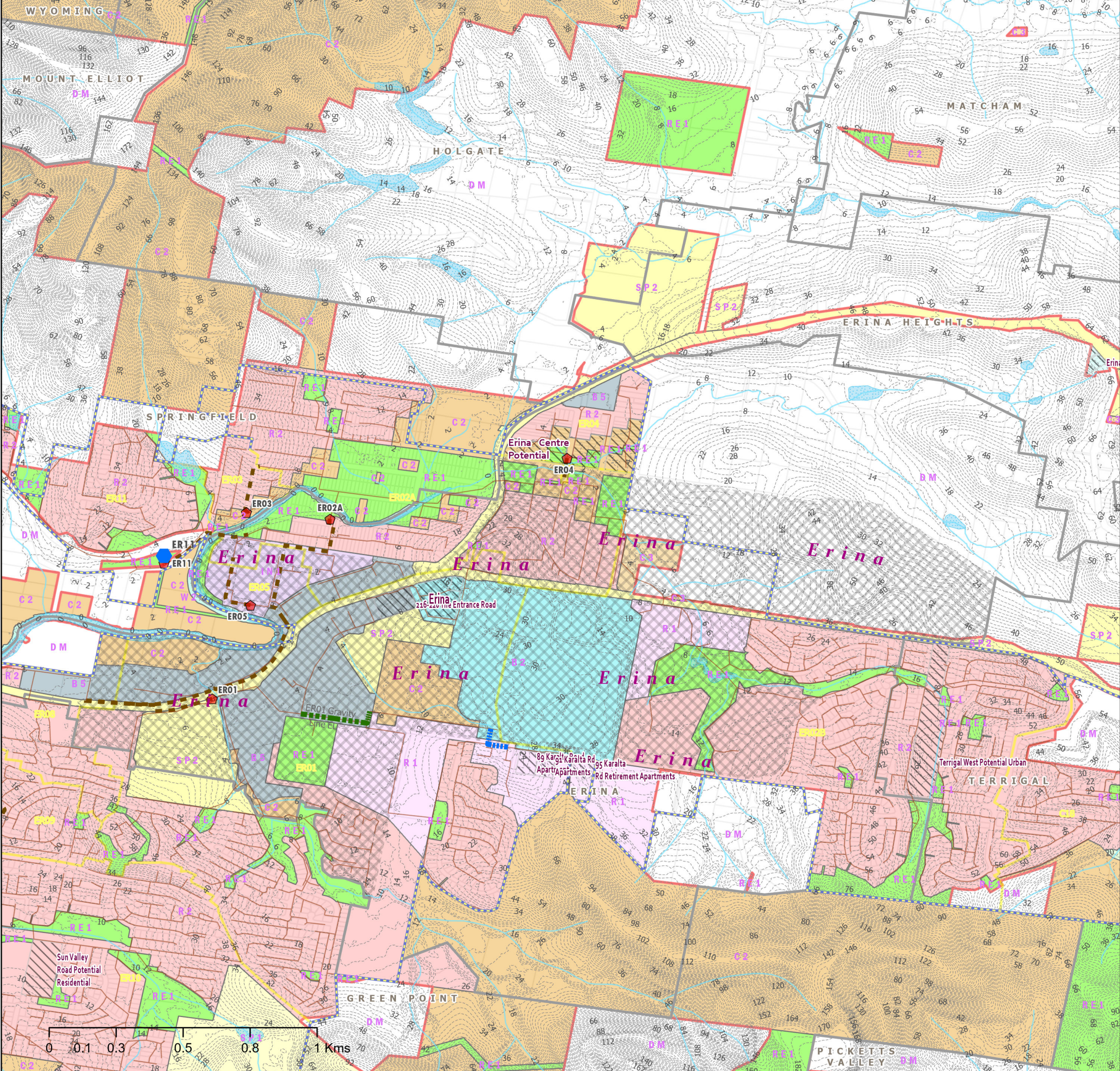
DM - Deferred Matter



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CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

- Kincumber EPL Boundary

SPS Upgrade

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

New Sewer\_Rising\_Mains

SPS

Sewer Gravity Mains

Rising Main

Suburb

Natural Drainage Layers

M1 Motorway

Railway

Investigation Areas by Developers

Development Sites 2021-2046

ForecastID\_Centres

Water Bodies

Contours 2m
- Sewer Catchment Boundaries

**LEP\_2022\_LandZoningMap**

B1 - Neighbourhood Centre

B2 - Local Centre

B5 - Business Development

C2 - Environmental Conservation

C3 - Environmental Management

IN1 - General Industrial

R1 - General Residential

R2 - Low Density Residential

RE1 - Public Recreation

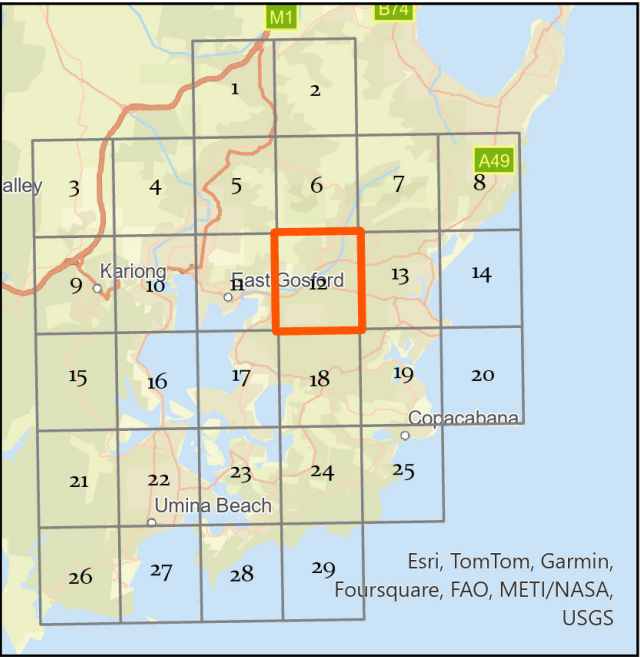
RE2 - Private Recreation

SP1 - Special Activities

SP2 - Infrastructure

W2 - Recreational Waterways

DM - Deferred Matter



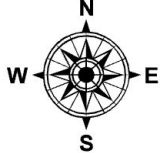
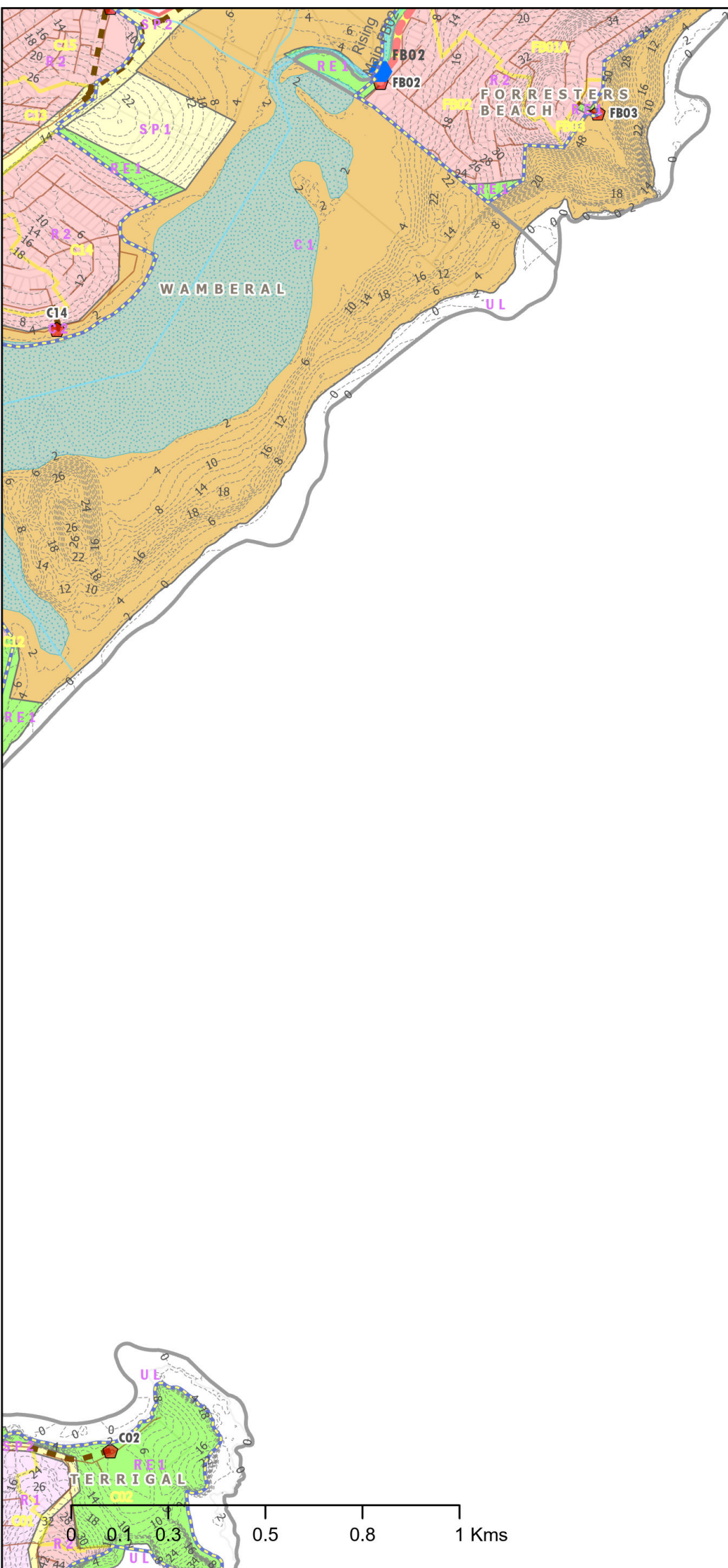
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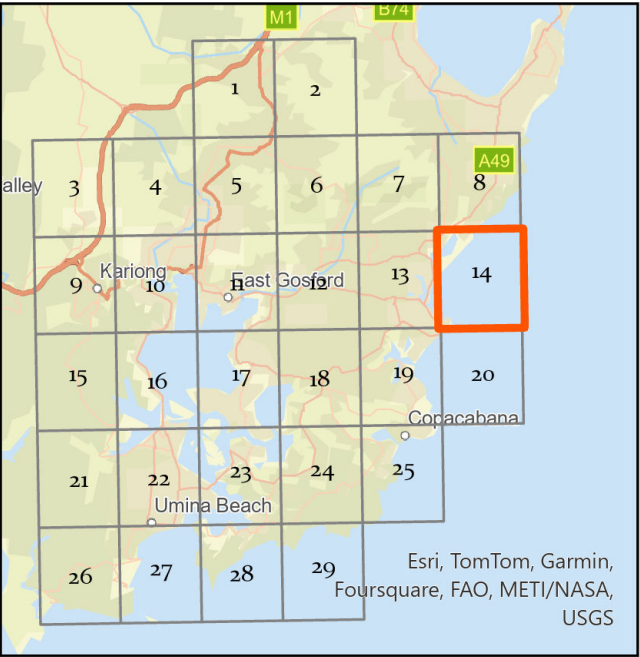




**CENTRAL COAST COUNCIL**  
**PROPOSED SEWER ASSETS DSP 2024**  
**SEWERAGE WINNIE BAY**

**Legend**

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| Kincumber EPL Boundary            | ForecastID_Centres                   |
| SPS Upgrade                       | Water Bodies                         |
| Proposed Sewer Mains 225mm        | Contours 2m                          |
| Proposed Sewer Mains >=300mm      | Sewer Catchment Boundaries           |
| New Sewer_Rising_Mains            | <b>LEP_2022_LandZoningMap</b>        |
| SPS                               | C1 - National Parks& Nature Reserves |
| Sewer Gravity Mains               | C2 - Environmental Conservation      |
| Rising Main                       | R1 - General Residential             |
| Suburb                            | R2 - Low Density Residential         |
| Natural Drainage Layers           | RE1 - Public Recreation              |
| M1 Motorway                       | SP1 - Special Activities             |
| Railway                           | SP2 - Infrastructure                 |
| Investigation Areas by Developers | UL - Unzoned Land                    |
| Development Sites 2021-2046       | DM - Deferred Matter                 |



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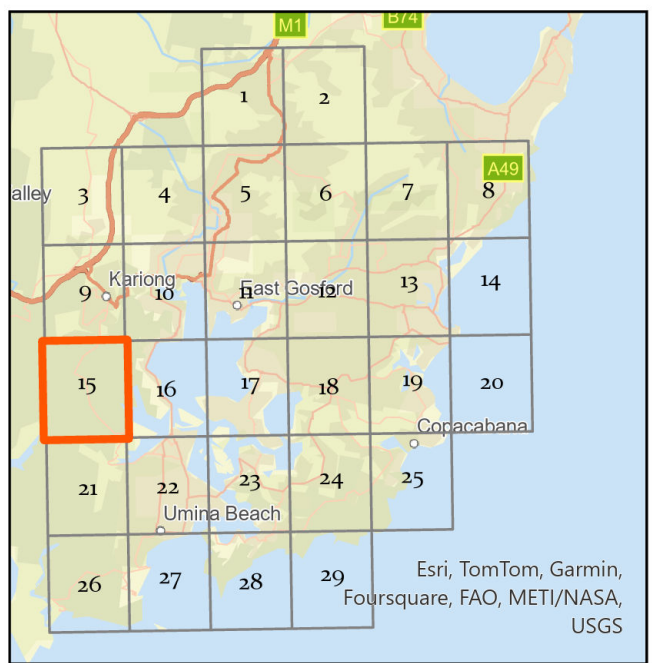




# CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE WINNIE BAY

## Legend

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| Kincumber EPL Boundary            | ForecastID_Centres                   |
| SPS Upgrade                       | Water Bodies                         |
| Proposed Sewer Mains 225mm        | Contours 2m                          |
| Proposed Sewer Mains >=300mm      | Sewer Catchment Boundaries           |
| New Sewer_Rising_Mains            | <b>LEP_2022_LandZoningMap</b>        |
| Sewer Gravity Mains               | C1 - National Parks& Nature Reserves |
| Rising Main                       | C2 - Environmental Conservation      |
| Suburb                            | R2 - Low Density Residential         |
| Natural Drainage Layers           | RE1 - Public Recreation              |
| M1 Motorway                       | SP2 - Infrastructure                 |
| Railway                           | W2 - Recreational Waterways          |
| Investigation Areas by Developers | DM - Deferred Matter                 |
| Development Sites 2021-2046       |                                      |



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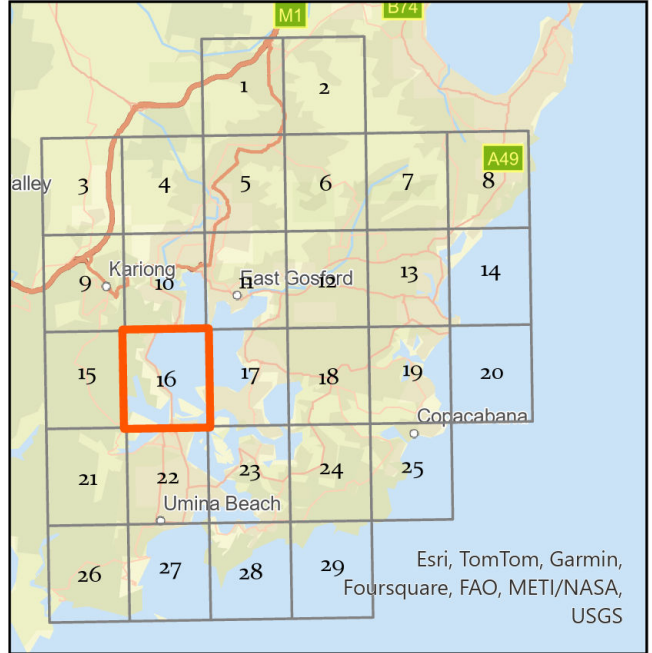




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

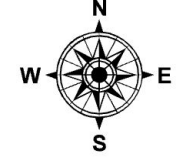
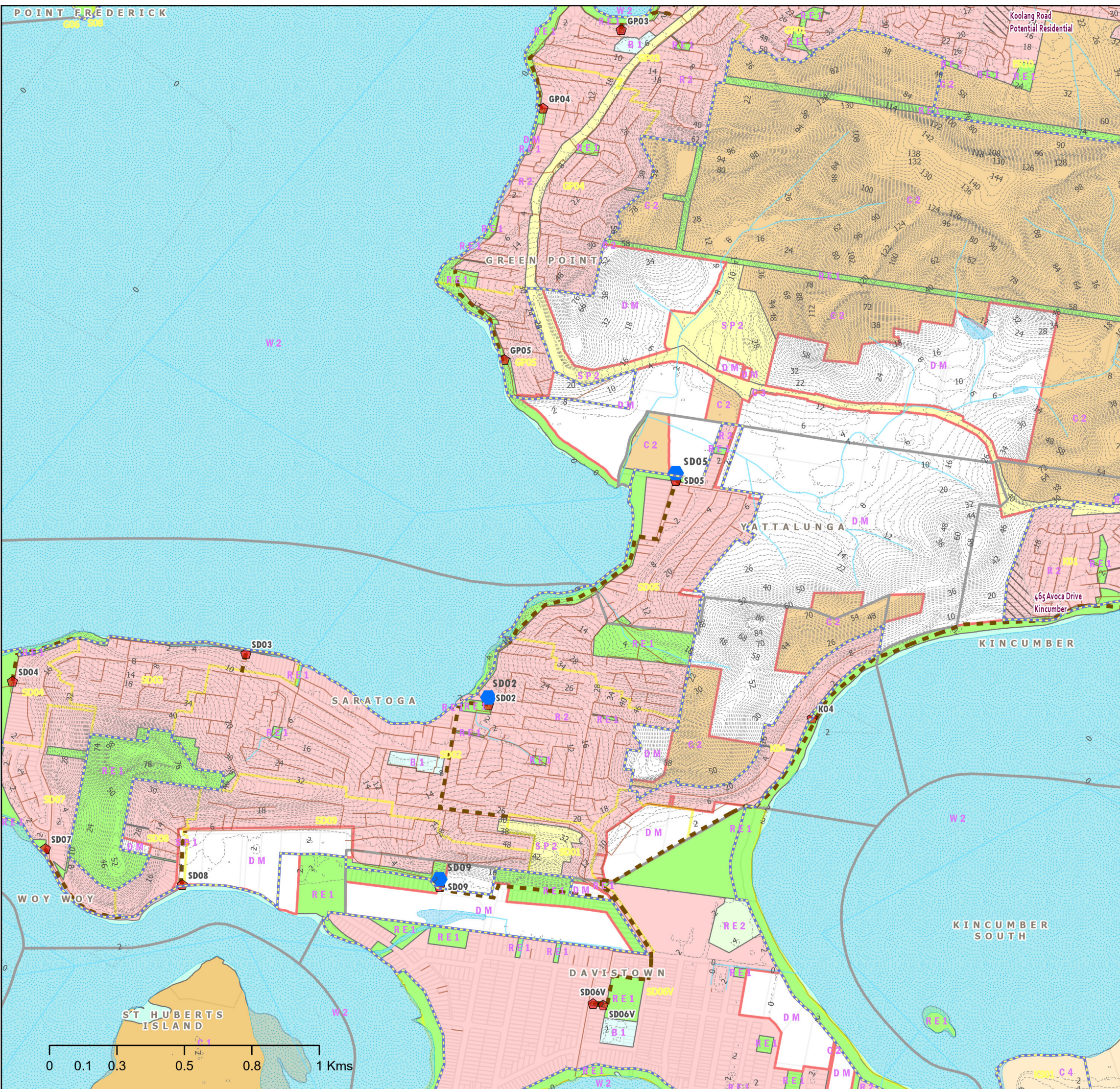
- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
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- Suburb
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- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
  - W1 - Natural Waterways
  - W2 - Recreational Waterways
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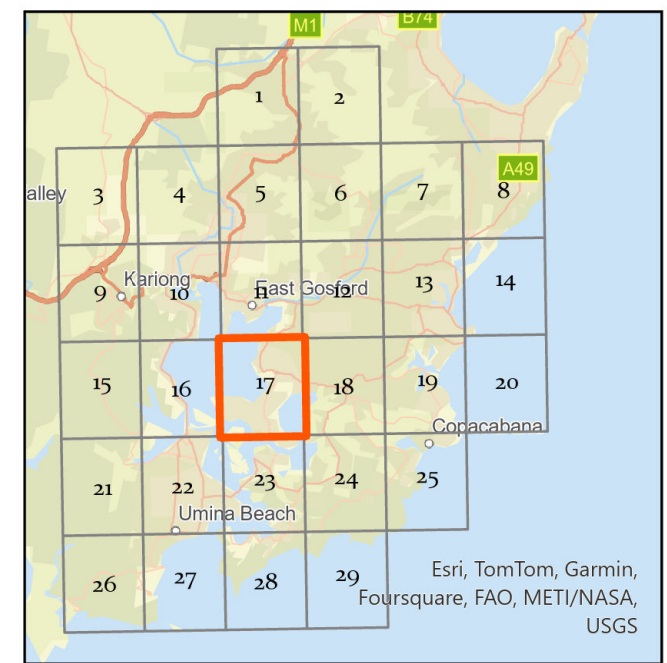




**CENTRAL COAST COUNCIL**  
**PROPOSED SEWER ASSETS DSP 2024**  
**SEWERAGE WINNIE BAY**

**Legend**

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| Kincumber EPL Boundary            | Contours 2m                          |
| SPS Upgrade                       | Sewer Catchment Boundaries           |
| Proposed Sewer Mains 225mm        | <b>LEP_2022_LandZoningMap</b>        |
| Proposed Sewer Mains >=300mm      | B1 - Neighbourhood Centre            |
| New Sewer_Rising_Mains            | C1 - National Parks& Nature Reserves |
| SPS                               | C2 - Environmental Conservation      |
| Sewer Gravity Mains               | C3 - Environmental Management        |
| Rising Main                       | C4 - Environmental Living            |
| Suburb                            | R2 - Low Density Residential         |
| Natural Drainage Layers           | RE1 - Public Recreation              |
| M1 Motorway                       | RE2 - Private Recreation             |
| Railway                           | SP1 - Special Activities             |
| Investigation Areas by Developers | SP2 - Infrastructure                 |
| Development Sites 2021-2046       | W2 - Recreational Waterways          |
| ForecastID_Centres                | DM - Deferred Matter                 |
| Water Bodies                      |                                      |



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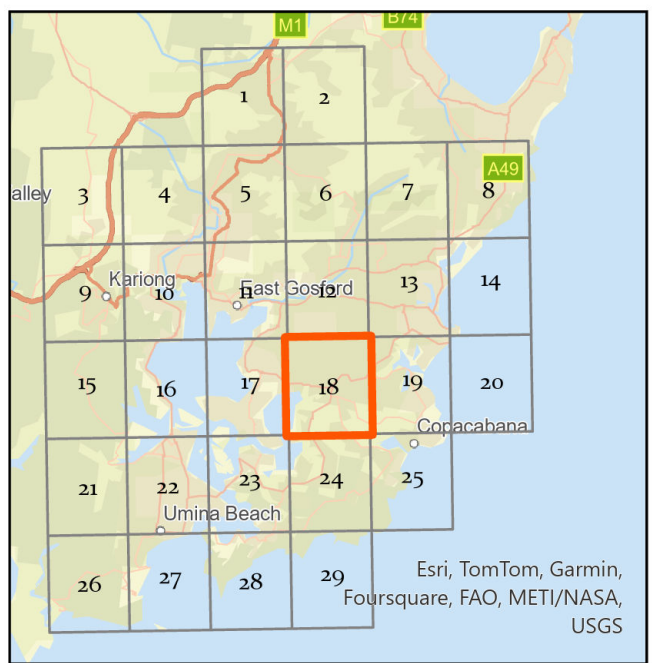




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

Legend

- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- STP
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP1 - Special Activities
  - SP2 - Infrastructure
  - W2 - Recreational Waterways
  - DM - Deferred Matter

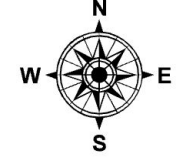


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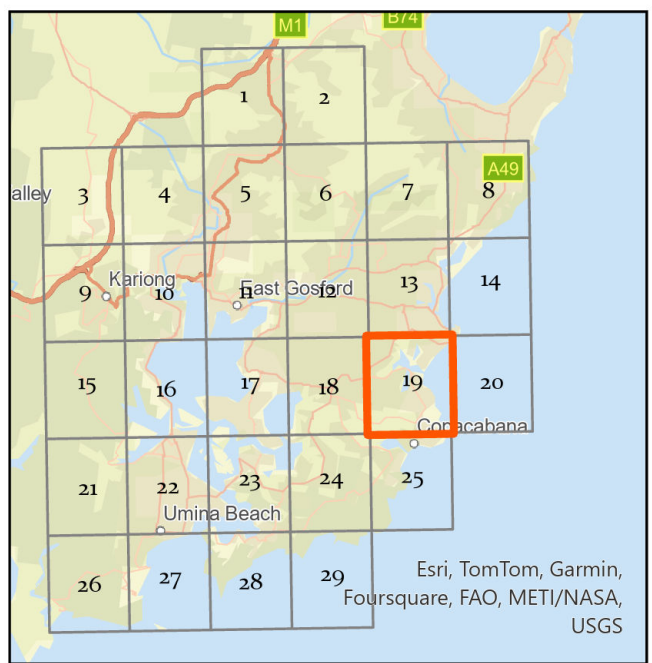


CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY



Legend

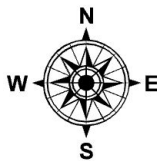
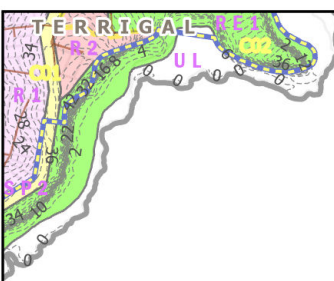
- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
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- SPS
- Sewer Gravity Mains
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- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - SP2 - Infrastructure
  - W1 - Natural Waterways
  - UL - Unzoned Land
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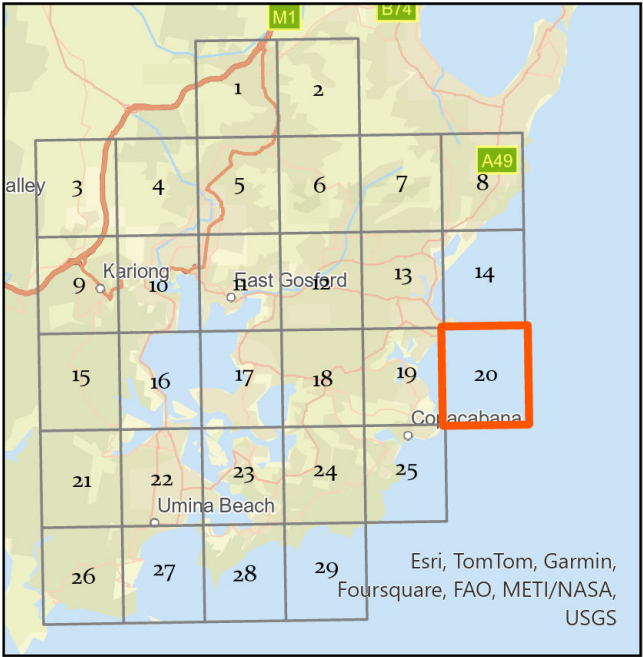




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**PROPOSED SEWER ASSETS DSP 2024**  
**SEWERAGE WINNIE BAY**

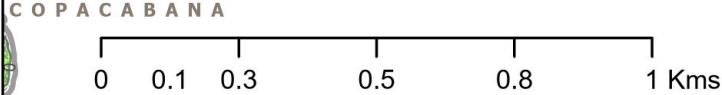
**Legend**

- |                                   |                               |
|-----------------------------------|-------------------------------|
| Kincumber EPL Boundary            | Development Sites 2021-2046   |
| SPS Upgrade                       | ForecastID_Centres            |
| Proposed Sewer Mains 225mm        | Water Bodies                  |
| Proposed Sewer Mains >=300mm      | Contours 2m                   |
| New Sewer_Rising_Mains            | Sewer Catchment Boundaries    |
| Sewer Gravity Mains               | <b>LEP_2022_LandZoningMap</b> |
| Rising Main                       | R1 - General Residential      |
| Suburb                            | R2 - Low Density Residential  |
| Natural Drainage Layers           | RE1 - Public Recreation       |
| M1 Motorway                       | SP2 - Infrastructure          |
| Railway                           | UL - Unzoned Land             |
| Investigation Areas by Developers |                               |

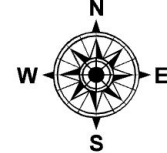


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**CENTRAL COAST COUNCIL**  
**PROPOSED SEWER ASSETS DSP 2024**  
**SEWERAGE WINNIE BAY**

**Legend**

- Kincumber EPL Boundary

SPS Upgrade

Proposed Sewer Mains 225mm

Proposed Sewer Mains >=300mm

New Sewer\_Rising\_Mains

SPS

STP

Sewer Gravity Mains

Rising Main

Suburb

Natural Drainage Layers

M1 Motorway

Railway

Investigation Areas by Developers

Development Sites 2021-2046
- ForecastID\_Centres

Water Bodies

Contours 2m

Sewer Catchment Boundaries

**LEP\_2022\_LandZoningMap**

C1 - National Parks& Nature Reserves

C2 - Environmental Conservation

IN1 - General Industrial

R1 - General Residential

R2 - Low Density Residential

RE1 - Public Recreation

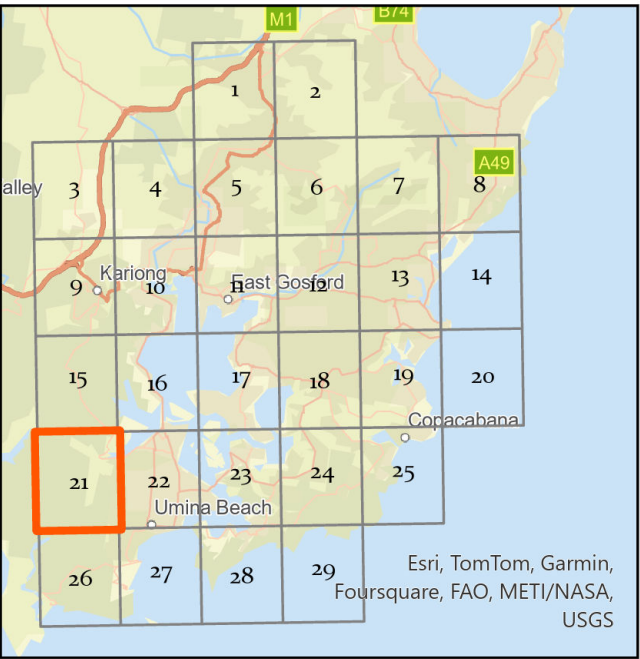
SP1 - Special Activities

SP2 - Infrastructure

W1 - Natural Waterways

W2 - Recreational Waterways

DM - Deferred Matter



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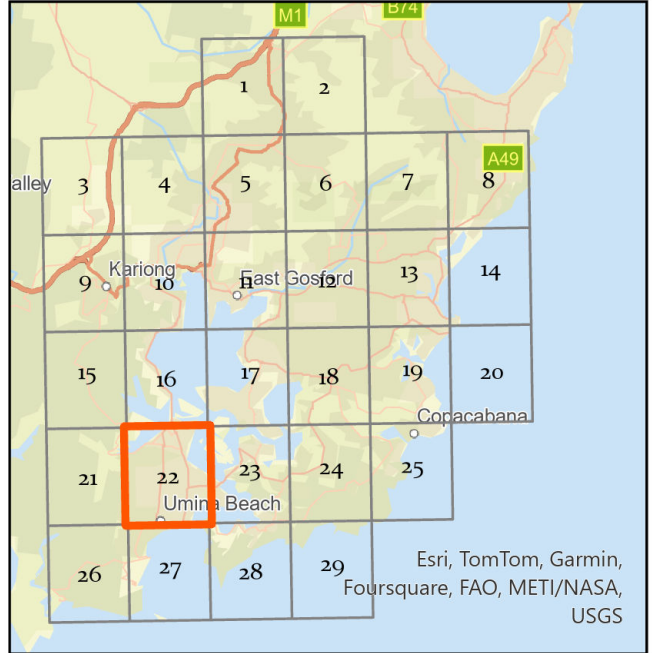




# CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE WINNIE BAY

## Legend

- Kincumber EPL Boundary
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
  - B1 - Neighbourhood Centre
  - B2 - Local Centre
  - B5 - Business Development
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - IN1 - General Industrial
  - R1 - General Residential
  - R2 - Low Density Residential
  - RE1 - Public Recreation
  - RE2 - Private Recreation
  - SP2 - Infrastructure
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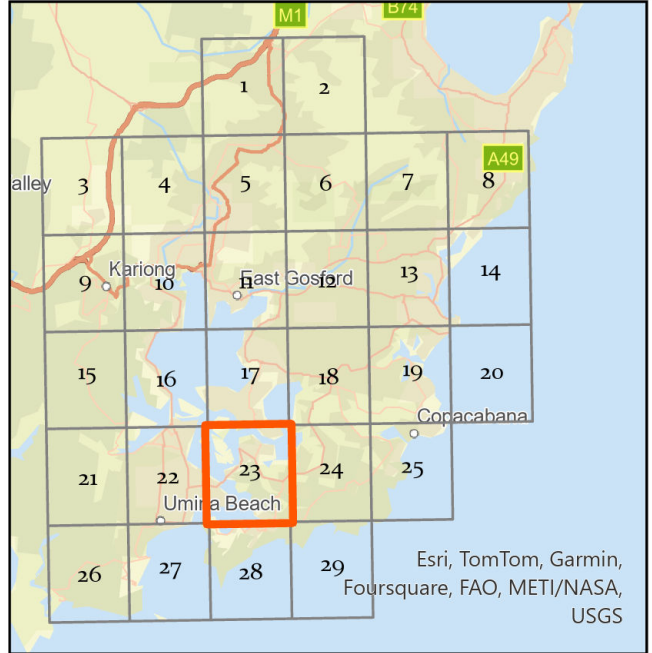




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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

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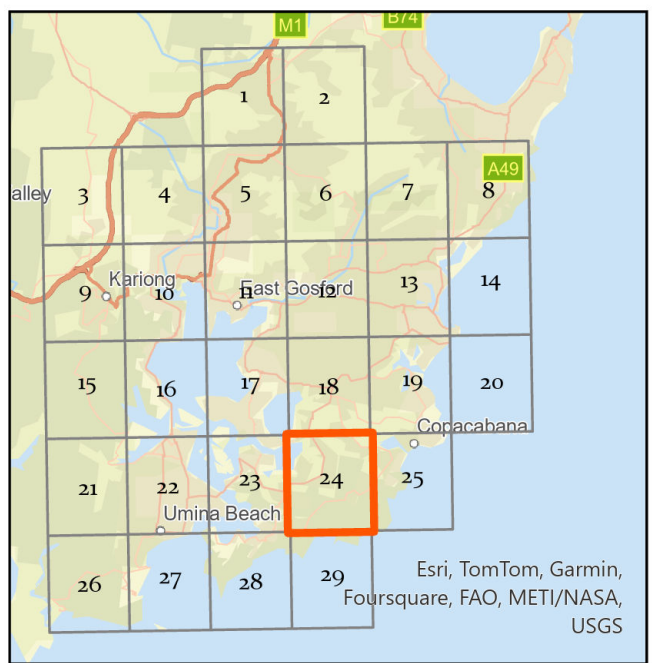




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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

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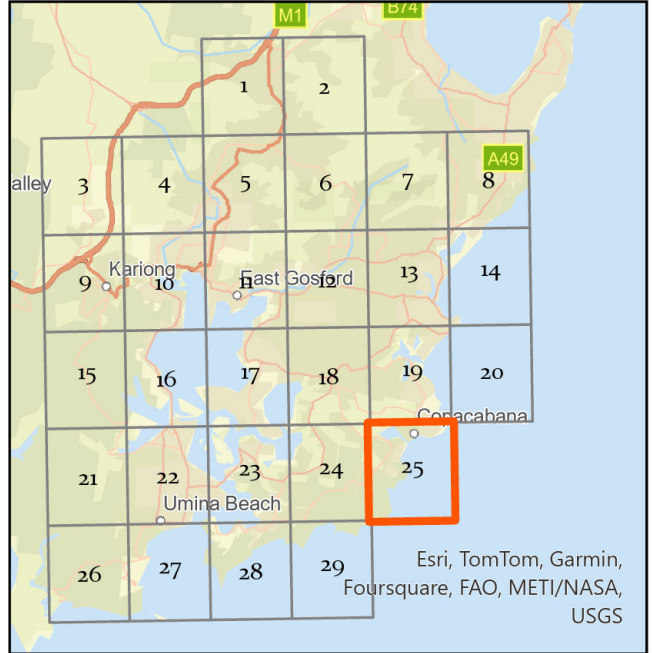




CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

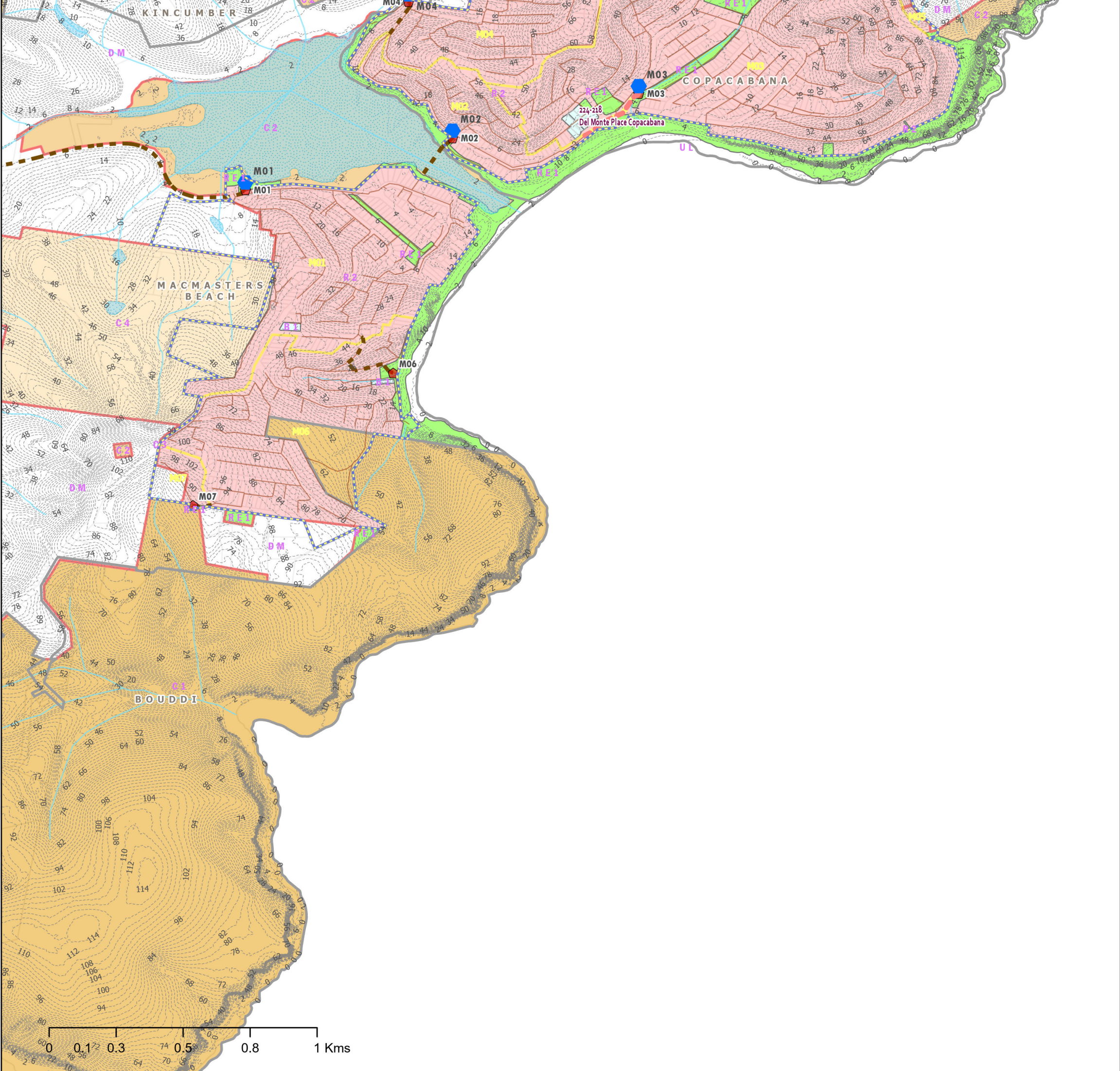
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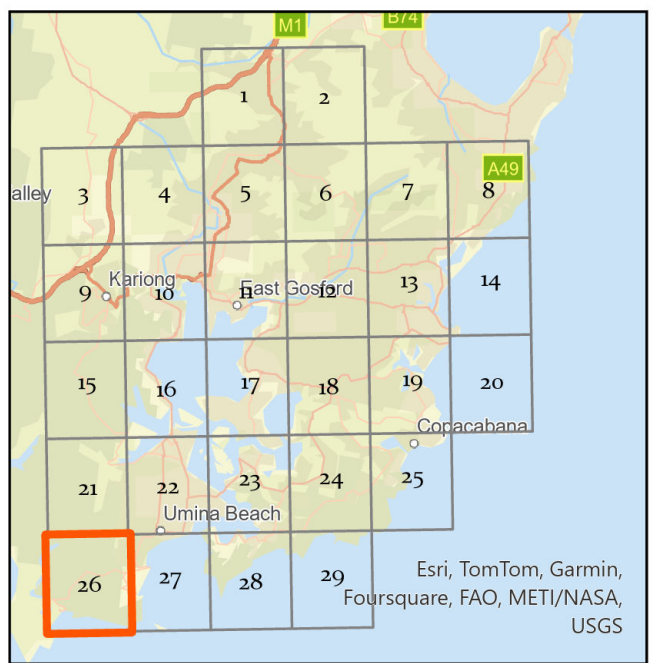




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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WINNIE BAY

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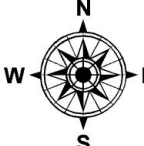
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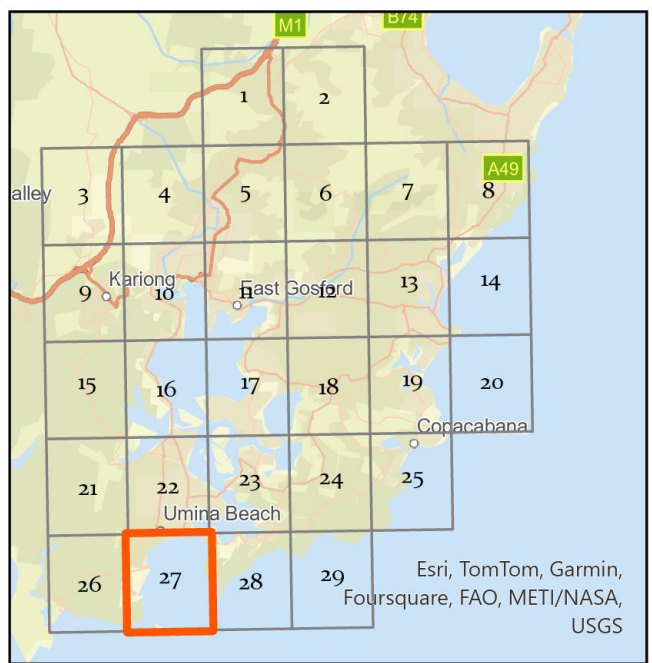




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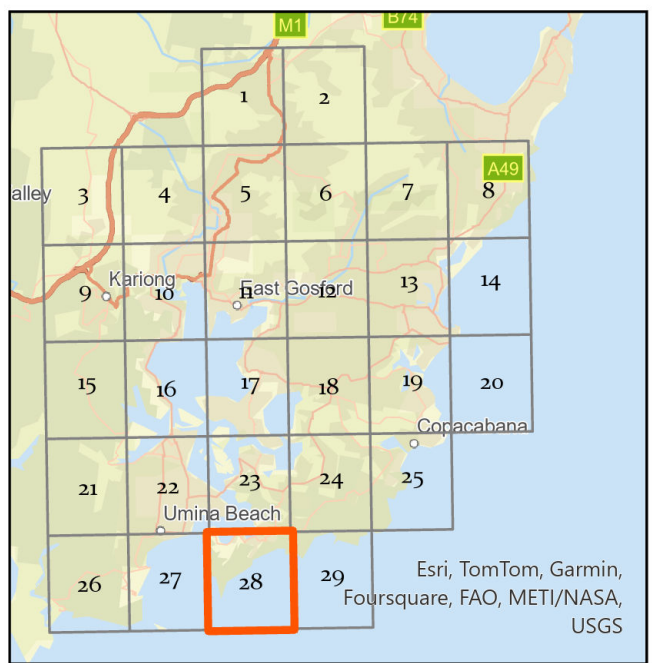




# CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE WINNIE BAY

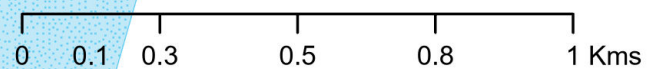
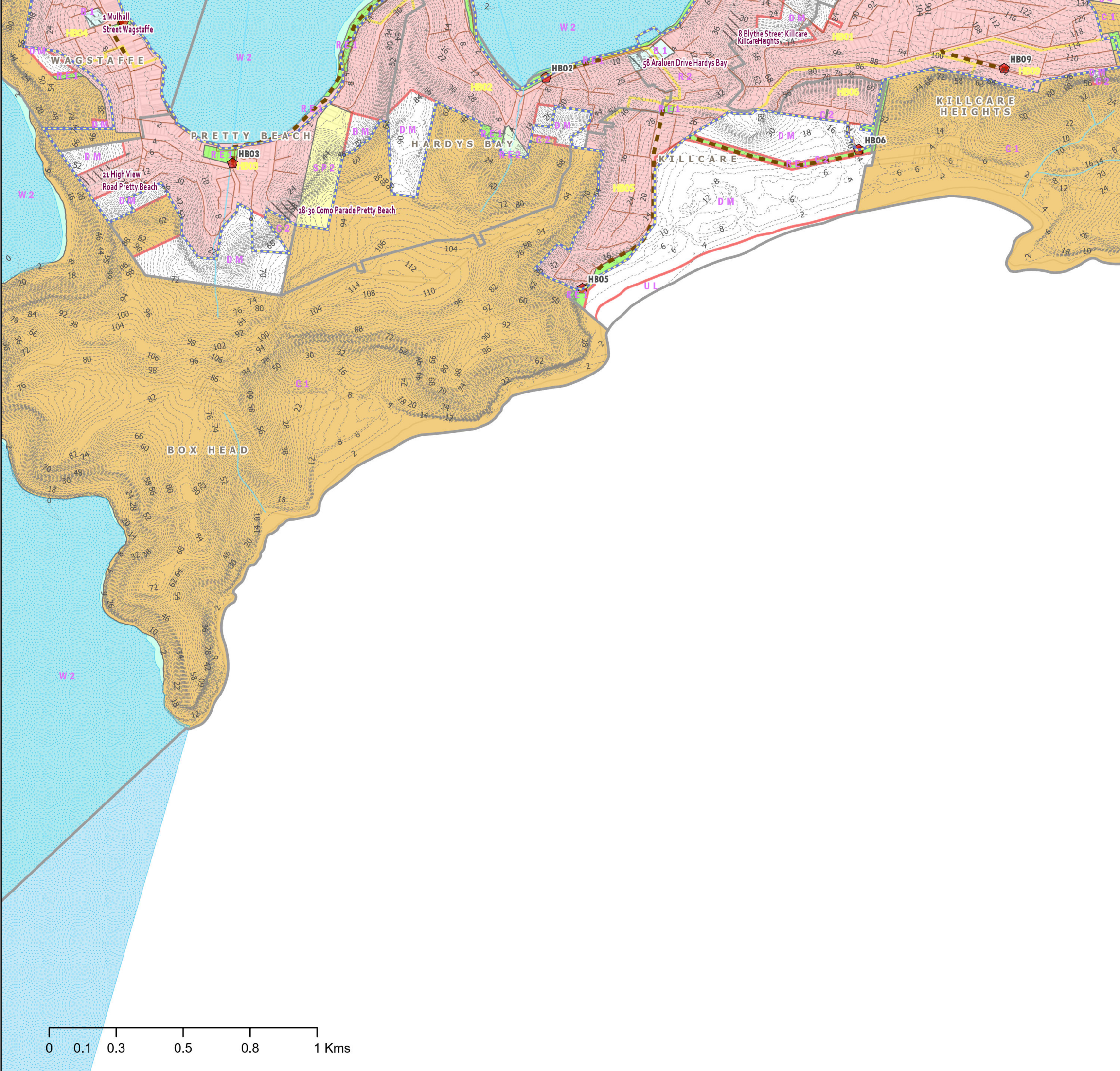
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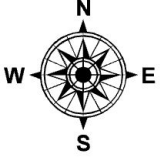
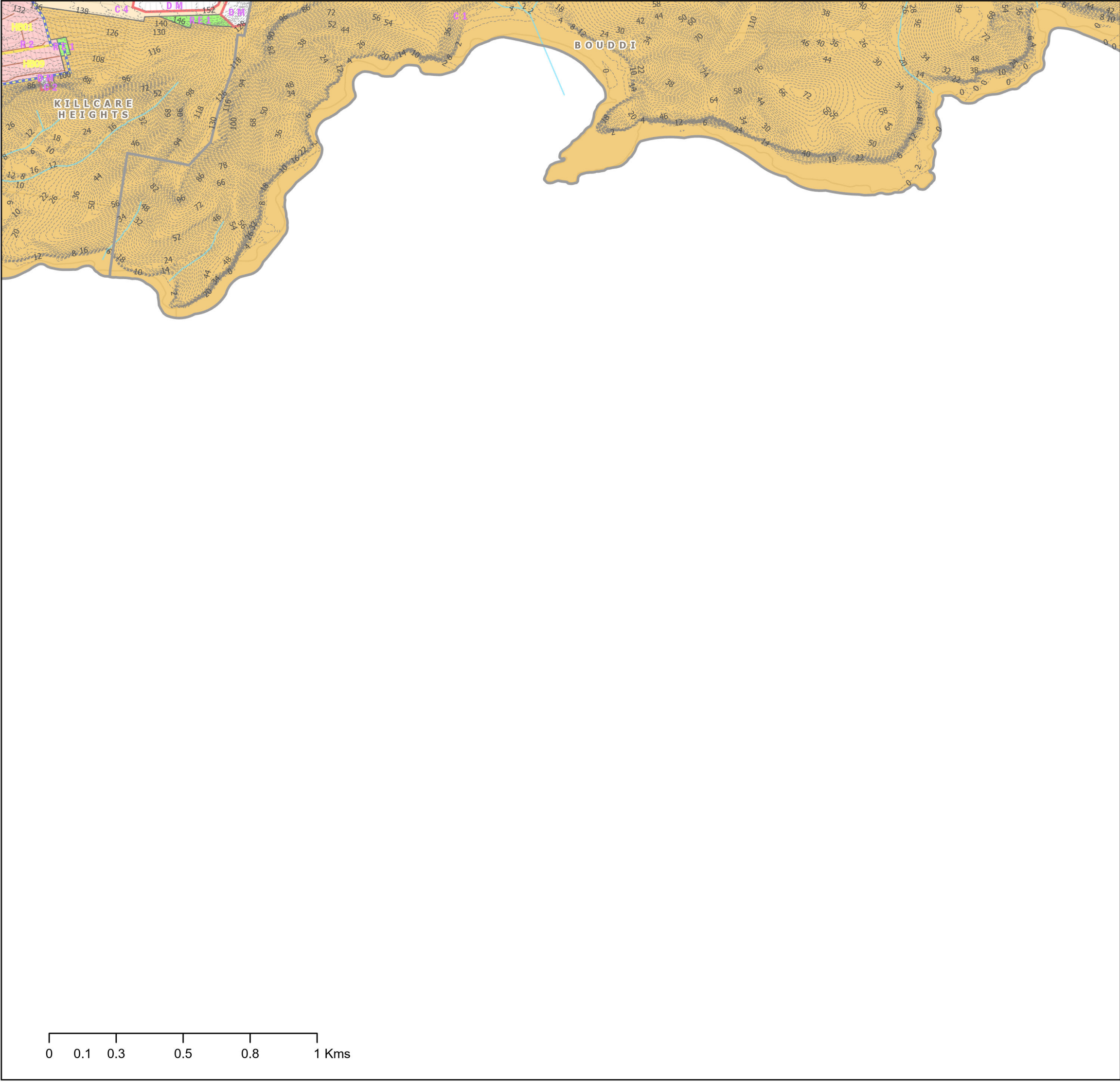


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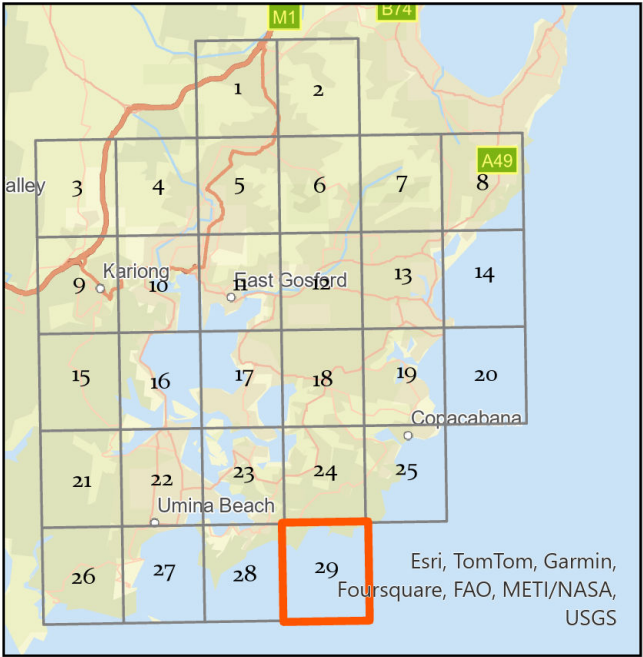




**CENTRAL COAST COUNCIL**  
**PROPOSED SEWER ASSETS DSP 2024**  
**SEWERAGE WINNIE BAY**

**Legend**

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**Appendix A**  
**Central Coast Water Supply Headworks Development Servicing Plan**  
**2024**

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Central Coast Council  
Water Supply Headworks Development Servicing Plan 2024

Version 2.  
Water Assets & Planning  
October 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

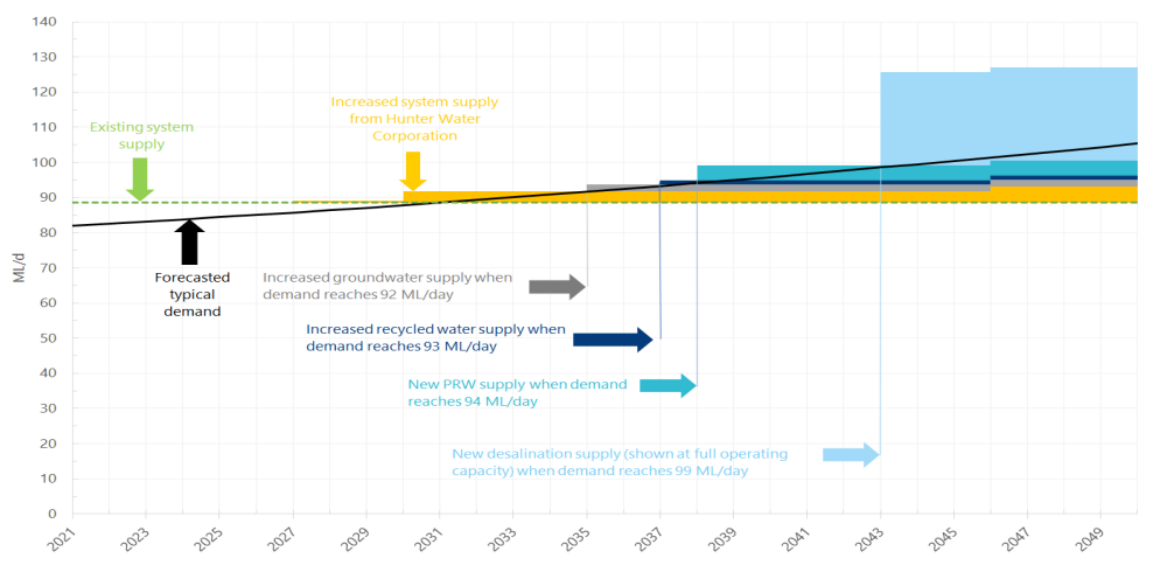


Figure 1 Indicative timings of new supplies after demand exceeds the system yield

## 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.



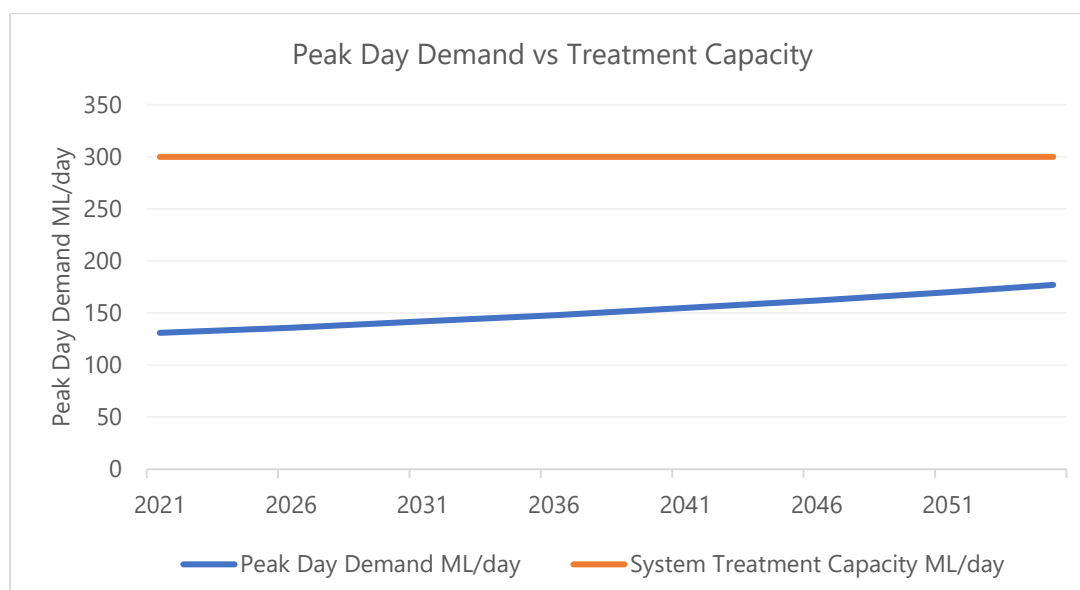


Figure 2 Peak Day Demand vs Water Treatment Capacity

## 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 \$5,975 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







## 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

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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 \$F\$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
			400,221,174	189,223,233	91,607,464	0
5,975	Value per ET	3,547	112,823	115,692	115,692	115,692
		Percent	59.4%	27.4%	13.3%	0

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	400,221,174	189,223,233	91,607,464	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)
<b>Raw Water Yield</b>									
	Mangrove Creek Dam	30 Jun 1982	271,796	41.5%	1		256,044,083	256,044,083	106,284,020
	Mangrove Creek Weir	30 Jun 1975	271,796	41.5%	1		8,413,568	8,413,568	3,492,476
	Durimbah Creek Upper Weir	30 June 1979	271,796	41.5%	1		2,268,758	2,268,758	941,763
	Durimbah Creek to Mardi Dam WMR	30 June 1980	271,796	41.5%	1		5,000,579	5,000,579	2,075,743
	Boomerang Creek Tunnel	30 June 1989	271,796	41.5%	1		238,447,805	238,447,805	98,979,797
	Durimbah Ck Tunnel	30 June 1979	271,796	41.5%	1		10,665,035	10,665,035	4,427,061
	Mangrove Creek Weir WPS to Somersby WTP WMR (Surge Tanks Included)	30 June 1974	271,796	41.5%	1		67,946,739	67,946,739	28,204,724
	Balance Tank B2	30 June 1971	271,796	41.5%	1		7,507,222	7,507,222	3,116,251
	Balance tanks to Somersby WMR	30 June 1974	271,796	41.5%	1		19,781,630	19,781,630	8,211,364
	Mangrove Creek Pumping Station	30 June 1975	271,796	41.5%	1		18,430,258	18,430,258	7,650,409
	Durimbah Creek Pumping Station (WPS11)	30 June 1979	271,796	41.5%	1		2,776,459	2,776,459	1,152,510
<b>Treatment and</b>			271,796	41.5%					
	Somersby WTP Stage 1	30 June 1970	271,796	41.5%	1		34,300,808	34,300,808	14,238,282
	Somersby Balance Tank 2	30 June 1971	271,796	41.5%	1		7,085,524	7,085,524	2,941,204
	Kariong Reservoir No 1(K1)	30 June 1973	271,796	41.5%	1		7,333,798	7,333,798	3,044,263
	Coastal Connection	30 June 1985	271,796	41.5%	1		14,441,050	14,441,050	5,994,487
	Western Transfer WMT SWTP to K2 Res (WMT-WSTK2)	30 June 1978	271,796	41.5%	1		16,037,663	16,037,663	6,657,242
	Western Transfer WMT K2 Res to North Gosford (WMT-KTNG)	30 June 1979	271,796	41.5%	1		6,972,822	6,972,822	2,894,422
	Western Transfer WMT Gosford to T2 Res (WMT-GTT2) Stage 1	30 June 1980	271,796	41.5%	1		32,637,123	32,637,123	13,547,685
	Western Transfer WMT Gosford to T2 Res (WMT-GTT2) Stage 2	30 June 1995	271,796	41.5%	1		38,684,949	38,684,949	16,058,141
	Western Transfer WMT M/WTP to T2 Res (WMT-MTT2)	30 June 1980	271,796	41.5%	1		5,048,147	5,048,147	2,095,488
	Mardi WTP Stage I: 80 ML/d	30 June 1982	271,796	41.5%	1		49,731,856	49,731,856	20,643,717
	Somersby WTP Stage 2	30 June 1986	271,796	41.5%	1		50,161,941	50,161,941	20,822,245
	Kariong Reservoir No 2 (K2)	30 June 1986	271,796	41.5%	1		21,942,939	21,942,939	9,108,524
	Tuggerah 2 Reservoir	30 June 1987	271,796	41.5%	1		16,244,709	16,244,709	6,743,186
	Forresters Beach Pumping Station	30 June 1987	271,796	41.5%	1		2,063,275	2,063,275	856,466
	Durimbah Pumping Station (WPS17)	30 June 1987	271,796	41.5%	1		6,402,701	6,402,701	2,657,764
	Mardi WTP Stage II: 80 ML/d	30 June 1994	271,796	41.5%	1		17,783,500	17,783,500	7,381,939



## 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

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)	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)
<b>Raw Water Yield</b>											
	Mardi Dam Upgrades	30 Jun 2010	2009-10		271,796	41.5%	1		22,736,457	22,736,457	9,437,914
	Lower Wyong River Weir -Fishway and other Upgrade	30 Jun 2010	2009-10		271,796	41.5%	1		12,600,215	12,600,215	5,230,355
	Lower Wyong PS to Mardi Dam WMR	30 Jun 2011	2010-11		271,796	41.5%	1		25,571,628	25,571,628	10,614,795
	Mardi Dam to Mangrove Dam WMR	01 Jan 2011	2010-11		271,796	41.5%	1		97,049,989	97,049,989	40,285,496
	Mooney Pumpstation upgrade	30 Jun 2017	2016-17		271,796	41.5%	1		4,679,886	4,679,886	1,942,623
	Wyong River Pump Station (WPS 1A)	30 Jun 2011	2010-11		271,796	41.5%	1		9,926,222	9,926,222	4,120,379
	Mardi Dam to Mardi WTP Pump Station (WPS23)	30 Jun 2011	2010-11		271,796	41.5%	1		3,508,250	3,508,250	1,456,276
	Mardi Dam to Mangrove Creek Dam Pump Station (WPS24)	30 Jun 2012	2011-12		271,796	41.5%	1		7,564,732	7,564,732	3,140,124
	Spur main WMR	30 Jun 2007	2006-07		271,796	41.5%	1		318,109	318,109	132,047
	Groundwater Bores	30 Jun 2007	2006-07		271,796	41.5%	1		28,525,263	28,525,263	11,840,850
	WPS Narara	30 Jun 2007	2006-07		271,796	41.5%	1		1,287,723	1,287,723	534,534
<b>Treatment and Transfer</b>					271,796						
	Western Transfer WMT MWTP to T2 Res (WMT-MTT2) Upgrade	30 Jun 1997	1996-97		271,796	41.5%	1		4,010,352	4,010,352	1,664,699
	Woy Woy WTP for Groundwater Bores	30 Jun 2007	2006-07		271,796	41.5%	1		9,202,024	9,202,024	3,819,764
	Hunter Connection	30 Jun 2007	2006-07		271,796	41.5%	1		43,629,707	43,629,707	18,110,712
	High Lift Pump Station (WPS25)	30 Jun 2011	2010-11		271,796	41.5%	1		11,375,609	11,375,609	4,722,021
	Mardi to Warnervale Pipeline (M2WPL)	01 Dec 2021	2021-22		271,796	41.5%	1		11,469,039	11,469,039	4,760,803
	Ourimbah Pump Station (WPS17)	30 Jun 2013	2012-13		271,796	41.5%	1		6,402,701	6,402,701	2,657,764
	Forresters Beach Pump Station (WPS FORBCH)	30 Jun 2022	2021-22		271,796	41.5%	1		2,063,275	2,063,275	856,466



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				Service potential inputs			Asset value inputs				
Identifier	Description	Date commissioned	Financial year of commissioning	DSP areas serviced by asset	Expected system-wide ETs to be	Proportion of asset cost to be	Number of units or length of asset (A)	Unit of measure in (A)	MEERA value per unit/measure of	Total MEERA value (A x B)	MEERA value to be recovered via DSP
Future Yield Augmentation			-			-				-	-
	Increased utilisation of GW	30 Jun 2034	2033-34		271,796	41.5%	1		568,575	568,575	236,016
	Expand existing STP based recycling schemes	30 Jun 2037	2036-37		271,796	41.5%	1		7,936,110	7,936,110	3,294,283
	Purified Recycled Water (PRW)	30 Jun 2038	2037-38		271,796	41.5%	1		56,977,200	56,977,200	23,651,263
	Drought Desalination Plant	30 Jun 2043	2042-43		271,796	41.5%	1		287,280,000	287,280,000	119,250,064



## **Appendix B**

### **Southern Water Supply Works Summary**



Water Mains - Southern DSP	Diameter	Length	Rate		Forecast	
	(mm)	(m)	(\$/m)	Cost (\$2024/25)	Completion Year	
Water Main - Railway Crescent-Niagara Park (1)	250	615	\$	571 \$	350,793	2030
Water Main - Tuggerah St-Lisarow (2)	150	623	\$	419 \$	260,904	2030
Water Main - Hanlan St / Narara (4)	200	381	\$	477 \$	181,487	2026
Water Main - Kalawarra Rd-Wyoming (5)	200	475	\$	477 \$	226,380	2026
Water Main - Central Coast Hway, East Gosford (7)	200	284	\$	477 \$	135,563	2030
Water Main - Newling Rd to Bannerman Rd, Lisarow(8)	300	270	\$	667 \$	180,213	2030
Water Main - Sylvan Valley Close -Perratt Close (10)	150	140	\$	419 \$	58,637	2030
Water Main - Deane St from Narara Valley Rd to existing 150 (13)	150	160	\$	419 \$	67,013	2030
Water Main - Hastings Rd to Serpentine Rd (17)	250	930	\$	571 \$	530,718	2036
Total				\$	1,991,707	



## **Appendix C**

### **Southern Sewerage Works Summary - 2024**



Southern Sewer Pump Stations													
Pump Station	STP	New or Upgrade SPS	Current Capacity	Required Capacity	M&E	Civil	Estimated Completion Date	M&E Cost		Odour Dosing			
								Civil Cost	Unit	Cost \$2024/25			
ER11	KTP	Upgrade	18	25	1	1	2031	\$	275,011	\$	510,735	\$	785,746
ER9	KTP	Upgrade	19	22	1		2036	\$	256,869	\$	-	\$	256,869
KS2	KTP	Upgrade	7	13	1		2029	\$	200,794	\$	-	\$	200,794
M1	KTP	Upgrade	154	201	1		2026	\$	893,485	\$	-	\$	893,485
M2	KTP	Upgrade	130	153	1		2029	\$	761,544	\$	-	\$	761,544
M3	KTP	Upgrade	100	115	1		2031	\$	649,532	\$	-	\$	649,532
SD2	KTP	Upgrade	80	110	1		2029	\$	633,726	\$	-	\$	633,726
SD5	KTP	Upgrade	25	34	1		2029	\$	321,740	\$	-	\$	321,740
SD9	KTP	Upgrade	35	44	1		2029	\$	375,066	\$	-	\$	375,066
M4	KTP	Upgrade	25	34	1		2029	\$	321,740	\$	-	\$	321,740
S5	KTP	Upgrade	80	103	1	1	2029	\$	611,598	\$	1,135,826	\$	1,747,424
S6	KTP	Upgrade	32	40	1	1	2029	\$	360,223	\$	668,986	\$	1,029,208
S8	KTP	Upgrade	15	31	1		2029	\$	305,247	\$	-	\$	305,247
S9	KTP	Upgrade	15	27	1		2029	\$	287,106	\$	-	\$	287,106
NA2	KTP	Upgrade	37	46	1		2029	\$	389,910	\$	-	\$	389,910
A4	KTP	Upgrade	82	99	1		2031	\$	598,817	\$	-	\$	598,817
A6	KTP	Upgrade	11	15	1		2029	\$	217,287	\$	-	\$	217,287
FB2	KTP	Upgrade	15	21	1		2029	\$	250,822	\$	-	\$	250,822
FB1	KTP	Upgrade	144	182	1		2029	\$	844,007	\$	-	\$	844,007
C15	KTP	Upgrade	32	38	1		2031	\$	343,730	\$	-	\$	343,730
C13	KTP	Upgrade	165	241	1	1	2029	\$	1,003,436	\$	1,863,525	\$	2,866,961
C12	KTP	Upgrade	20	26	1		2029	\$	275,011	\$	-	\$	275,011
C11	KTP	Upgrade	15	19	1		2036	\$	233,779	\$	-	\$	233,779
C8	KTP	Upgrade	30	39	1		2031	\$	354,725	\$	-	\$	354,725
C5A	KTP	Upgrade	34	39	1		2036	\$	354,725	\$	-	\$	354,725
KA2	KTP	Upgrade	50	63	1	1	2031	\$	466,051	\$	865,523	\$	1,331,574
WG3	KTP	Upgrade	160	201	1		2031	\$	893,485	\$	-	\$	893,485
WG4	KTP	Upgrade	100	116	1		2031	\$	649,532	\$	-	\$	649,532
WG6	KTP	Upgrade	60	72	1		2031	\$	499,036	\$	-	\$	499,036
WYMJ	KTP	Upgrade	870	1150	1	1	2031	\$	2,435,899	\$	4,523,813	\$	6,959,712
NAMJ	KTP	Upgrade	340	440	1		2031	\$	1,694,714	\$	-	\$	1,694,714
A7	KTP	Upgrade	7	34	1	1	2029	\$	327,238	\$	607,727	\$	934,965
TOTAL											\$	28,262,019	

TOTAL	\$	28,262,019
-------	----	------------



Southern Sewer Rising Mains									
STP	SPS	Diameter	Length	Flow (L/s)	Velocity	Estimated		Rate	Cost \$2024/25
		(mm)	(m)		(m/s)	Completion Year			
KSTP	M3	300	240	115	1.63	2031	\$	673.31	\$ 169,893
KSTP	S8	150	161	31	1.74	2029	\$	486.03	\$ 82,268
KSTP	FB2	150	285	21	1.19	2029	\$	486.03	\$ 145,630
KSTP	C13	375	639	241	2.18	2029	\$	820.39	\$ 551,145
KSTP	TM0J (Proposed addition)	600	900	447	1.58	2029	\$	1,692.48	\$ 1,601,446
KSTP	NAMJ Rising main	600	1400	590	2.09	2031	\$	1,692.48	\$ 2,491,138
Total:								\$	5,041,520



**Appendix D**  
**Central Coast Council Equivalent Tenement Calculation Matrix**



## Water and Sewer Loading Calculation - ET Assessment for Developer Charges - Central Coast Council - 2024 DSP

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.	Secondary dwellings, dual occupancies, unit development etc. Any dwelling meeting definition of a habitable dwelling. <b>Studio in line with Council DCP will not trigger any charge.</b>
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, <b>Disability Group Home</b>
Seniors living development	as per residential multi dwelling	Self contained sites in a multi dwelling setting	
Commercial			
Shops/offices	0.005/sq m	General commercial/business development (excludes home offices within existing residential dwellings)	Hairdresser, Beauty Salon, Offices, Retail shops
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		Car 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			
Warehousing	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. <b>Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.</b>	Bulk storage Warehousing
Dry Manufacturing / Medium Industrial	0.001/sq.m	Industrial development in which minimal water consumption may be intermittently utilised within the manufacturing or operational process. <b>Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.</b>	Dry Manufacturing Dry assembly Metal work Mechanical workshops Carpentry and joinery
Heavy 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. <b>Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.</b>	Concrete plants Food processing Breweries Depots for dirty industry, eg Ausgrid depots with bath house
Public Services/ Amenities			
School	0.04/per pupil-staff	Both headworks and distribution components apply	Child Care, Pre School, Day Care Centre
Marina	0.16/berth	per berth	Assumes water supply and sewage pump out facilities are made available.
	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 E**

### **Valuation of Existing and Proposed Assets - 2024**



2024 DSP Unit Rates Water Mains	
Diameter (mm)	Unit Rate (\$/m) 2024 Capital Cost Factor
150	\$ 419
200	\$ 477
250	\$ 571
300	\$ 667
375	\$ 783
450	\$ 965
500	\$ 1,097
525	\$ 1,163
600	\$ 1,345
650	\$ 1,424
750	\$ 1,741
825	\$ 1,865
1050	\$ 2,297

2024 DSP Unit Rates	Diameter (mm)	Minimum Depth (\$/m)	Depth 1.5-3m (\$/m)	Depth 3-4.5m (\$/m)	Depth > 4.5m (\$/m)
Trunk Mains	225	\$499	\$617	\$782	\$954
	300	\$676	\$779	\$983	\$1,138
	375	\$865	\$1,012	\$1,181	\$1,349
	450	\$1,093	\$1,230	\$1,416	\$1,570
	525	\$1,318	\$1,318	\$1,647	\$1,819
	600	\$1,526	\$1,659	\$1,878	\$2,039
	750	\$1,335	\$2,191	\$2,341	\$2,502

2024 DSP Unit Rates	Diameter (mm)	Rate per \$/m
Rising Mains	100	\$445
	150	\$511
	200	\$554
	225	\$579
	250	\$620
	300	\$708
	375	\$863
	450	\$1,017
	600	\$1,779



**Pumping Station Cost Curve- 2024 DSP (\$24/25)**





**Appendix F**  
**Southern Region Developer Charges Calculation Sheet**



SOUTHERN REGION WATER SUPPLY

CALCULATION OF MAXIMUM PRICE

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Table 1: Calculation of maximum price (\$, \$2024-25)	Row 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	Post-1996		Post-1996	Reduction for
		per ET	allocation per ET	Pre-1996 assets	commissioned	uncommissioned	expected revenue and operation
				assets	assets	assets	costs
				48,856,170	8,196,687	456,891	53,686,173
	ETs			31,465	38,311	38,311	9,784
2,267	Value per ET	5,975	0.00	1,553	214	12	5,487

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

Sum of PV of new				Sum of PV of Pre-1996	Sum of PV of Post-1996	Sum of PV of Post-1996	Sum of PV of	Sum of PV of	
ETs (discounted at				commissioned	commissioned	uncommissioned	revenue for new	costs for new ETs	
ETs (discounted at				assets	assets	assets	customers	(discounted at	
pre-1996 asset				(discounted at pre-	(discounted at	(discounted at	expected future	expected future	
discount rate)				1996 asset	post-1996 asset	post-1996 asset	revenue and costs	revenue and costs	
discount rate)				discount rate)	discount rate)	discount rate)	discount rate)	discount rate)	
Sum of new ETs (not discounted)	31,465,179	31,465	38,311	9,784	48,856,170	8,196,687	456,891	97,380,132	43,693,959



SOUTHERN REGION SEWERAGE SUPPLY

CALCULATION OF MAXIMUM PRICE

Index

Table 1: Calculation of maximum price (\$, \$2024-25)	Row
Table 2: Key variables used in maximum price calculation (\$, \$2024-25)	17
Table 3: Annual calculation over analysis horizon (\$, \$2024-25)	26
	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			278,219,374	assets	assets	and operation
	Value per ET			30,685	37,435	37,435	costs
6,623				9,067	547	236	3,227

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

Sum of new ETs (not discounted)	Sum of PV of new	Sum of PV of new	Sum of PV of new	Sum of PV of Pre-1996	Sum of PV of Post-1996	Sum of PV of Post-1996	Sum of PV of revenue for new	Sum of PV of
	ETs (discounted at pre-1996 asset discount rate)	ETs (discounted at post-1996 asset discount rate)	ETs (discounted at expected revenue and costs discount rate)					
31,130,450	30,685	37,435	9,517	278,219,374	20,469,919	8,847,909	67,802,176	37,091,580