



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

Version 2.0  
Water Assets & Planning  
October 2024

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Northern Region Water Supply and Sewerage Development Servicing Plan 2024

Author: Luke Drury

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

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

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

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

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

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

## 2.0 Summary of Developer Charges

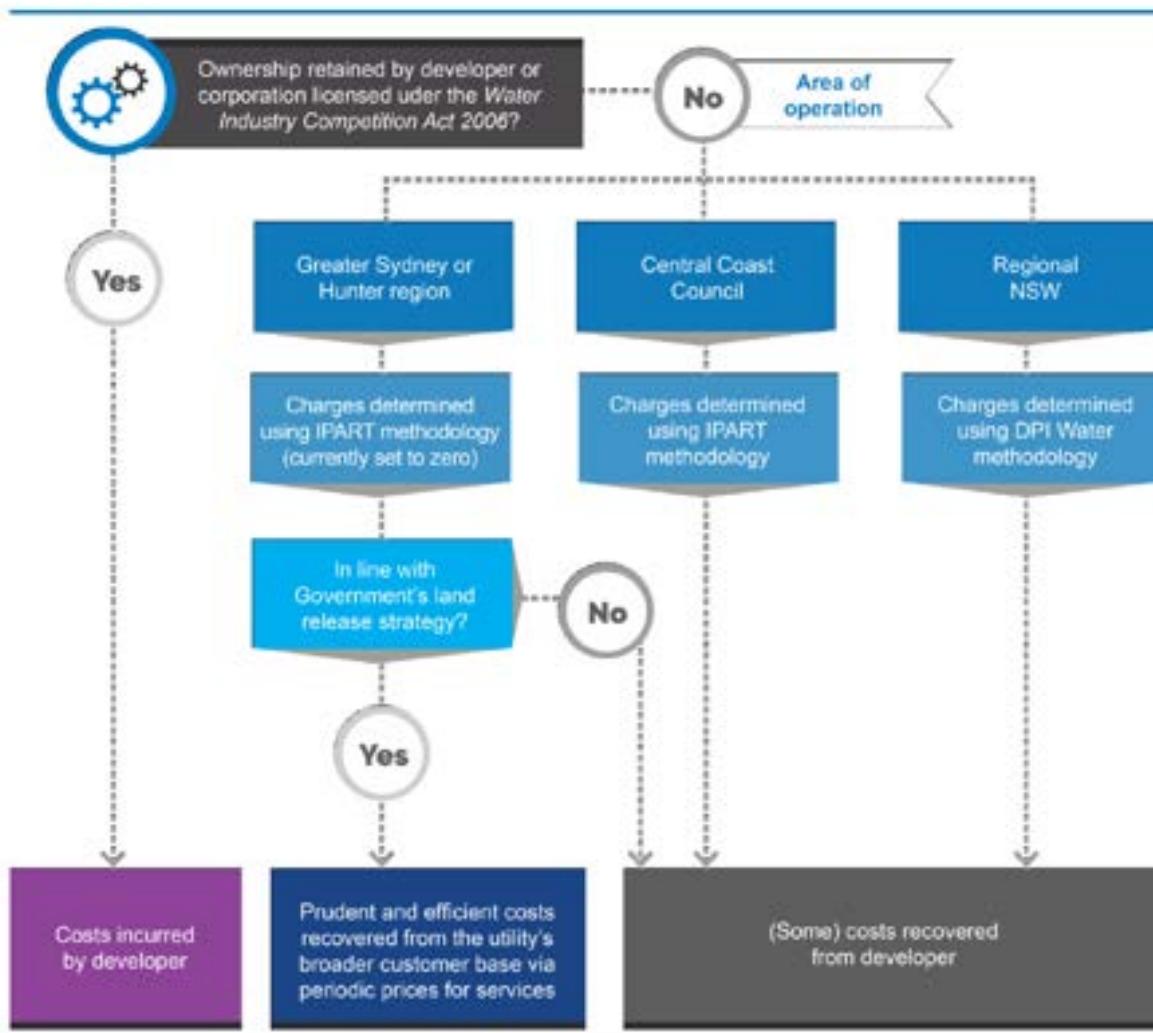
Following the adoption of this DSP the combined water and sewerage contribution for development within the Northern Region will be \$5,713 for Wonga Point or \$6,766 for Norah Head (subject to catchment location) per Equivalent Tenement (ET). For the purpose of determining Developer Charges payable, all development is assessed on an 'Equivalent Tenement' basis. This is described further in Section 8.

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

**Table 1 Developer Charges Summary**

| Developer Charge             | Previous Charge 2014 DSP<br>(\$2024/25) | New Charge<br>(\$2024-25/ET) |
|------------------------------|---|------------------------------|
| Northern Region Water Supply | \$4,012.21                              | \$2,616                      |
| Northern Region Sewerage     |   |                              |
| Wonga Point Catchment        | \$2,809.63                              | \$3,097                      |
| Norah Head Catchment         | \$2,809.63                              | \$4,151                      |
| Combined Water & Sewerage    |   |                              |
| Wonga Point Catchment        | \$6,821.84                              | \$5,713                      |
| Norah Head Catchment         | \$6,821.84                              | \$6,767                      |

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



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

## 3.0 Applicability of the Plan

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

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

## 4.0 Area of the Plan

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

### 4.1 Basis of determining service areas

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

#### ***Water Supply Headworks***

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

#### ***Water Distribution***

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

#### ***Sewerage***

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

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

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

## 5.0 Population Predictions and Dwelling Unit Estimates

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

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

**Table 2 Population and Equivalent Tenement Summary**

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

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

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

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

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

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

## 6.0 Reference to Other Development Servicing Plans

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

## 7.0 Future Asset Profile

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

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

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

### 7.1 Water Supply

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

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

### 7.2 Sewerage

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

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

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

## 8.0 Equivalent Tenement Calculation

### 8.1 Water Supply

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

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

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

### 8.2 Sewerage

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

### 8.3 Calculation of Equivalent Tenements for Specific Development Types

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

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

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

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

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

## 9.0 Works In Kind and Temporary Works

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

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

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

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

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

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

## 10.0 Timing and Method of Payment

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

- Involving subdivision, 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 8.0, minus any existing credits applicable to the site.

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

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

Where:

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

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

## 11.2 Net Present Value Model Parameters

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

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

## 12.3 Asset Description

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

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

## 12.4 Developer Charges

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

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

**Table 3 Summary of Developer Charges Calculations**

|   | <b>Headworks Capital Charge (\$/ET)</b> | <b>Distribution Capital Charge (\$/ET)</b> | <b>Operating Surplus (\$/ET)</b> | <b>Total Charge (\$/ET)</b> |
|---|---|--|----------------------------------|-----------------------------|
| <b>Scheme</b>   | (a)                                     | (b)  | (c)                              | (d)=(a)+(b)-(c)             |
| Northern Region Water Supply  | \$5,975                                 | \$1,970                                    | \$5,330                          | \$2,616                     |
| Northern Region Sewerage Norah Head<br>Northern Region Sewerage Wonga Point | N/A                                     | \$7,316<br>\$6,026                         | \$3,165<br>\$2929                | \$4151<br>\$3097            |

## 13.0 Method of Updating Developer Charges Payable Under This Plan

The Development Servicing Plan will be reviewed:

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

### 13.1 CPI Adjustment

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

$$\frac{CPI}{\frac{March\ year\ n}{CPI}} = \frac{March\ year\ n}{March\ year\ n-1}$$

Where:

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

*March year n* = the March quarter for Year n; and

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

## 13.2 Dispute Resolution

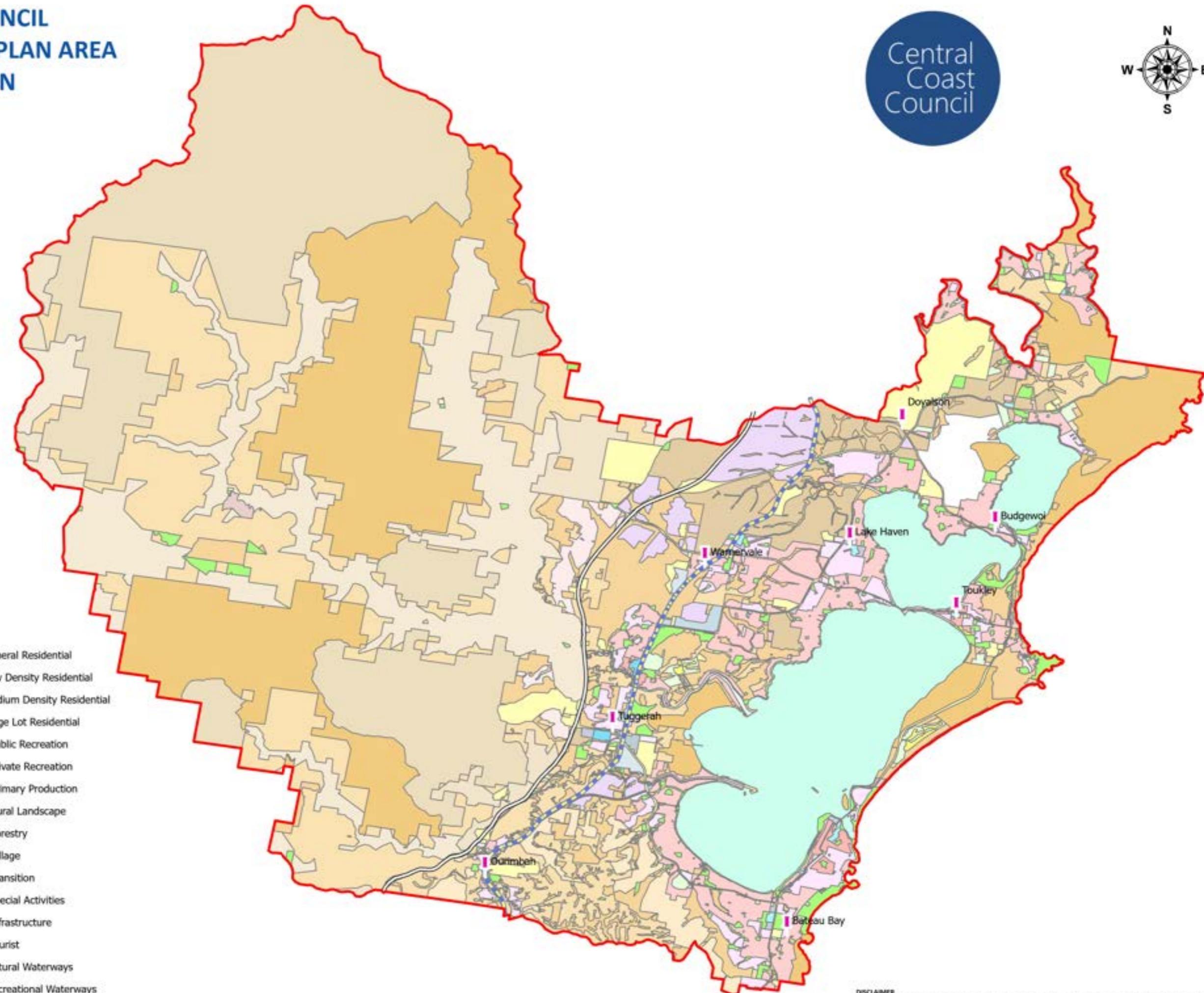
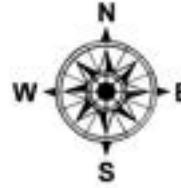
A developer who is dissatisfied with how Council has calculated a developer charge has a right to have the dispute arbitrated under the Independent Pricing & Regulatory Tribunal Act.

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

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

**Figure 1**  
**Development Servicing Plan Area**

**CENTRAL COAST COUNCIL  
DEVELOPMENT SERVICING PLAN AREA  
NORTHERN REGION**

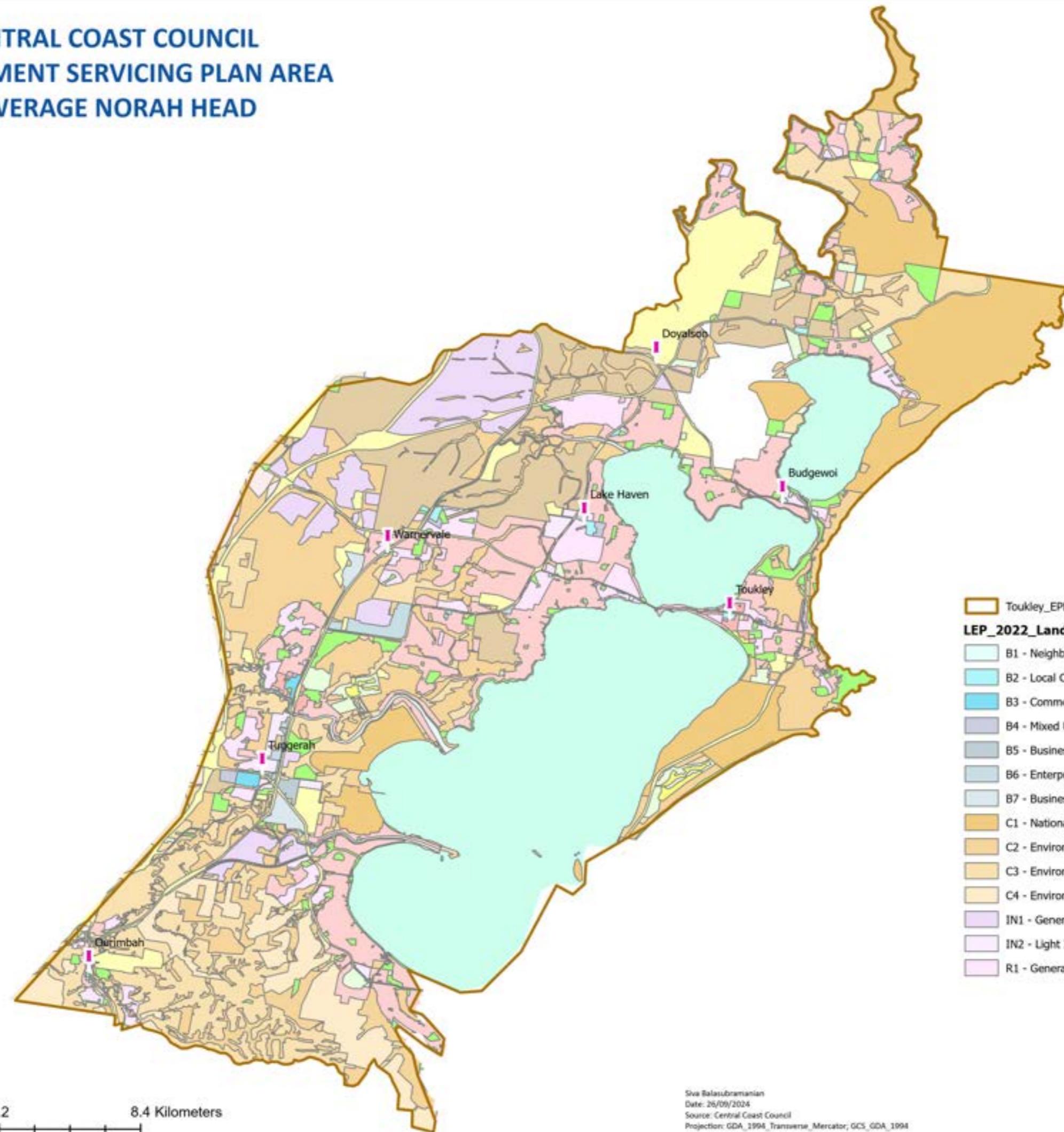


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# CENTRAL COAST COUNCIL DEVELOPMENT SERVICING PLAN AREA SEWERAGE NORAH HEAD



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CENTRAL COAST COUNCIL  
DEVELOPMENT SERVICING PLAN AREA  
SEWERAGE WONGA POINT

Legend

|  |                                 |
|--|---------------------------------|
| — Bateau Bay EPL Boundary              | R1 - General Residential        |
| <b>LEP_2022_LandZoningMap</b>          |                                 |
| ■ B1 - Neighbourhood Centre            | R2 - Low Density Residential    |
| ■ B2 - Local Centre                    | R3 - Medium Density Residential |
| ■ B4 - Mixed Use                       | RE1 - Public Recreation         |
| ■ B6 - Enterprise Corridor             | RE2 - Private Recreation        |
| ■ C1 - National Parks& Nature Reserves | SP1 - Special Activities        |
| ■ C2 - Environmental Conservation      | SP2 - Infrastructure            |
| ■ C3 - Environmental Management        | W1 - Natural Waterways          |
| ■ C4 - Environmental Living            | W2 - Recreational Waterways     |
| ■ IN2 - Light Industrial               | UL - Unzoned Land               |
|  | DM - Deferred Matter            |

0 0.3 0.6 0.9 1.1 1.4 1.7 2.0 Kms

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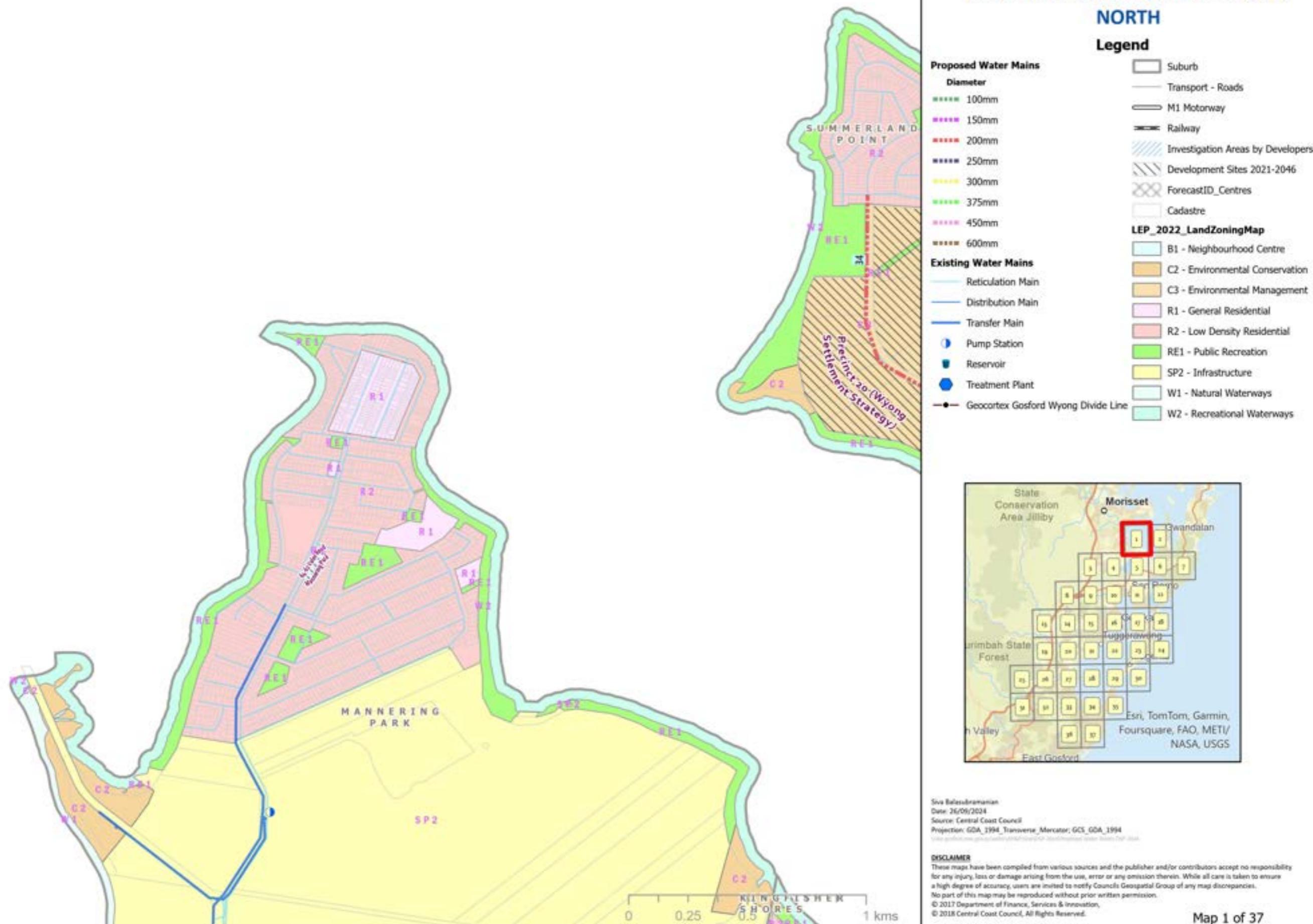
**Figure 2**  
**Northern Water Supply Works Plan – 2024**



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend



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

**Legend**

|                             |  |
|-----------------------------|--|
| <b>Proposed Water Mains</b> |  |
| <b>Diameter</b>             |  |
| 100mm                       |  |
| 150mm                       |  |
| 200mm                       |  |
| 250mm                       |  |
| 300mm                       |  |
| 375mm                       |  |
| 450mm                       |  |
| 600mm                       |  |
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**Existing Water Mains**

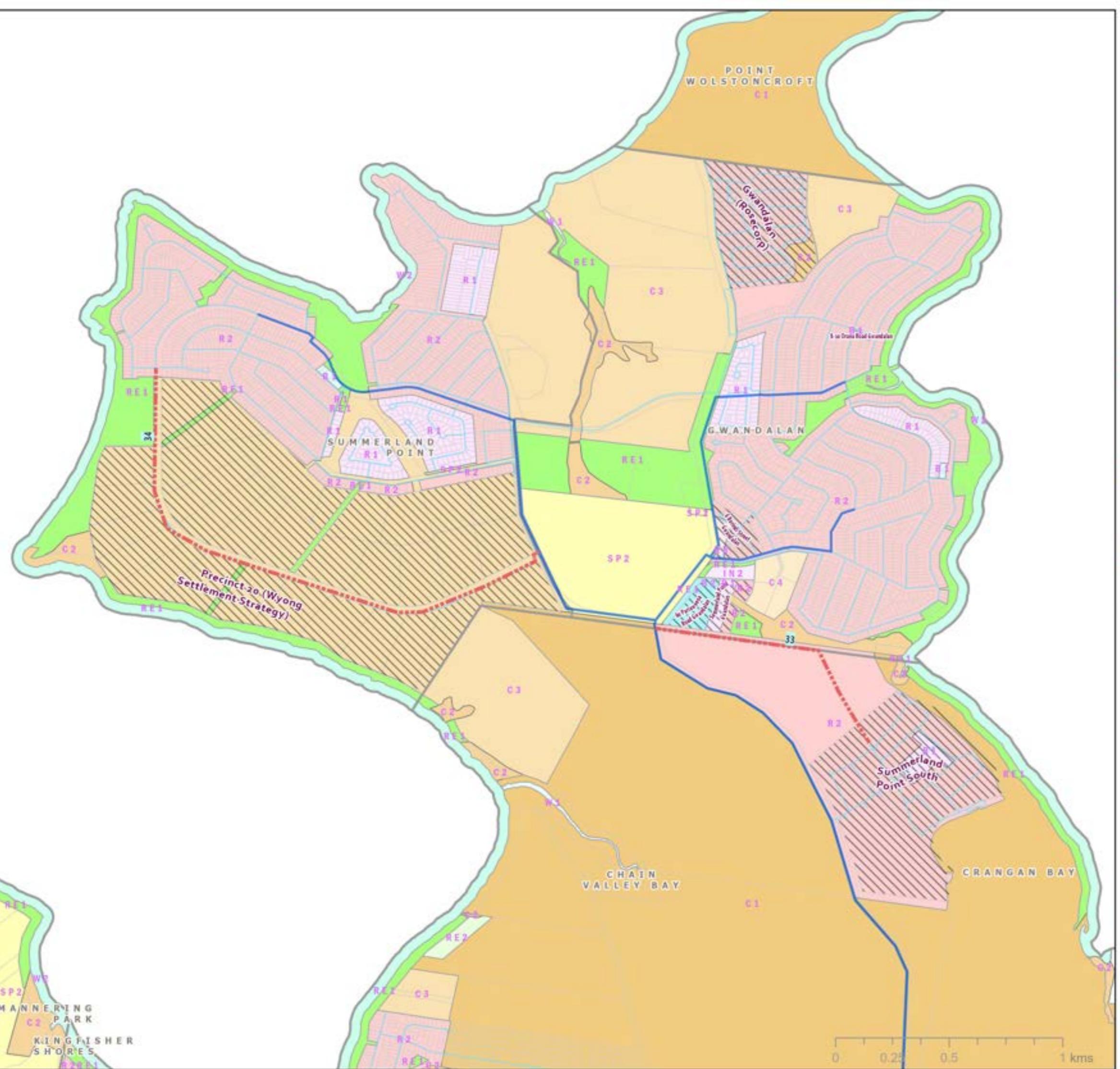
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                      |   |
|----------------------|---|
| Proposed Water Mains | ● Treatment Plant                       |
| Diameter             | —●— Geocortex Gosford Wyong Divide Line |
| 100mm                | □ Suburb                                |
| 150mm                | —○— Transport - Roads                   |
| 200mm                | —■— M1 Motorway                         |
| 250mm                | —▲— Railway                             |
| 300mm                | ■■■■■ Investigation Areas by Developers |
| 375mm                | ■■■■■ Development Sites 2021-2046       |
| 450mm                | ○○○○○ ForecastID_Centres                |
| 600mm                | □ Cadastre                              |
| Existing Water Mains | LEP_2022_LandZoningMap                  |
| Reticulation Main    | ■■■■■ C2 - Environmental Conservation   |
| Distribution Main    | ■■■■■ IN1 - General Industrial          |
| Transfer Main        | ■■■■■ RU1 - Primary Production          |
| Pump Station         | ■■■■■ RU6 - Transition                  |
| Reservoir            | ■■■■■ SP2 - Infrastructure              |



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

**Legend**

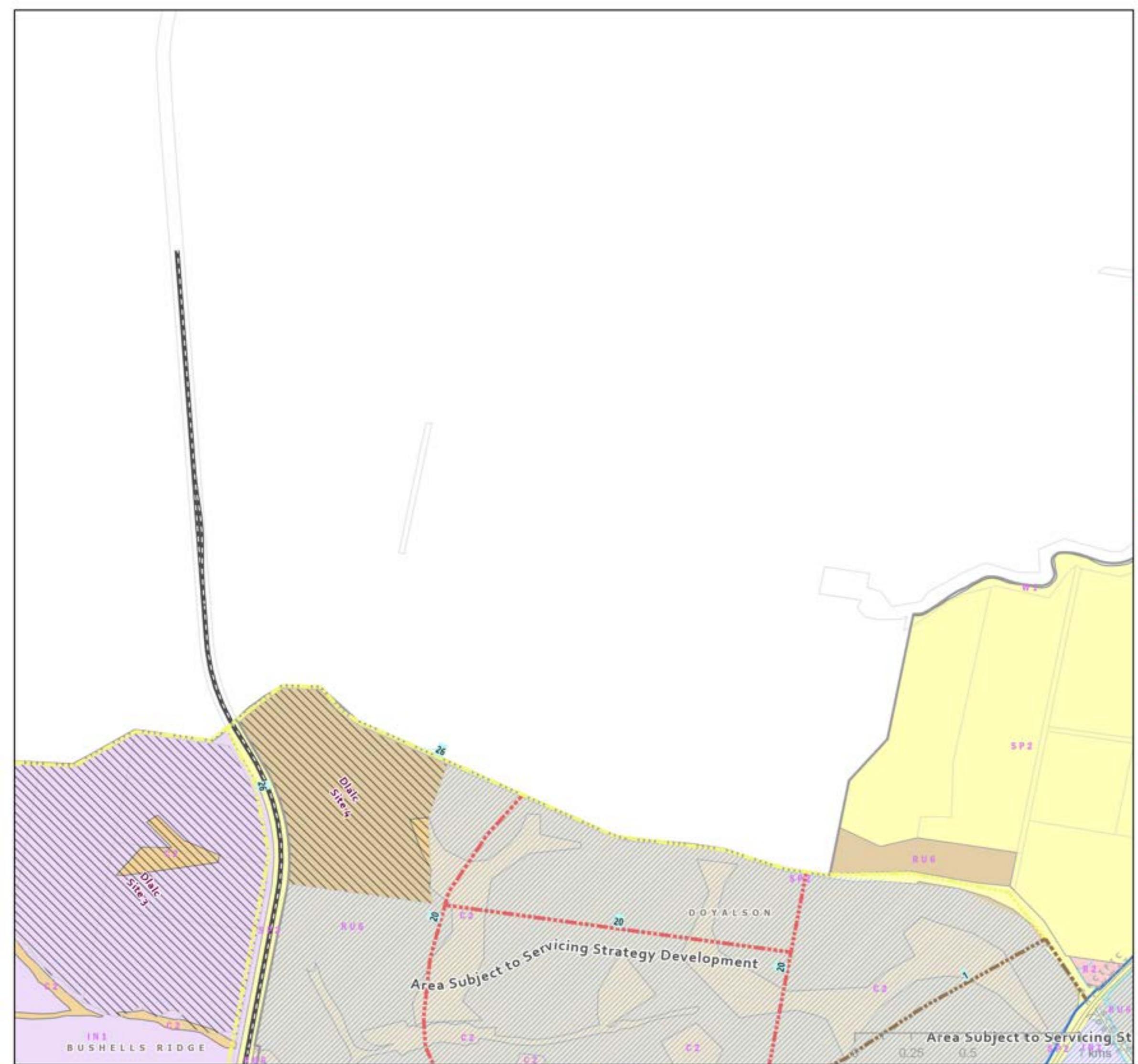
|                               |                                     |
|-------------------------------|-------------------------------------|
| <b>Proposed Water Mains</b>   | Geocortex Gosford Wyong Divide Line |
| Diameter                      |                                     |
| 100mm                         | Suburb                              |
| 150mm                         | Transport - Roads                   |
| 200mm                         | M1 Motorway                         |
| 250mm                         | Railway                             |
| 300mm                         | Investigation Areas by Developers   |
| 375mm                         | Development Sites 2021-2046         |
| 450mm                         | ForecastID_Centres                  |
| 600mm                         | Cadastral                           |
| <b>LEP_2022_LandZoningMap</b> |                                     |
| Reticulation Main             | C2 - Environmental Conservation     |
| Distribution Main             | IN1 - General Industrial            |
| Transfer Main                 | R2 - Low Density Residential        |
| Pump Station                  | RU6 - Transition                    |
| Reservoir                     | SP2 - Infrastructure                |
| Treatment Plant               | W1 - Natural Waterways              |



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

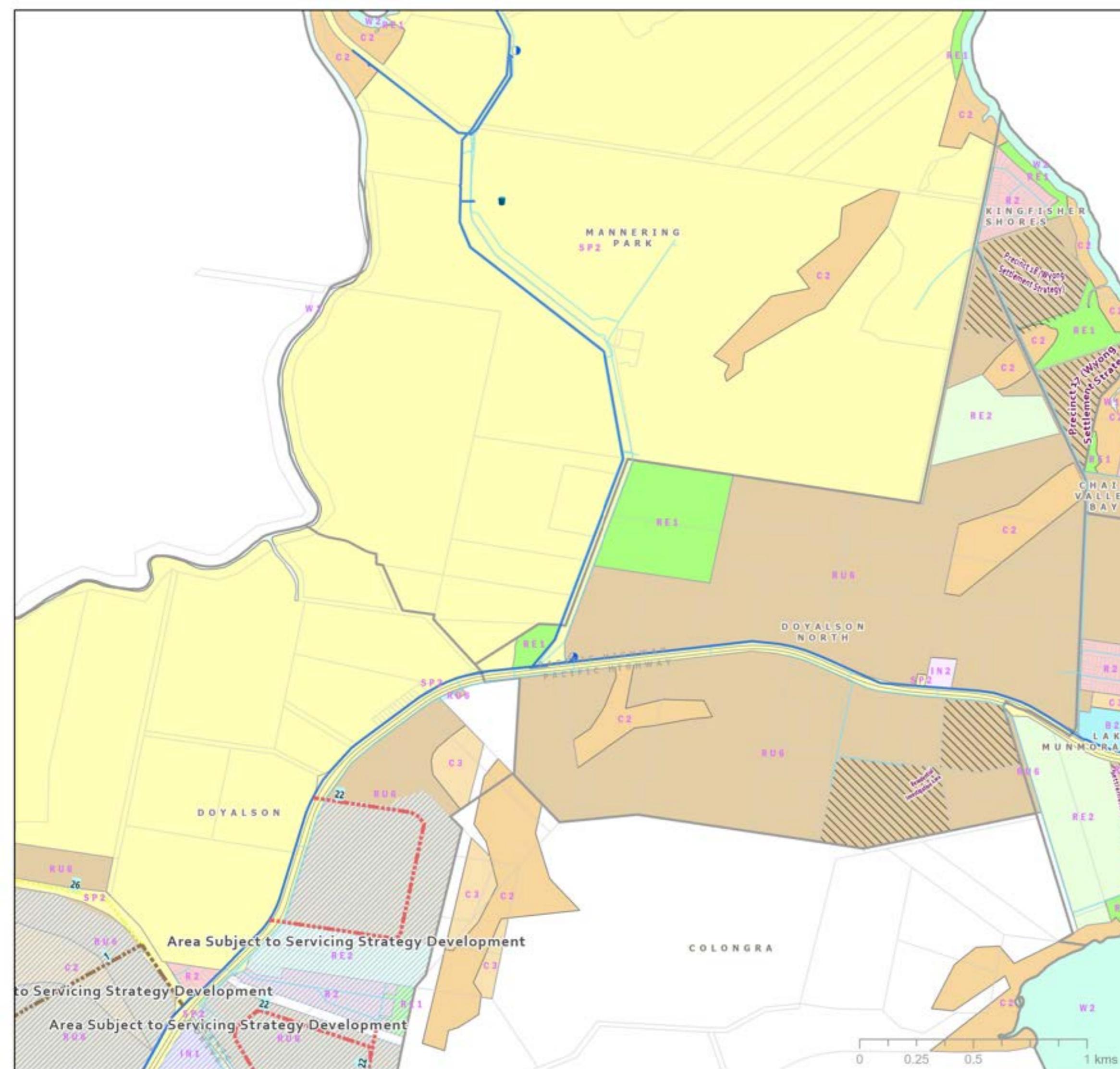
|                                     |  |                                   |
|-------------------------------------|--|-----------------------------------|
| Proposed Water Mains                |  | M1 Motorway                       |
| Diameter                            |  | Railway                           |
| 100mm                               |  | Investigation Areas by Developers |
| 150mm                               |  | Development Sites 2021-2046       |
| 200mm                               |  | ForecastID_Centres                |
| 250mm                               |  | Cadastre                          |
| 300mm                               |  | LEP_2022_LandZoningMap            |
| 375mm                               |  | B2 - Local Centre                 |
| 450mm                               |  | C2 - Environmental Conservation   |
| 600mm                               |  | C3 - Environmental Management     |
| Existing Water Mains                |  | IN1 - General Industrial          |
| Reticulation Main                   |  | IN2 - Light Industrial            |
| Distribution Main                   |  | R2 - Low Density Residential      |
| Transfer Main                       |  | RE1 - Public Recreation           |
| Pump Station                        |  | RE2 - Private Recreation          |
| Reservoir                           |  | RU6 - Transition                  |
| Treatment Plant                     |  | SP2 - Infrastructure              |
| Geocortex Gosford Wyong Divide Line |  | W1 - Natural Waterways            |
| Suburb                              |  | W2 - Recreational Waterways       |
| Transport - Roads                   |  |                                   |



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                             |  |
|-----------------------------|--|
| <b>Proposed Water Mains</b> |  |
| <b>Diameter</b>             |  |
| 100mm                       |  |
| 150mm                       |  |
| 200mm                       |  |
| 250mm                       |  |
| 300mm                       |  |
| 375mm                       |  |
| 450mm                       |  |
| 600mm                       |  |
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**Existing Water Mains**

|  |  |
|--|--|
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|  |  |
|  |  |
|  |  |
|  |  |



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

**Legend**

**Proposed Water Mains**  Geocortex Gosford Wyong Divide Line

 Suburb

 Transport - Roads

 M1 Motorway

 Railway

 Investigation Areas by Developers

 Development Sites 2021-2046

 ForecastID\_Centres

 Cadastre

 100mm

 150mm

 200mm

 250mm

 300mm

 375mm

 450mm

 600mm

**LEP\_2022\_LandZoningMap**

 C1 - National Parks& Nature Reserves

 C2 - Environmental Conservation

 C3 - Environmental Management

 RE1 - Public Recreation

 SP2 - Infrastructure

 W2 - Recreational Waterways

**Existing Water Mains**

 Reticulation Main

 Distribution Main

 Transfer Main

 Pump Station

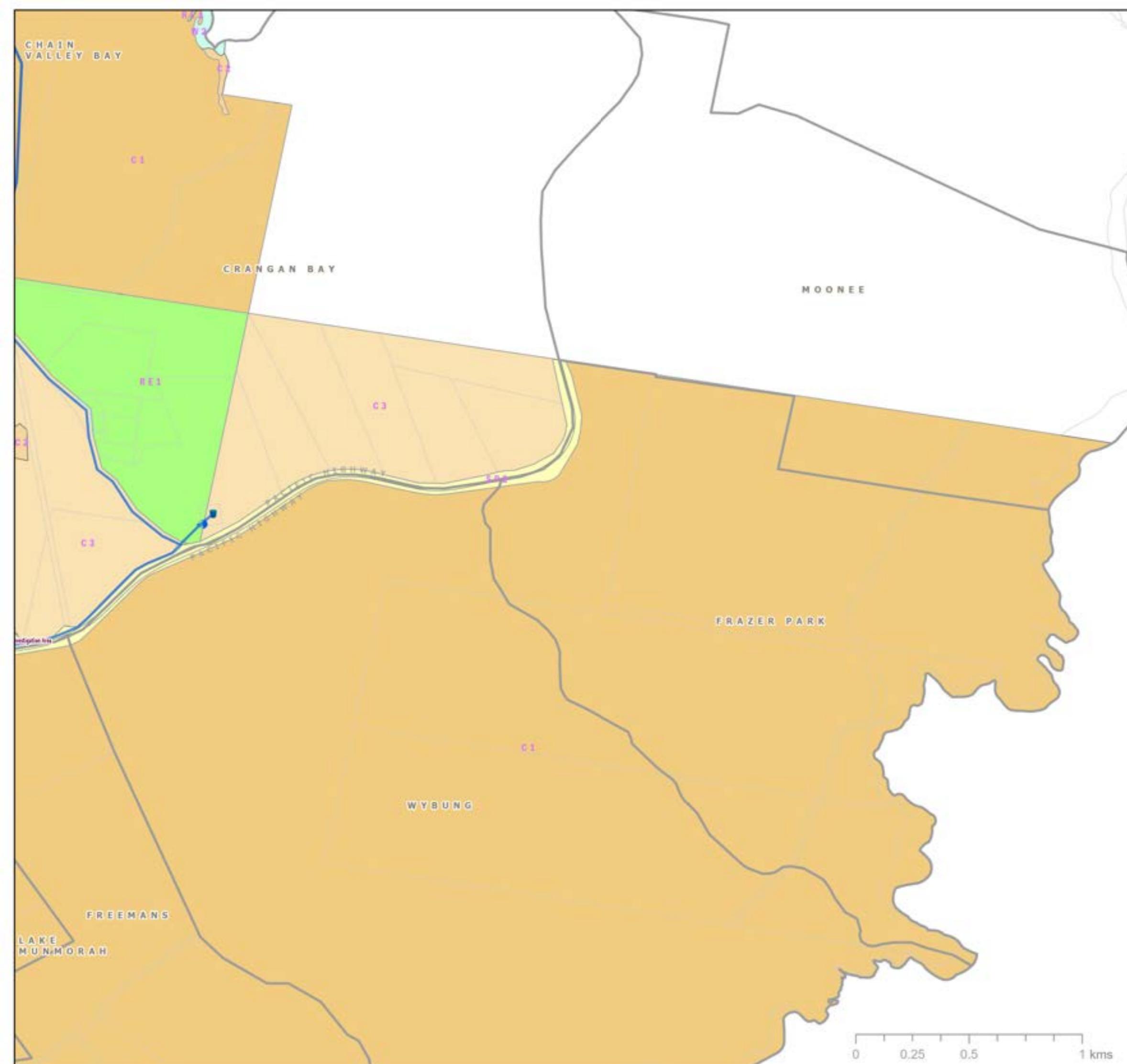
 Reservoir

 Treatment Plant



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PROPOSED WATER ASSETS DSP 2024  
NORTH**

### Legend

### Proposed Water Mains

**Diameter**

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

**Transport - Roads**

**M1 Motorway**

**Railway**

**Investigation Areas by Developers**

**Development Sites 2021-2046**

**ForecastID\_Centres**

**Cadastre**

**LEP\_2022\_LandZoningMap**

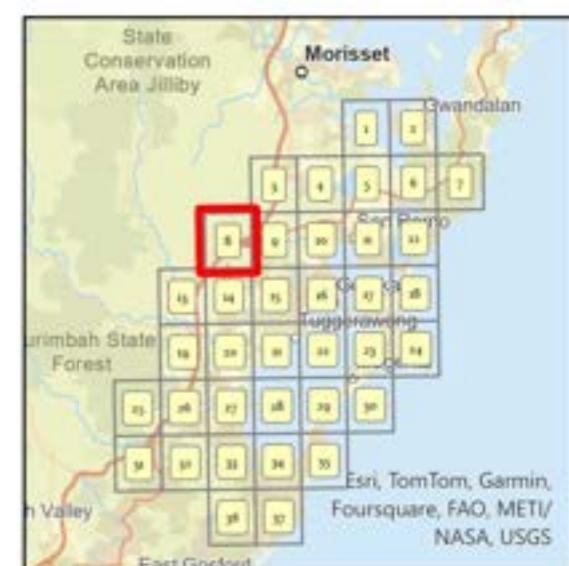
www.buonum

**Legend:**

- Reservoir:** Blue hexagon
- Treatment Plant:** Blue hexagon with a white center
- Existing Water Mains:**
  - Reticulation Main:** Thin blue line
  - Distribution Main:** Thick blue line
  - Transfer Main:** Thick blue line with a blue dot
- Pump Station:** Blue circle with a white center

**Environmental Management Categories:**

- C3 - Environmental Management:** Yellow
- IN1 - General Industrial:** Light purple
- R5 - Large Lot Residential:** Light pink
- RE1 - Public Recreation:** Light green
- RU1 - Primary Production:** Light orange
- RU2 - Rural Landscape:** Light beige
- RU6 - Transition:** Light brown
- SP2 - Infrastructure:** Light yellow



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PROPOSED WATER ASSETS DSP 2024  
NORTH**

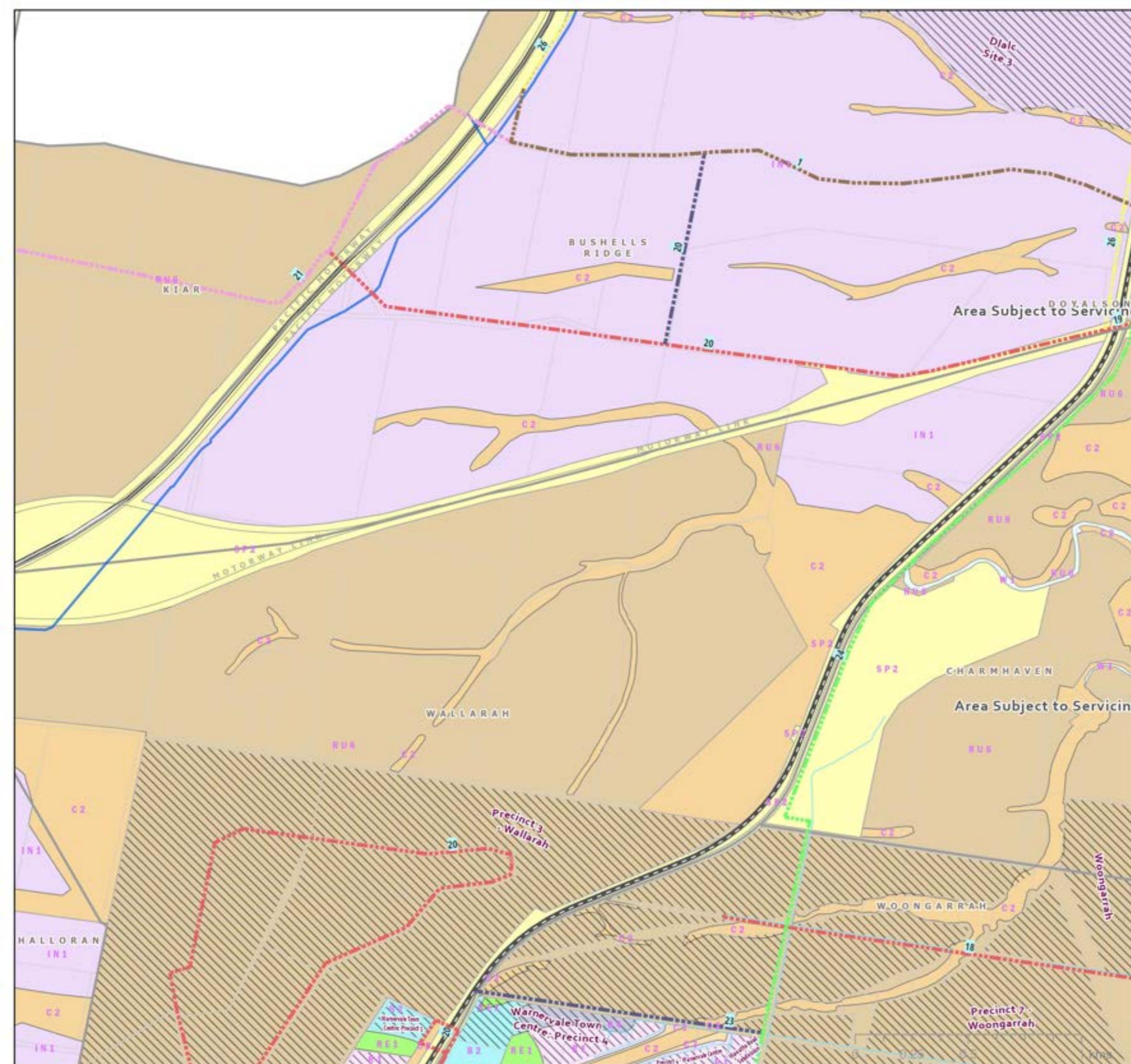
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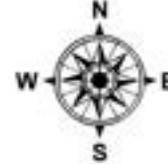
|                               |                                   |
|-------------------------------|-----------------------------------|
|                               | M1 Motorway                       |
|                               | Railway                           |
|                               | Investigation Areas by Developers |
|                               | Development Sites 2021-2046       |
|                               | ForecastID_Centres                |
|                               | Cadastre                          |
| <b>LEP_2022_LandZoningMap</b> |                                   |
|                               | B2 - Local Centre                 |
|                               | B4 - Mixed Use                    |
|                               | C2 - Environmental Conservation   |
|                               | C3 - Environmental Management     |
|                               | IN1 - General Industrial          |
|                               | R1 - General Residential          |
|                               | R2 - Low Density Residential      |
|                               | RE1 - Public Recreation           |
|                               | RU1 - Primary Production          |
|                               | RU6 - Transition                  |
|                               | SP2 - Infrastructure              |
|                               | W1 - Natural Waterways            |



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

**Proposed Water Mains**

- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Cadastre

**LEP\_2022\_LandZoningMap**

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- C2 - Environmental Conservation
- C3 - Environmental Management
- IN1 - General Industrial
- IN2 - Light Industrial
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RU6 - Transition
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways

**Existing Water Mains**

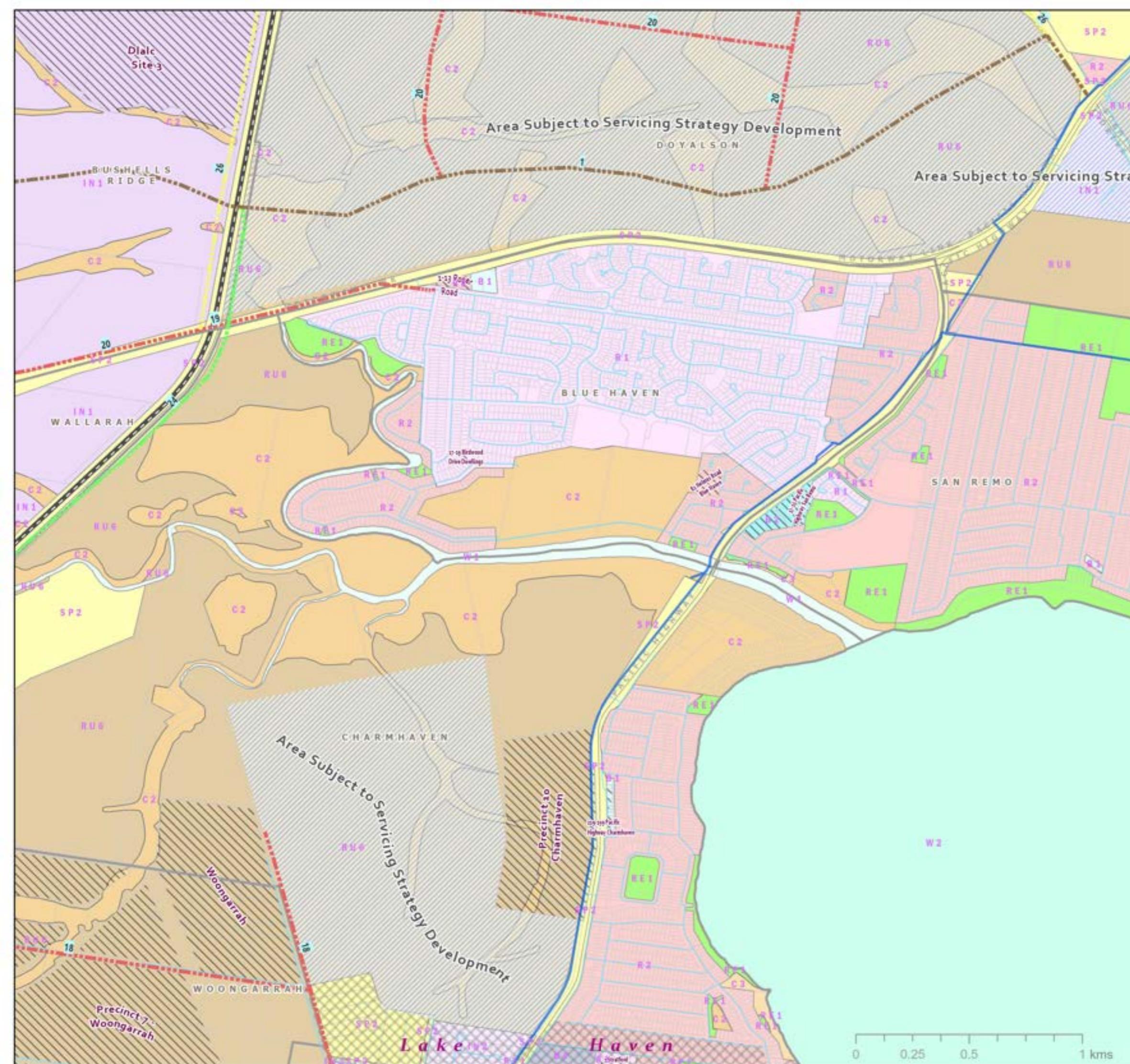
- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads
- M1 Motorway



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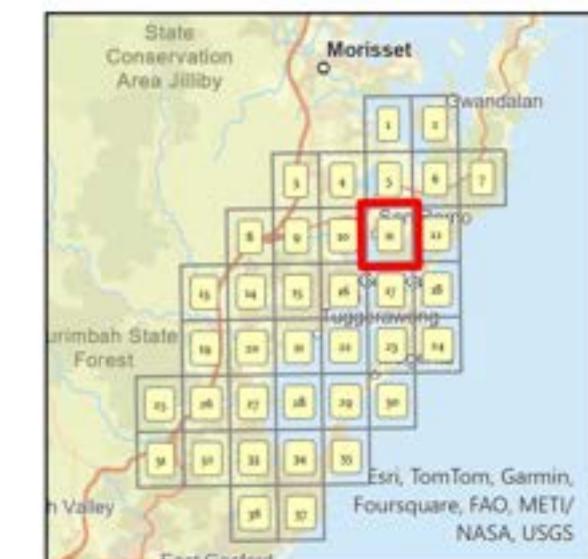
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Proposed Water Mains                | M1 Motorway                          |
| Diameter                            | Railway                              |
| 100mm                               | Investigation Areas by Developers    |
| 150mm                               | Development Sites 2021-2046          |
| 200mm                               | ForecastID_Centres                   |
| 250mm                               | Cadastre                             |
| 300mm                               | LEP_2022_LandZoningMap               |
| 375mm                               | B1 - Neighbourhood Centre            |
| 450mm                               | B2 - Local Centre                    |
| 600mm                               | C1 - National Parks& Nature Reserves |
| Existing Water Mains                | C2 - Environmental Conservation      |
| Reticulation Main                   | C3 - Environmental Management        |
| Distribution Main                   | IN1 - General Industrial             |
| Transfer Main                       | R1 - General Residential             |
| Pump Station                        | R2 - Low Density Residential         |
| Reservoir                           | RE1 - Public Recreation              |
| Treatment Plant                     | RE2 - Private Recreation             |
| Geocortex Gosford Wyong Divide Line | RU6 - Transition                     |
| Suburb                              | SP2 - Infrastructure                 |
| Transport - Roads                   | W2 - Recreational Waterways          |



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PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

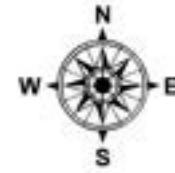
|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Proposed Water Mains                | M1 Motorway                          |
| Diameter                            | Railway                              |
| 100mm                               | Investigation Areas by Developers    |
| 150mm                               | Development Sites 2021-2046          |
| 200mm                               | ForecastID_Centres                   |
| 250mm                               | Cadastre                             |
| 300mm                               | LEP_2022_LandZoningMap               |
| 375mm                               | B1 - Neighbourhood Centre            |
| 450mm                               | B2 - Local Centre                    |
| 600mm                               | C1 - National Parks& Nature Reserves |
| Existing Water Mains                | C2 - Environmental Conservation      |
| Reticulation Main                   | C3 - Environmental Management        |
| Distribution Main                   | C4 - Environmental Living            |
| Transfer Main                       | R1 - General Residential             |
| Pump Station                        | R2 - Low Density Residential         |
| Reservoir                           | RE1 - Public Recreation              |
| Treatment Plant                     | RE2 - Private Recreation             |
| Geocortex Gosford Wyong Divide Line | SP2 - Infrastructure                 |
| Suburb                              | W2 - Recreational Waterways          |
| Transport - Roads                   |                                      |



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

**Legend**

|                                     |  |                                   |
|-------------------------------------|--|-----------------------------------|
| <b>Proposed Water Mains</b>         |  | Suburb                            |
| <b>Diameter</b>                     |  | Transport - Roads                 |
| 100mm                               |  | M1 Motorway                       |
| 150mm                               |  | Railway                           |
| 200mm                               |  | Investigation Areas by Developers |
| 250mm                               |  | Development Sites 2021-2046       |
| 300mm                               |  | ForecastID_Centres                |
| 375mm                               |  | Cadastral                         |
| 450mm                               |  |                                   |
| 600mm                               |  |                                   |
| <b>Existing Water Mains</b>         |  |                                   |
| Reticulation Main                   |  | C2 - Environmental Conservation   |
| Distribution Main                   |  | C3 - Environmental Management     |
| Transfer Main                       |  | C4 - Environmental Living         |
| Pump Station                        |  | R2 - Low Density Residential      |
| Reservoir                           |  | R5 - Large Lot Residential        |
| Treatment Plant                     |  | RE1 - Public Recreation           |
| Geocortex Gosford Wyong Divide Line |  | RU1 - Primary Production          |
|                                     |  | RU3 - Forestry                    |
|                                     |  | SP2 - Infrastructure              |

**LEP\_2022\_LandZoningMap**

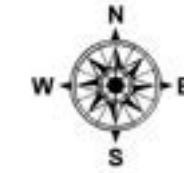
|                                 |
|---------------------------------|
| C2 - Environmental Conservation |
| C3 - Environmental Management   |
| C4 - Environmental Living       |
| R2 - Low Density Residential    |
| R5 - Large Lot Residential      |
| RE1 - Public Recreation         |
| RU1 - Primary Production        |
| RU3 - Forestry                  |
| SP2 - Infrastructure            |



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|   |
|---|
| <b>Proposed Water Mains</b>             |
| Diameter                                |
| 100mm                                   |
| 150mm                                   |
| 200mm                                   |
| 250mm                                   |
| 300mm                                   |
| 375mm                                   |
| 450mm                                   |
| 600mm                                   |
| <b>Existing Water Mains</b>             |
| 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                |
| ■■■■■ Cadastre                          |
| <b>LEP_2022_LandZoningMap</b>           |
| B1 - Neighbourhood Centre               |
| B6 - Enterprise Corridor                |
| B7 - Business Park                      |
| C2 - Environmental Conservation         |
| C3 - Environmental Management           |
| IN1 - General Industrial                |
| R1 - General Residential                |
| R2 - Low Density Residential            |
| R5 - Large Lot Residential              |
| RE1 - Public Recreation                 |
| RE2 - Private Recreation                |
| RI6 - Transition                        |
| SP2 - Infrastructure                    |



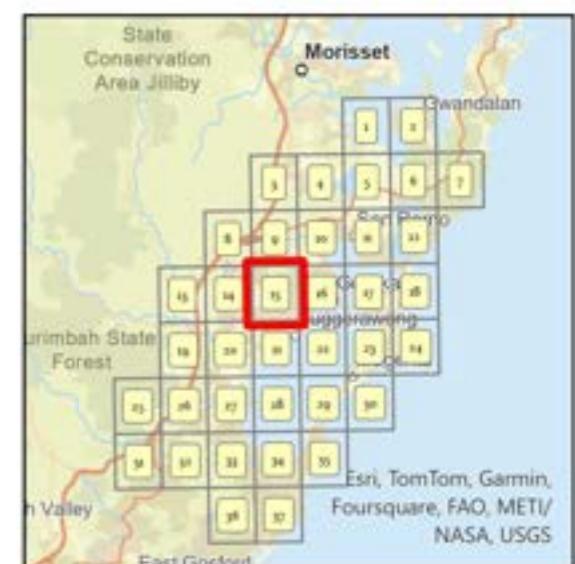
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PROPOSED WATER ASSETS DSP 2024  
NORTH**

**Legend**

|                               |                                   |
|-------------------------------|-----------------------------------|
|                               | M1 Motorway                       |
|                               | Railway                           |
|                               | Investigation Areas by Developers |
|                               | Development Sites 2021-2046       |
|                               | ForecastID_Centres                |
|                               | Cadastral                         |
| <b>LEP_2022_LandZoningMap</b> |                                   |
|                               | B1 - Neighbourhood Centre         |
|                               | B2 - Local Centre                 |
|                               | B4 - Mixed Use                    |
|                               | B6 - Enterprise Corridor          |
|                               | C2 - Environmental Conservation   |
|                               | C3 - Environmental Management     |
|                               | IN1 - General Industrial          |
|                               | R1 - General Residential          |
|                               | R2 - Low Density Residential      |
|                               | RE1 - Public Recreation           |
|                               | RE2 - Private Recreation          |
|                               | RIU6 - Transition                 |
|                               | SP2 - Infrastructure              |



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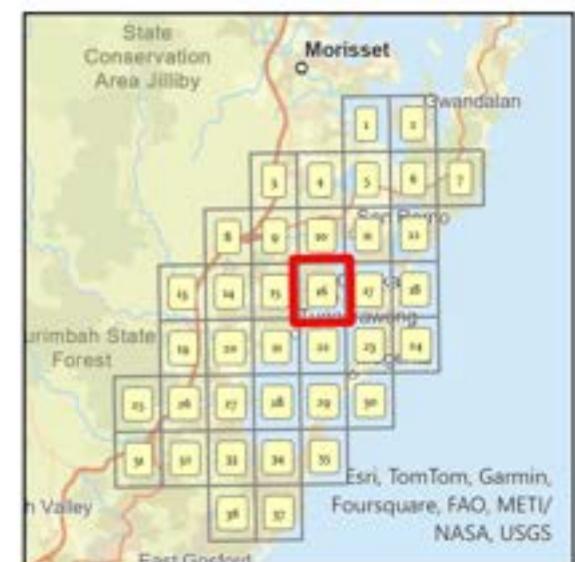
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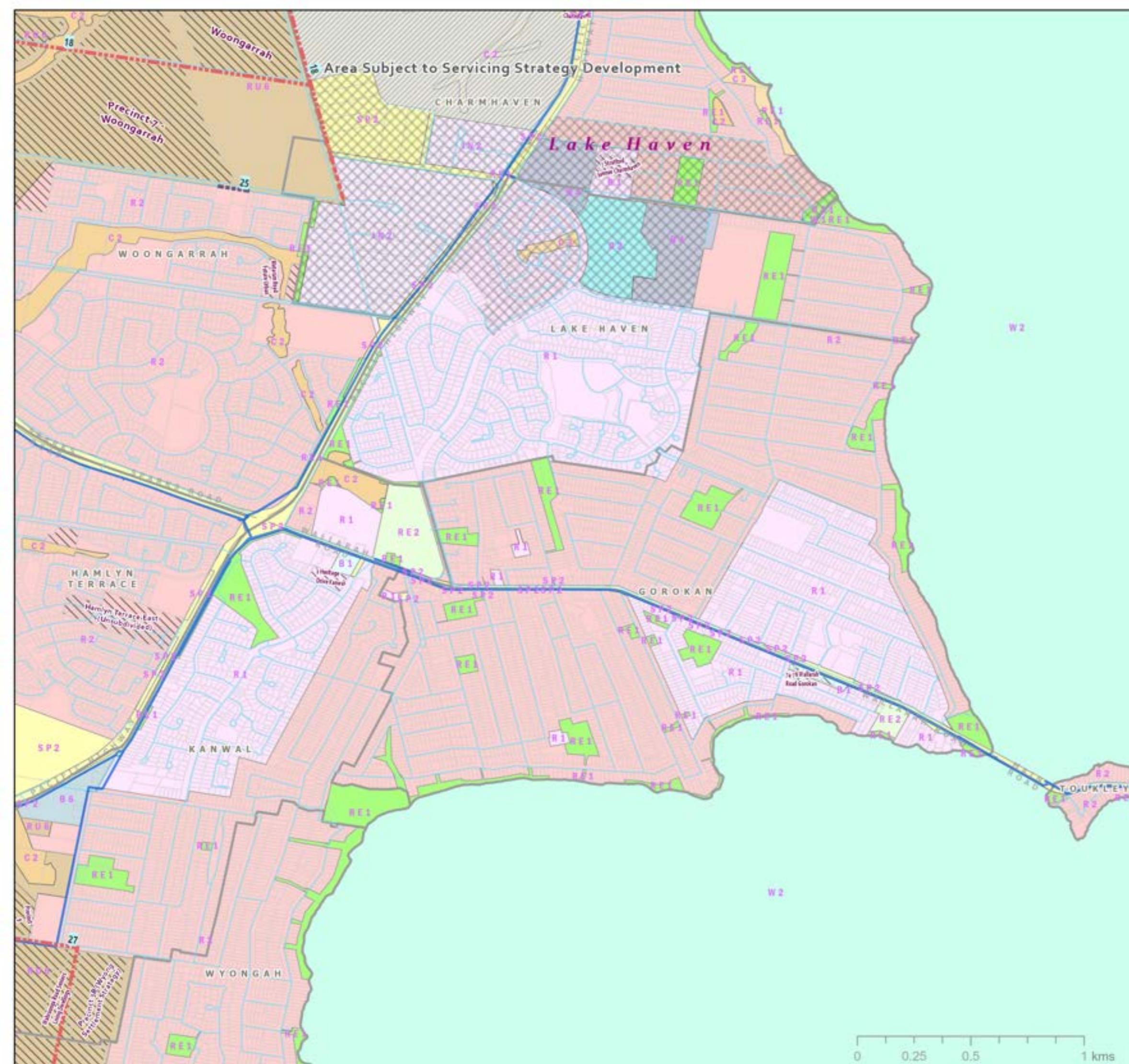
## Legend

|                               |  |
|-------------------------------|--|
| <b>Proposed Water Mains</b>   |  Railway                              |
| <b>Diameter</b>               |  100mm                                |
|                               |  150mm                                |
|                               |  200mm                                |
|                               |  250mm                                |
|                               |  300mm                                |
|                               |  375mm                                |
|                               |  450mm                                |
|                               |  600mm                                |
| <b>Existing Water Mains</b>   |  Reticulation Main                    |
|                               |  Distribution Main                    |
|                               |  Transfer Main                        |
|                               |  Pump Station                         |
|                               |  Reservoir                            |
|                               |  Treatment Plant                      |
|                               |  Geocortex Gosford Wyong Divide Line |
|                               |  Suburb                             |
|                               |  Transport - Roads                  |
|                               |  M1 Motorway                        |
| <b>LEP_2022_LandZoningMap</b> |  B1 - Neighbourhood Centre            |
|                               |  B2 - Local Centre                    |
|                               |  B4 - Mixed Use                       |
|                               |  B6 - Enterprise Corridor             |
|                               |  C2 - Environmental Conservation      |
|                               |  C3 - Environmental Management        |
|                               |  IN2 - Light Industrial               |
|                               |  R1 - General Residential             |
|                               |  R2 - Low Density Residential         |
|                               |  RE1 - Public Recreation            |
|                               |  RE2 - Private Recreation           |
|                               |  RU6 - Transition                   |
|                               |  SP2 - Infrastructure               |
|                               |  W1 - Natural Waterways             |
|                               |  W2 - Recreational Waterways        |



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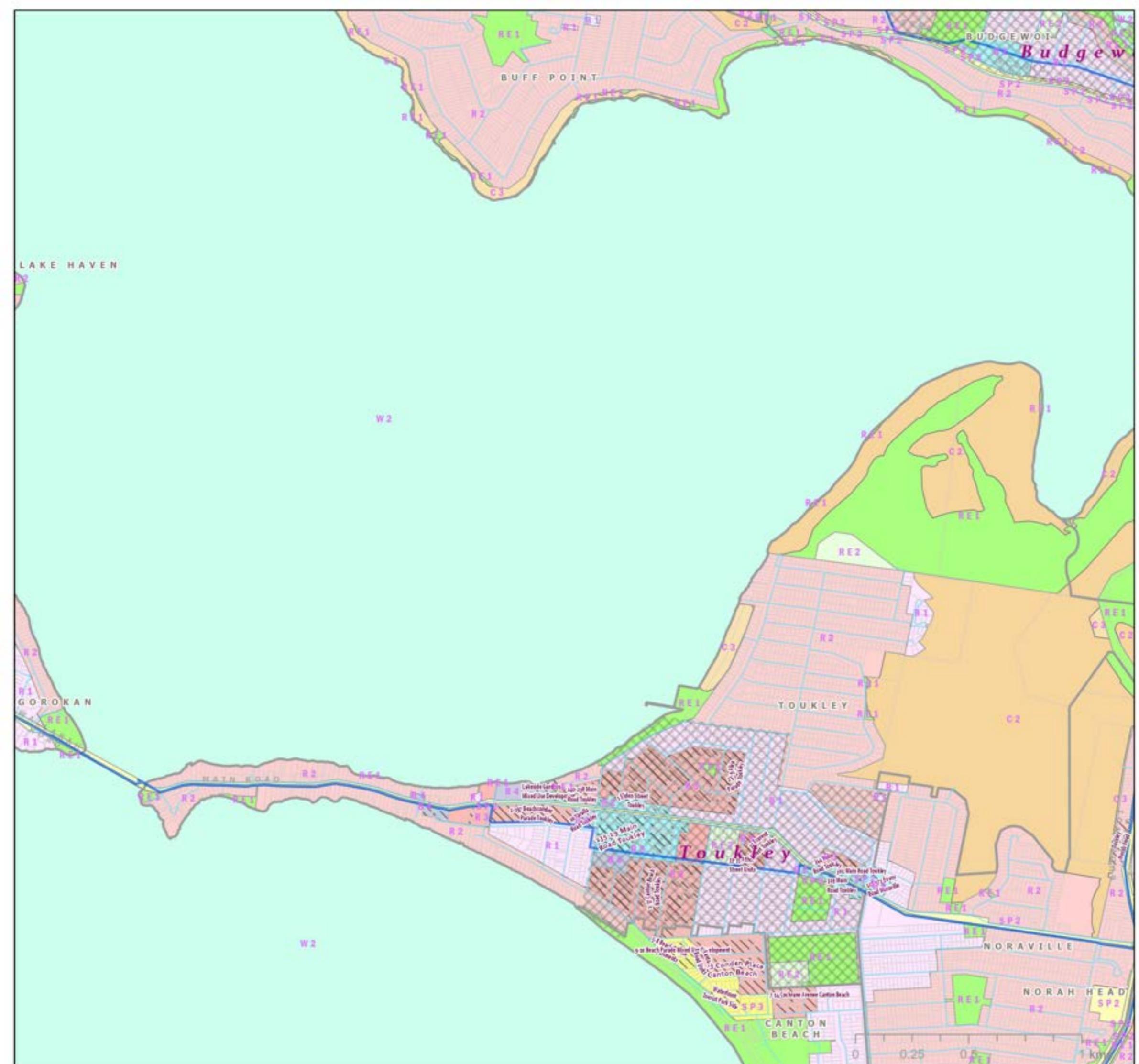


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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                        |                                     |
|------------------------|-------------------------------------|
| Proposed Water Mains   | M1 Motorway                         |
| Diameter               | Railway                             |
| 100mm                  | Investigation Areas by Developers   |
| 150mm                  | Development Sites 2021-2046         |
| 200mm                  | ForecastID_Centres                  |
| 250mm                  | Cadastre                            |
| 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                   |
| LEP_2022_LandZoningMap |                                     |
|                        | B1 - Neighbourhood Centre           |
|                        | B2 - Local Centre                   |
|                        | B4 - Mixed Use                      |
|                        | C2 - Environmental Conservation     |
|                        | C3 - Environmental Management       |
|                        | R1 - General Residential            |
|                        | R2 - Low Density Residential        |
|                        | R3 - Medium Density Residential     |
|                        | RE1 - Public Recreation             |
|                        | RE2 - Private Recreation            |
|                        | SP2 - Infrastructure                |
|                        | SP3 - Tourist                       |
|                        | W2 - Recreational Waterways         |



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

**Legend**

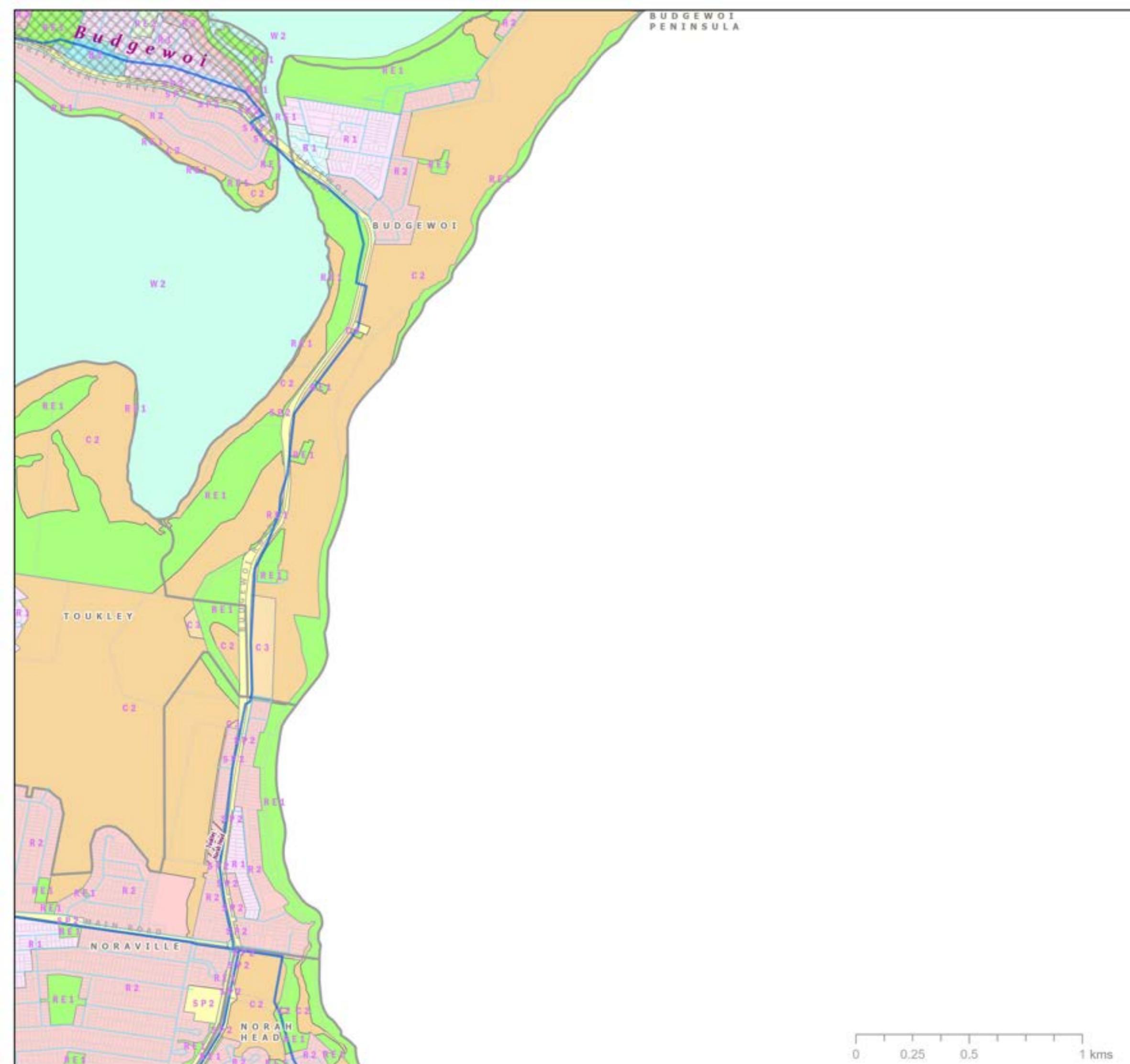
|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Proposed Water Mains</b> | Transport - Roads                    |
| <b>Diameter</b>             | M1 Motorway                          |
| 100mm                       | Railway                              |
| 150mm                       | Investigation Areas by Developers    |
| 200mm                       | Development Sites 2021-2046          |
| 250mm                       | ForecastID_Centres                   |
| 300mm                       | Cadastre                             |
| 375mm                       | LEP_2022_LandZoningMap               |
| 450mm                       | B1 - Neighbourhood Centre            |
| 600mm                       | B2 - Local Centre                    |
|                             | C1 - National Parks& Nature Reserves |
|                             | C2 - Environmental Conservation      |
|                             | C3 - Environmental Management        |
|                             | R1 - General Residential             |
|                             | R2 - Low Density Residential         |
|                             | RE1 - Public Recreation              |
|                             | RE2 - Private Recreation             |
|                             | SP2 - Infrastructure                 |
|                             | Suburb                               |
|                             | W2 - Recreational Waterways          |

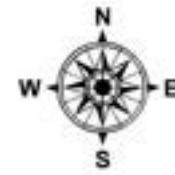


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**CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH**

**Legend**

|  |                                 |
|--|---------------------------------|
|  | Development Sites 2021-2046     |
|  | ForecastID_Centres              |
|  | Cadastral                       |
|  | LEP_2022_LandZoningMap          |
|  | B3 - Commercial Core            |
|  | B4 - Mixed Use                  |
|  | B6 - Enterprise Corridor        |
|  | C2 - Environmental Conservation |
|  | C3 - Environmental Management   |
|  | C4 - Environmental Living       |
|  | IN2 - Light Industrial          |
|  | R1 - General Residential        |
|  | R2 - Low Density Residential    |
|  | R3 - Medium Density Residential |
|  | R5 - Large Lot Residential      |
|  | RE1 - Public Recreation         |
|  | RE2 - Private Recreation        |
|  | RUI - Primary Production        |
|  | RU2 - Rural Landscape           |
|  | RU3 - Forestry                  |
|  | RU6 - Transition                |
|  | SP2 - Infrastructure            |
|  | W1 - Natural Waterways          |

**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   |



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                               |                                      |
|-------------------------------|--------------------------------------|
|                               | ForecastID_Centres                   |
|                               | Cadastral                            |
| <b>LEP_2022_LandZoningMap</b> |                                      |
|                               | B1 - Neighbourhood Centre            |
|                               | B3 - Commercial Core                 |
|                               | B4 - Mixed Use                       |
|                               | B5 - Business Development            |
|                               | B6 - Enterprise Corridor             |
|                               | C1 - National Parks& Nature Reserves |
|                               | C2 - Environmental Conservation      |
|                               | C3 - Environmental Management        |
|                               | IN1 - General Industrial             |
|                               | IN2 - Light Industrial               |
|                               | R1 - General Residential             |
|                               | R2 - Low Density Residential         |
|                               | R3 - Medium Density Residential      |
|                               | RE1 - Public Recreation              |
|                               | RE2 - Private Recreation             |
|                               | RU6 - Transition                     |
|                               | SP2 - Infrastructure                 |
|                               | SP3 - Tourist                        |
|                               | W1 - Natural Waterways               |
|                               | W2 - Recreational Waterways          |

Proposed Water Mains

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

Existing Water Mains

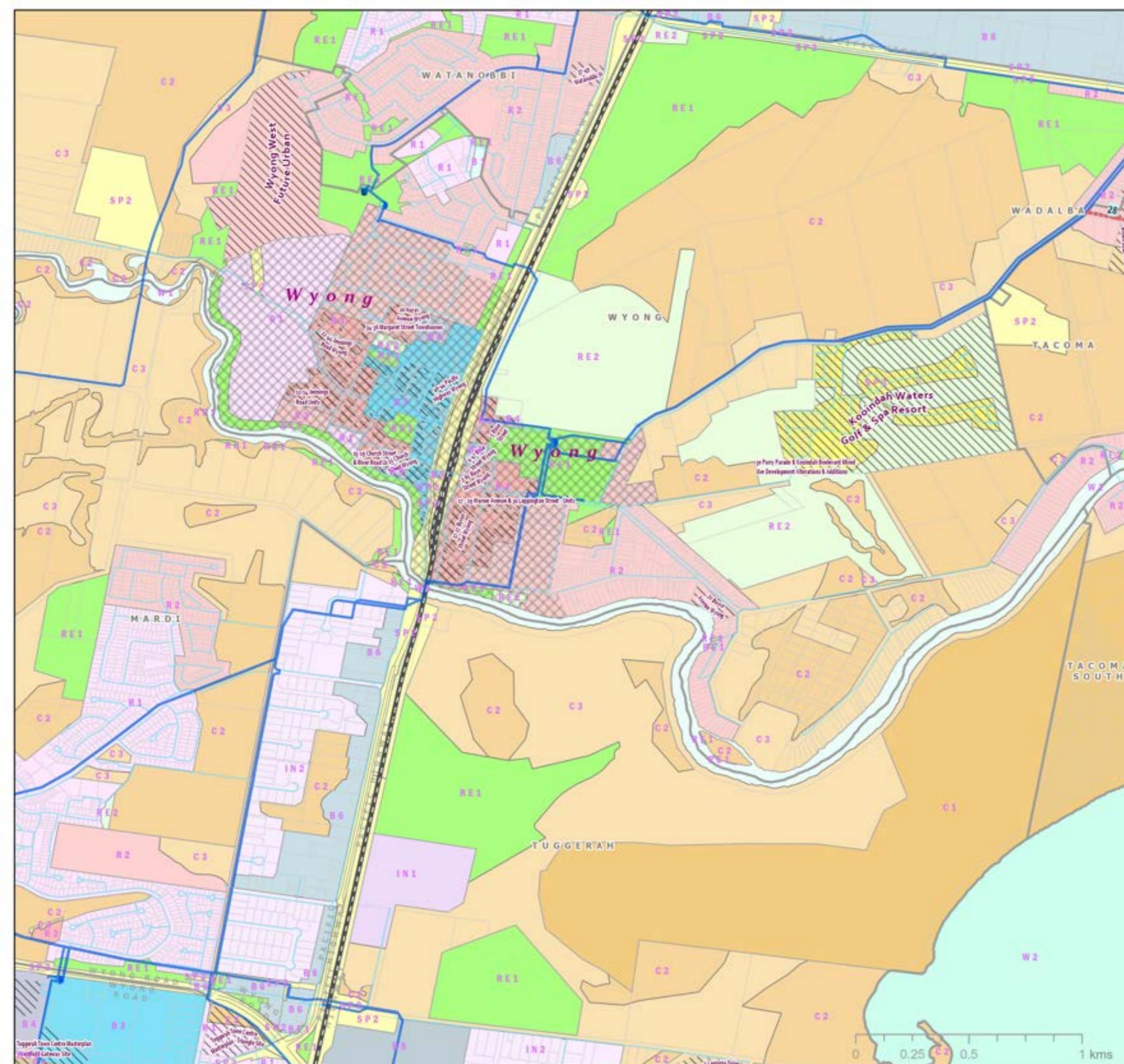
|                                     |  |
|-------------------------------------|--|
| Reticulation Main                   |  |
| Distribution Main                   |  |
| Transfer Main                       |  |
| Pump Station                        |  |
| Reservoir                           |  |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



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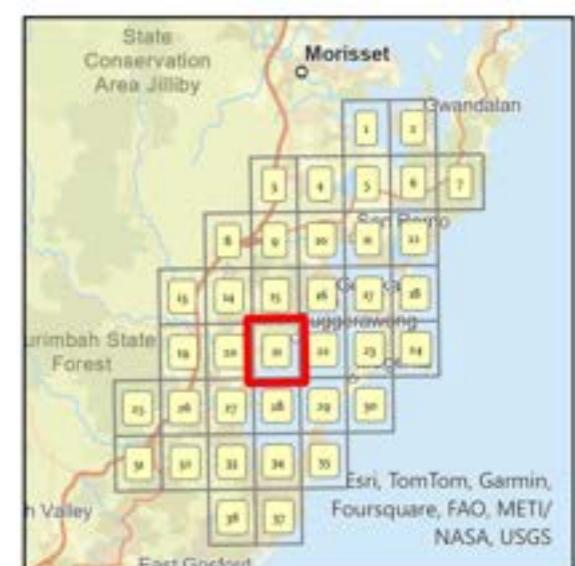
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## CENTRAL COAST COUNCIL PROPOSED WATER ASSETS DSP 2024 NORTH

### Legend

|                               |                                       |
|-------------------------------|---------------------------------------|
|                               | Railway                               |
|                               | Investigation Areas by Developers     |
|                               | Development Sites 2021-2046           |
|                               | ForecastID_Centres                    |
|                               | Cadastre                              |
| <b>LEP_2022_LandZoningMap</b> |                                       |
|                               | B1 - Neighbourhood Centre             |
|                               | B6 - Enterprise Corridor              |
|                               | C1 - National Parks & Nature Reserves |
|                               | C2 - Environmental Conservation       |
|                               | C3 - Environmental Management         |
|                               | R1 - General Residential              |
|                               | R2 - Low Density Residential          |
|                               | RE1 - Public Recreation               |
|                               | RE2 - Private Recreation              |
|                               | RU6 - Transition                      |
|                               | SP2 - Infrastructure                  |
|                               | SP3 - Tourist                         |
|                               | W1 - Natural Waterways                |
|                               | W2 - Recreational Waterways           |



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

**Legend**

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Proposed Water Mains</b> | Transport - Roads                    |
| <b>Diameter</b>             | M1 Motorway                          |
| 100mm                       | Railway                              |
| 150mm                       | Investigation Areas by Developers    |
| 200mm                       | Development Sites 2021-2046          |
| 250mm                       | ForecastID_Centres                   |
| 300mm                       | Cadastre                             |
| 375mm                       | <b>LEP_2022_LandZoningMap</b>        |
| 450mm                       | B1 - Neighbourhood Centre            |
| 600mm                       | C1 - National Parks& Nature Reserves |
|                             | C2 - Environmental Conservation      |
|                             | R2 - Low Density Residential         |
|                             | RE1 - Public Recreation              |
|                             | RE2 - Private Recreation             |
|                             | RU6 - Transition                     |
|                             | SP2 - Infrastructure                 |
|                             | SP3 - Tourist                        |
|                             | W2 - Recreational Waterways          |
|                             | Suburb                               |

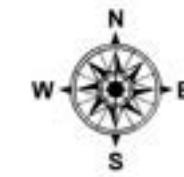
W2



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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Proposed Water Mains                | Transport - Roads                    |
| Diameter                            | M1 Motorway                          |
| 100mm                               | Railway                              |
| 150mm                               | Investigation Areas by Developers    |
| 200mm                               | Development Sites 2021-2046          |
| 250mm                               | ForecastID_Centres                   |
| 300mm                               | Cadastre                             |
| 375mm                               | LEP_2022_LandZoningMap               |
| 450mm                               | C1 - National Parks& Nature Reserves |
| 500mm                               | C2 - Environmental Conservation      |
| 600mm                               | C3 - Environmental Management        |
| Existing Water Mains                | R1 - General Residential             |
| Reticulation Main                   | R2 - Low Density Residential         |
| Distribution Main                   | R3 - Medium Density Residential      |
| Transfer Main                       | RE1 - Public Recreation              |
| Pump Station                        | RE2 - Private Recreation             |
| Reservoir                           | SP2 - Infrastructure                 |
| Treatment Plant                     | SP3 - Tourist                        |
| Geocortex Gosford Wyong Divide Line | Suburb                               |
|                                     | W2 - Recreational Waterways          |

W2



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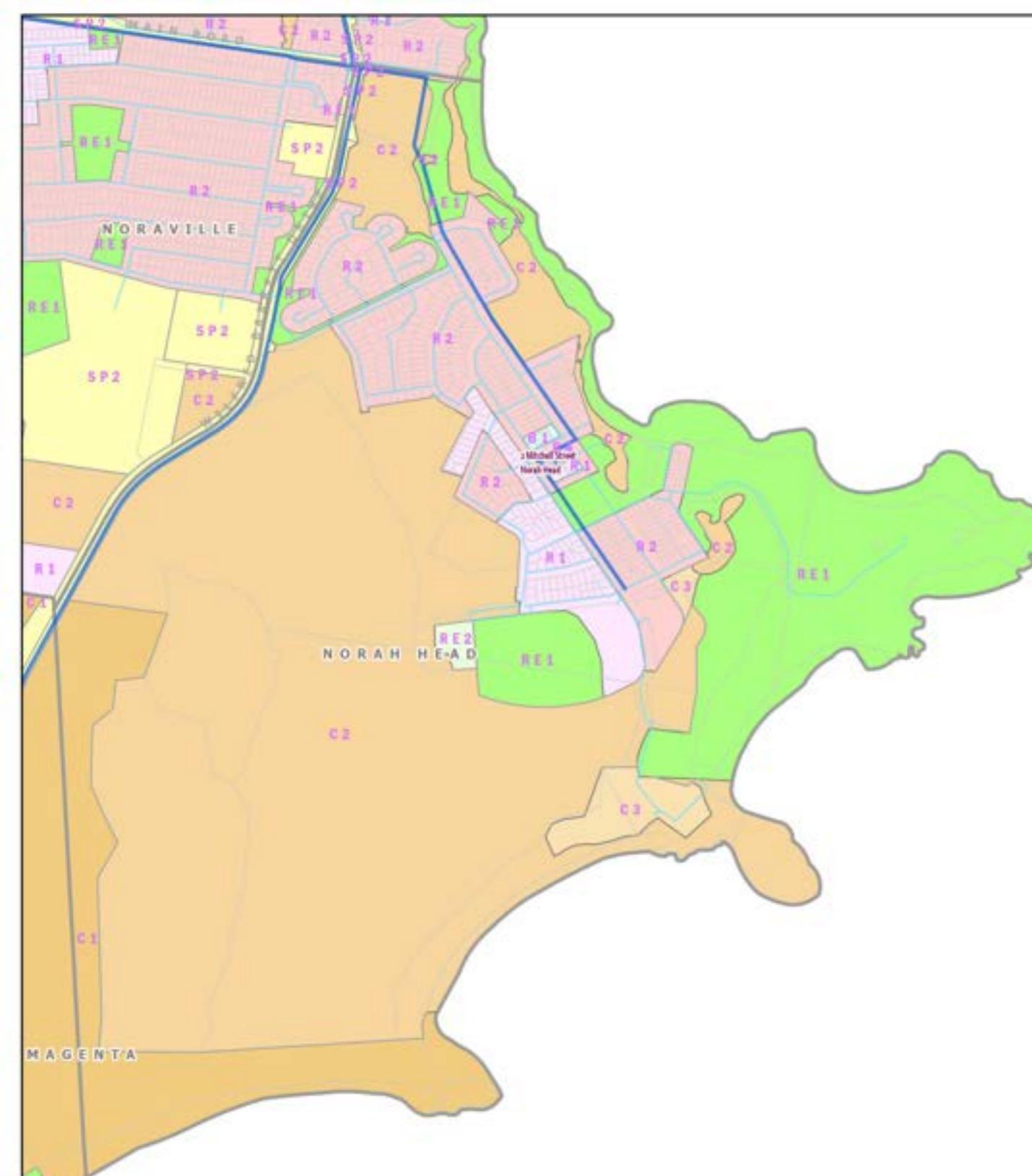
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**CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH**

**Legend**

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Proposed Water Mains</b>         | Transport - Roads                    |
| <b>Diameter</b>                     | M1 Motorway                          |
| 100mm                               | Railway                              |
| 150mm                               | Investigation Areas by Developers    |
| 200mm                               | Development Sites 2021-2046          |
| 250mm                               | ForecastID_Centres                   |
| 300mm                               | Cadastre                             |
| 375mm                               | LEP_2022_LandZoningMap               |
| 450mm                               | B1 - Neighbourhood Centre            |
| 600mm                               | B4 - Mixed Use                       |
| <b>Existing Water Mains</b>         | C1 - National Parks& Nature Reserves |
| Reticulation Main                   | C2 - Environmental Conservation      |
| Distribution Main                   | C3 - Environmental Management        |
| Transfer Main                       | R1 - General Residential             |
| Pump Station                        | R2 - Low Density Residential         |
| Reservoir                           | RE1 - Public Recreation              |
| Treatment Plant                     | RE2 - Private Recreation             |
| Geocortex Gosford Wyong Divide Line | SP2 - Infrastructure                 |
| Suburb                              |                                      |



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PROPOSED WATER ASSETS DSP 2024  
NORTH**

**Legend**

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>Proposed Water Mains</b> | Suburb                               |
| <b>Diameter</b>             | Transport - Roads                    |
| 100mm                       | M1 Motorway                          |
| 150mm                       | Railway                              |
| 200mm                       | Investigation Areas by Developers    |
| 250mm                       | Development Sites 2021-2046          |
| 300mm                       | ForecastID_Centres                   |
| 375mm                       | Cadastral                            |
| 450mm                       |                                      |
| 600mm                       |                                      |
|                             | <b>LEP_2022_LandZoningMap</b>        |
|                             | C1 - National Parks& Nature Reserves |
|                             | C2 - Environmental Conservation      |
|                             | C3 - Environmental Management        |
|                             | R1 - General Residential             |
|                             | RU1 - Primary Production             |
|                             | RU2 - Rural Landscape                |
|                             | RU3 - Forestry                       |
|                             | SP2 - Infrastructure                 |

**Existing Water Mains**

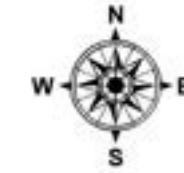
|                   |                                      |
|-------------------|--------------------------------------|
| Reticulation Main | C1 - National Parks& Nature Reserves |
| Distribution Main | C2 - Environmental Conservation      |
| Transfer Main     | C3 - Environmental Management        |
| Pump Station      | R1 - General Residential             |
| Reservoir         | RU1 - Primary Production             |
| Treatment Plant   | RU2 - Rural Landscape                |
|                   | RU3 - Forestry                       |
|                   | SP2 - Infrastructure                 |

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NORTH

Legend

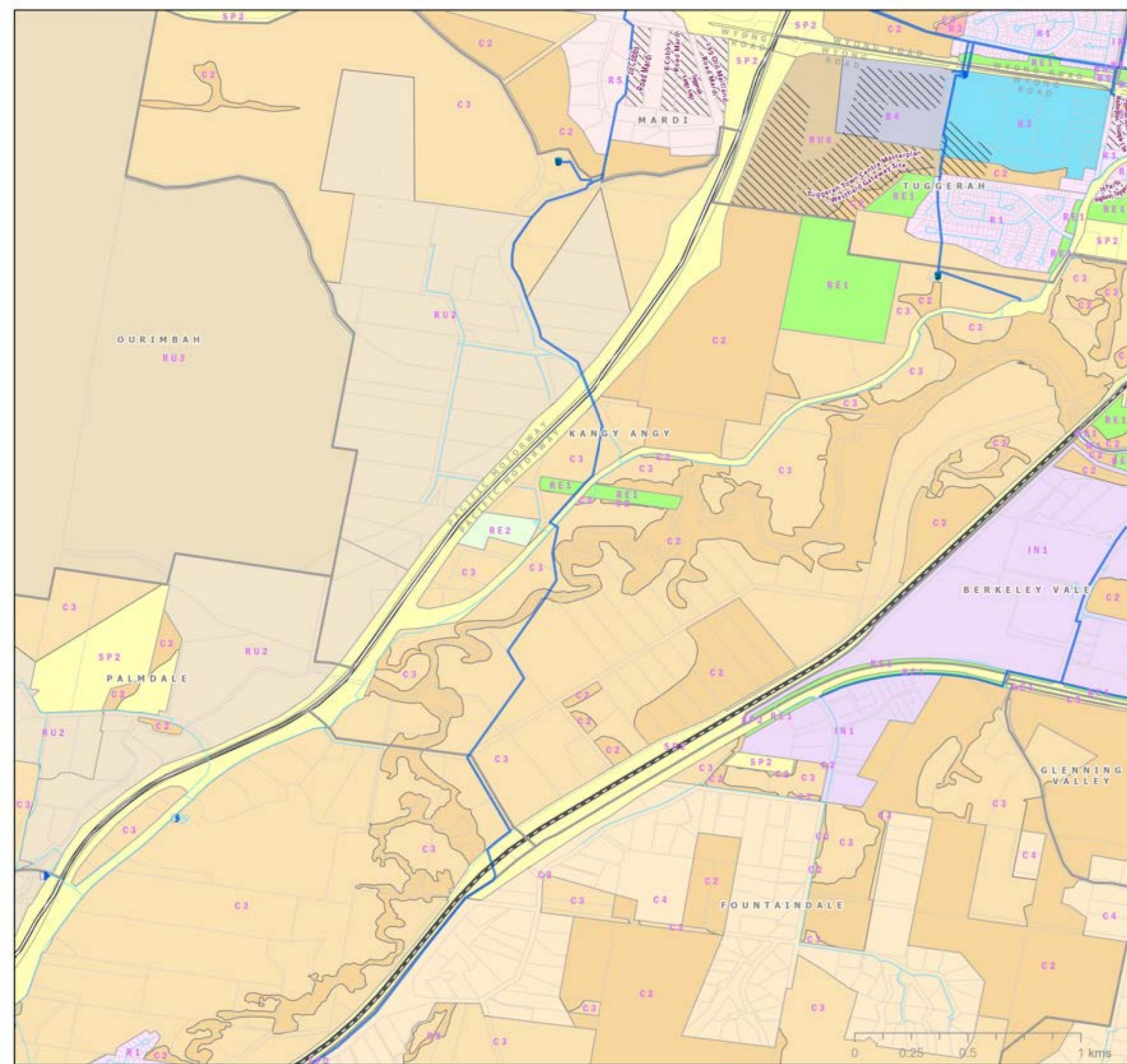
|                                     |                                 |
|-------------------------------------|---------------------------------|
| Proposed Water Mains                | Development Sites 2021-2046     |
| Diameter                            | ForecastID_Centres              |
| 100mm                               | Cadastre                        |
| 150mm                               | LEP_2022_LandZoningMap          |
| 200mm                               | B3 - Commercial Core            |
| 250mm                               | B4 - Mixed Use                  |
| 300mm                               | B6 - Enterprise Corridor        |
| 375mm                               | B7 - Business Park              |
| 450mm                               | C2 - Environmental Conservation |
| 600mm                               | C3 - Environmental Management   |
|                                     | C4 - Environmental Living       |
| Existing Water Mains                | IN1 - General Industrial        |
| Reticulation Main                   | IN2 - Light Industrial          |
| Distribution Main                   | R1 - General Residential        |
| Transfer Main                       | R3 - Medium Density Residential |
| Pump Station                        | R5 - Large Lot Residential      |
| Reservoir                           | RE1 - Public Recreation         |
| Treatment Plant                     | RE2 - Private Recreation        |
| Geocortex Gosford Wyong Divide Line | RU2 - Rural Landscape           |
| Suburb                              | RU3 - Forestry                  |
| Transport - Roads                   | RU6 - Transition                |
| M1 Motorway                         | SP2 - Infrastructure            |
| Railway                             | W1 - Natural Waterways          |
| Investigation Areas by Developers   |                                 |

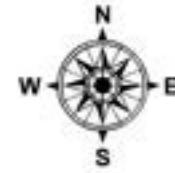


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PROPOSED WATER ASSETS DSP 2024  
NORTH

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         |

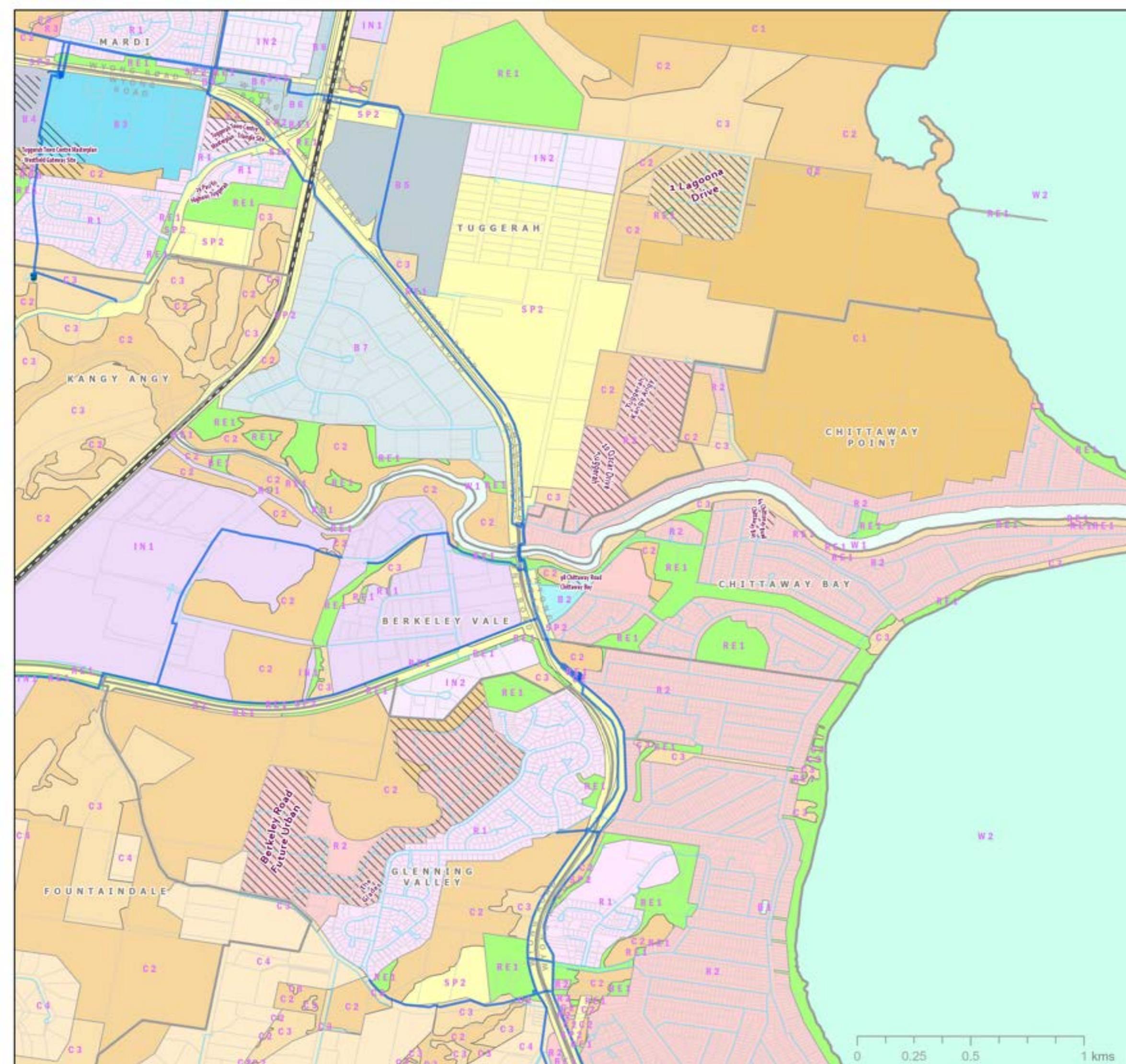
|                                      |
|--------------------------------------|
| ForecastID_Centres                   |
| Cadastre                             |
| LEP_2022_LandZoningMap               |
| B1 - Neighbourhood Centre            |
| B2 - Local Centre                    |
| B3 - Commercial Core                 |
| B4 - Mixed Use                       |
| B5 - Business Development            |
| B6 - Enterprise Corridor             |
| B7 - Business Park                   |
| 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         |
| R3 - Medium Density Residential      |
| RE1 - Public Recreation              |
| RJ6 - Transition                     |
| SP2 - Infrastructure                 |
| W1 - Natural Waterways               |
| W2 - Recreational Waterways          |



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

**Legend**

|                                     |   |
|-------------------------------------|---|
| <b>Proposed Water Mains</b>         |  Suburb                                |
| <b>Diameter</b>                     |  Transport - Roads                     |
| 100mm                               |  M1 Motorway                           |
| 150mm                               |  Railway                               |
| 200mm                               |  Investigation Areas by Developers     |
| 250mm                               |  Development Sites 2021-2046           |
| 300mm                               |  ForecastID_Centres                    |
| 375mm                               |  Cadastral                             |
| 450mm                               |  LEP_2022_LandZoningMap                |
| 600mm                               |  C1 - National Parks & Nature Reserves |
| <b>Existing Water Mains</b>         |  C2 - Environmental Conservation       |
| Reticulation Main                   |  C3 - Environmental Management        |
| Distribution Main                   |  R2 - Low Density Residential        |
| Transfer Main                       |  RE1 - Public Recreation             |
| Pump Station                        |  RE2 - Private Recreation            |
| Reservoir                           |  W1 - Natural Waterways              |
| Treatment Plant                     |  W2 - Recreational Waterways         |
| Geocortex Gosford Wyong Divide Line |   |



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

### 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**

**Cadastre**

**LEP\_2022\_LandZoningMap**

- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- C3 - Environmental Management
- R1 - General Residential
- R2 - Low Density Residential
- R3 - Medium Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP2 - Infrastructure
- SP3 - Tourist
- W2 - Recreational Waterways



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

**Legend**

|                               |                                      |
|-------------------------------|--------------------------------------|
|                               | Suburb                               |
|                               | Transport - Roads                    |
|                               | M1 Motorway                          |
|                               | Railway                              |
|                               | Investigation Areas by Developers    |
|                               | Development Sites 2021-2046          |
|                               | ForecastID_Centres                   |
|                               | Cadastral                            |
| <b>LEP_2022_LandZoningMap</b> |                                      |
|                               | C1 - National Parks& Nature Reserves |
|                               | C2 - Environmental Conservation      |
|                               | C3 - Environmental Management        |
|                               | RE1 - Public Recreation              |
|                               | RE2 - Private Recreation             |
|                               | SP2 - Infrastructure                 |
|                               | SP3 - Tourist                        |
|                               | W2 - Recreational Waterways          |

**Existing Water Mains**

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



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

**Legend**

|  |                                      |
|--|--------------------------------------|
|  | Investigation Areas by Developers    |
|  | Development Sites 2021-2046          |
|  | ForecastID_Centres                   |
|  | Cadastral                            |
|  | 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                 |

**Existing Water Mains**

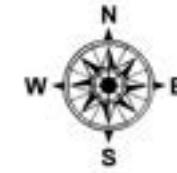
|  |                                     |
|--|-------------------------------------|
|  | Reticulation Main                   |
|  | Distribution Main                   |
|  | Transfer Main                       |
|  | Pump Station                        |
|  | Reservoir                           |
|  | 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  
NORTH

Legend

|                               |                                   |
|-------------------------------|-----------------------------------|
|                               | M1 Motorway                       |
|                               | Railway                           |
|                               | Investigation Areas by Developers |
|                               | Development Sites 2021-2046       |
|                               | ForecastID_Centres                |
|                               | Cadastre                          |
| <b>LEP_2022_LandZoningMap</b> |                                   |
|                               | B1 - Neighbourhood Centre         |
|                               | 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          |
|                               | RU2 - Rural Landscape             |
|                               | SP2 - Infrastructure              |
|                               | DM - Deferred Matter              |



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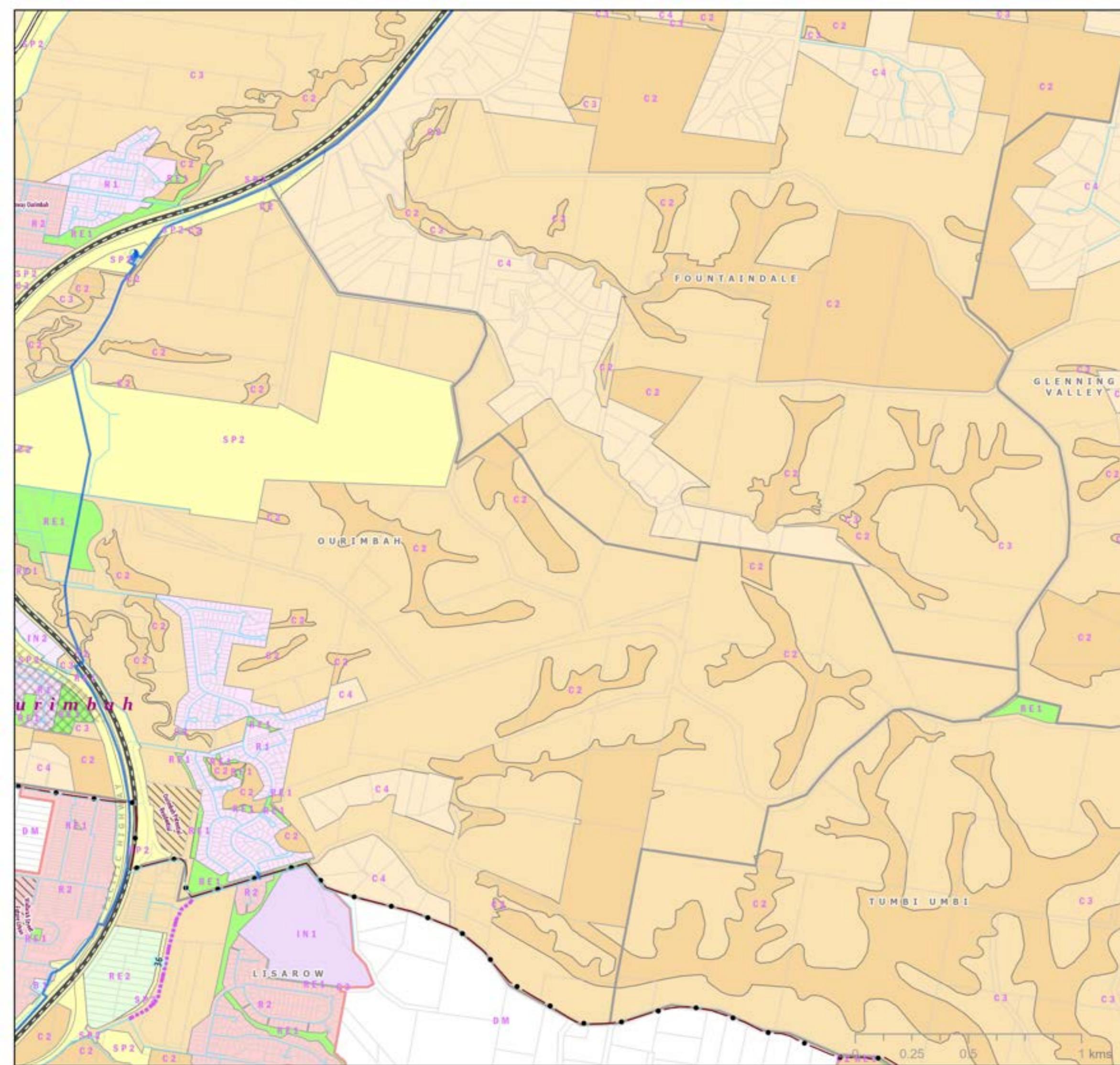
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Proposed Water Mains                | M1 Motorway                       |
| Diameter                            | Railway                           |
| 100mm                               | Investigation Areas by Developers |
| 150mm                               | Development Sites 2021-2046       |
| 200mm                               | ForecastID_Centres                |
| 250mm                               | Cadastre                          |
| 300mm                               | LEP_2022_LandZoningMap            |
| 375mm                               | B1 - Neighbourhood Centre         |
| 450mm                               | C2 - Environmental Conservation   |
| 600mm                               | C3 - Environmental Management     |
| Existing Water Mains                | C4 - Environmental Living         |
| Reticulation Main                   | IN2 - Light Industrial            |
| Distribution Main                   | R1 - General Residential          |
| Transfer Main                       | R2 - Low Density Residential      |
| Pump Station                        | RE1 - Public Recreation           |
| Reservoir                           | RE2 - Private Recreation          |
| Treatment Plant                     | SP2 - Infrastructure              |
| Geocortex Gosford Wyong Divide Line | W1 - Natural Waterways            |
| Suburb                              | W2 - Recreational Waterways       |
| Transport - Roads                   |                                   |



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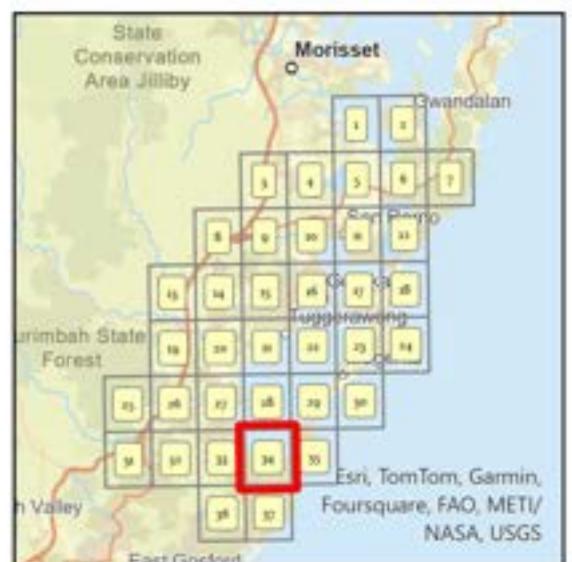
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CENTRAL COAST COUNCIL  
PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

|  |                                      |
|--|--------------------------------------|
|  | Development Sites 2021-2046          |
|  | ForecastID_Centres                   |
|  | Cadastre                             |
|  | LEP_2022_LandZoningMap               |
|  | B1 - Neighbourhood Centre            |
|  | B2 - Local Centre                    |
|  | B4 - Mixed Use                       |
|  | B6 - Enterprise Corridor             |
|  | C1 - National Parks& Nature Reserves |
|  | C2 - Environmental Conservation      |
|  | C3 - Environmental Management        |
|  | C4 - Environmental Living            |
|  | IN2 - Light Industrial               |
|  | R1 - General Residential             |
|  | R2 - Low Density Residential         |
|  | R3 - Medium Density Residential      |
|  | RE1 - Public Recreation              |
|  | RE2 - Private Recreation             |
|  | SP1 - Special Activities             |
|  | SP2 - Infrastructure                 |
|  | W1 - Natural Waterways               |
|  | W2 - Recreational Waterways          |
|  | Investigation Areas by Developers    |



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PROPOSED WATER ASSETS DSP 2024  
NORTH**

### Legend

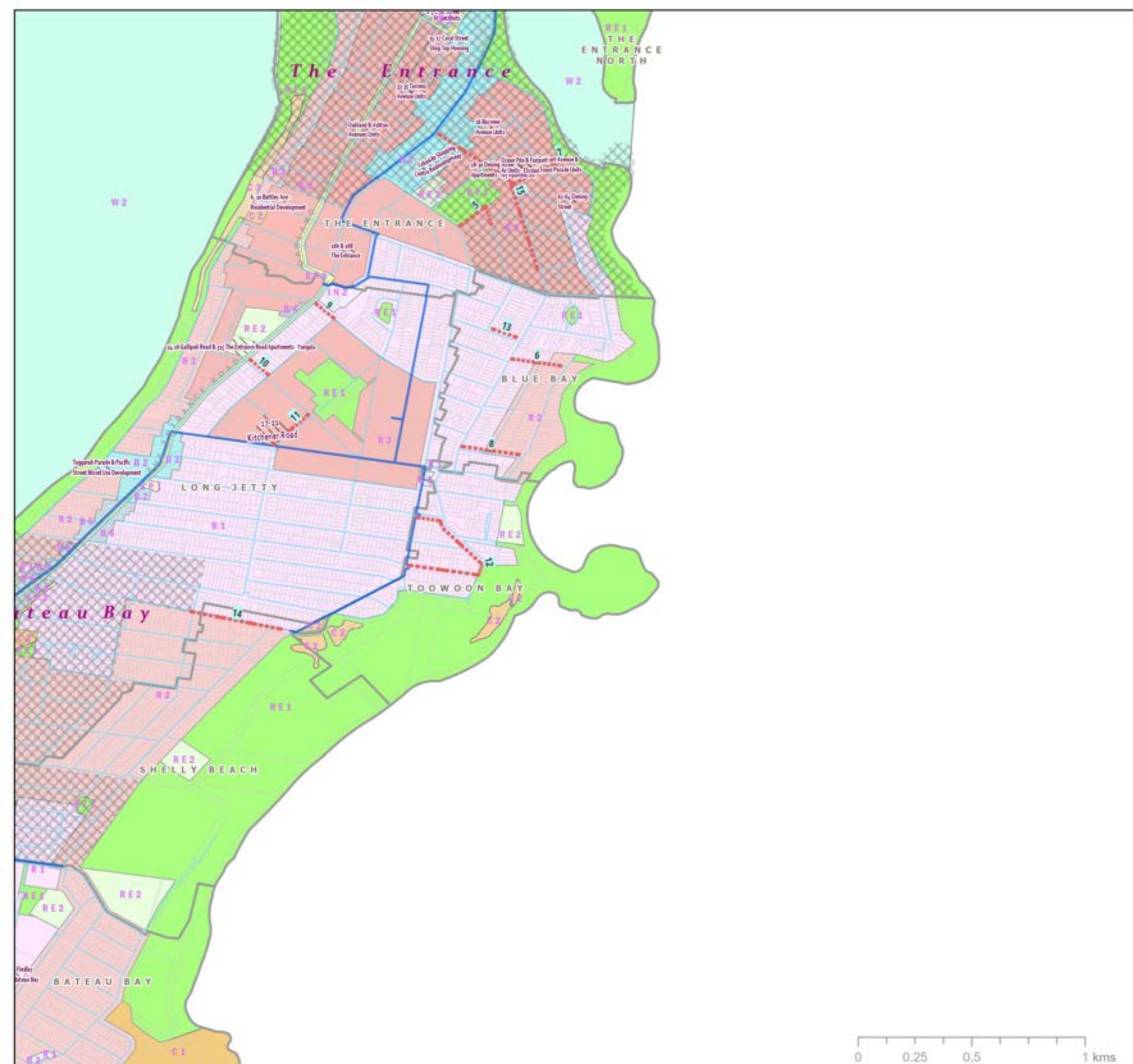
### Proposed Water Mains



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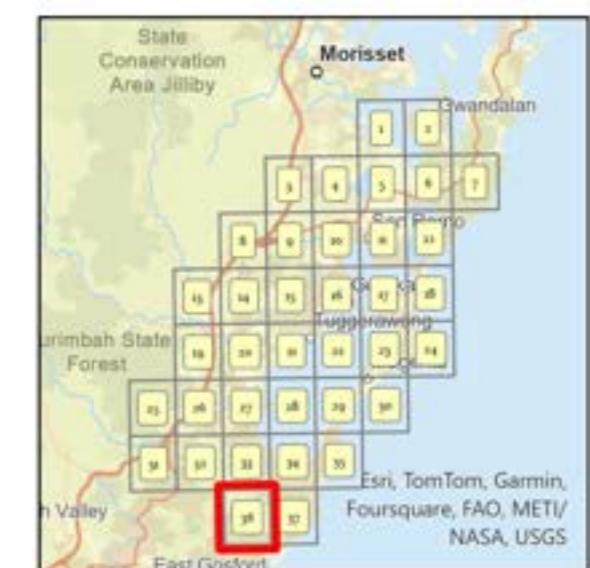
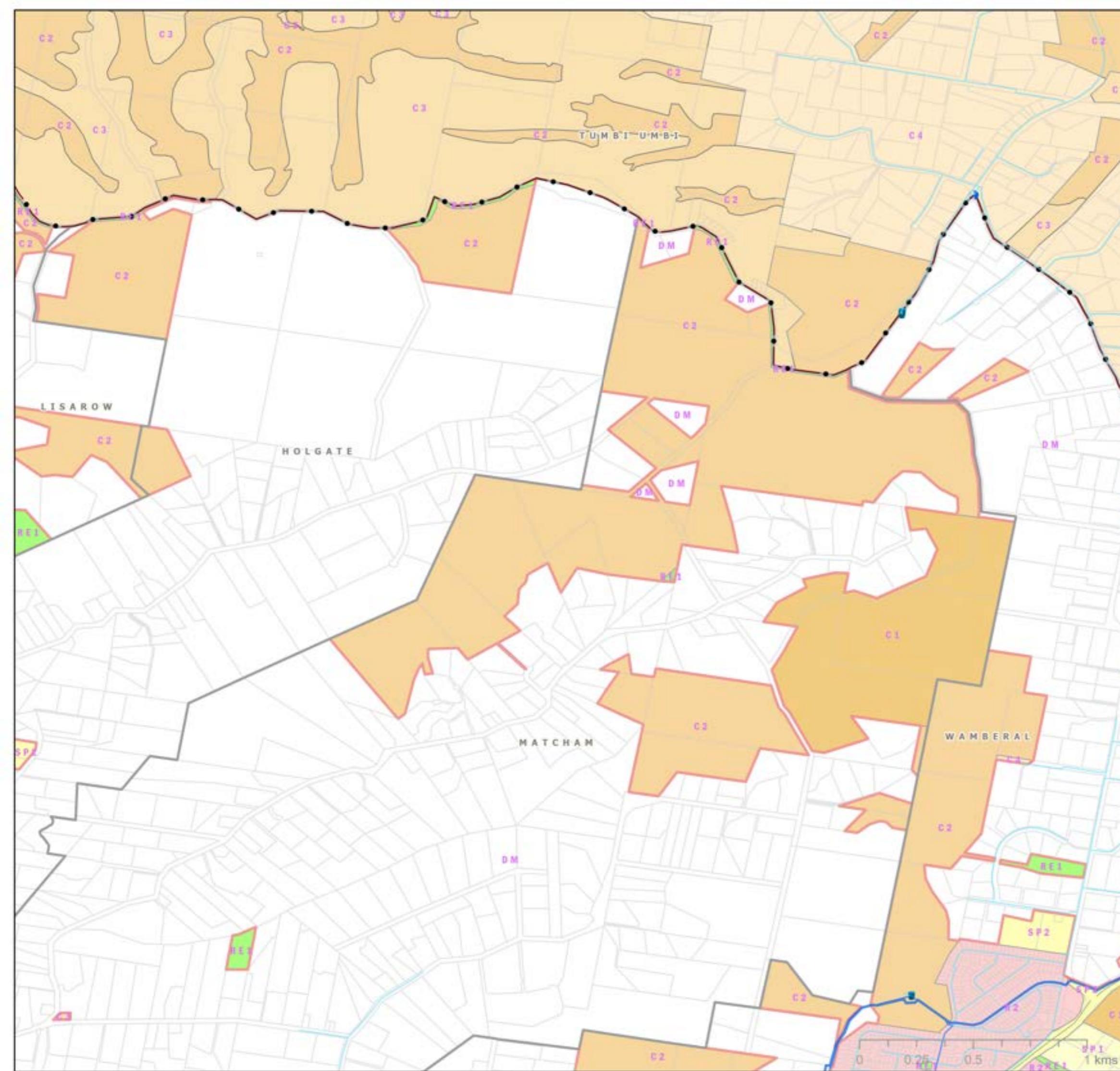




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PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

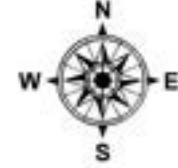
- Proposed Water Mains**
  - Transport - Roads
  - M1 Motorway
  - Railway
  - Investigation Areas by Developers
  - Development Sites 2021-2046
  - ForecastID\_Centres
  - Cadastre
- LEP\_2022\_LandZoningMap**
  - C1 - National Parks& Nature Reserves
  - C2 - Environmental Conservation
  - C3 - Environmental Management
  - C4 - Environmental Living
- Existing Water Mains**
  - Reticulation Main
  - Distribution Main
  - Transfer Main
  - Pump Station
  - Reservoir
  - Treatment Plant
  - Geocortex Gosford Wyong Divide Line
- Suburb**



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PROPOSED WATER ASSETS DSP 2024  
NORTH

Legend

**Proposed Water Mains**

- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Cadastral

**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

**Existing Water Mains**

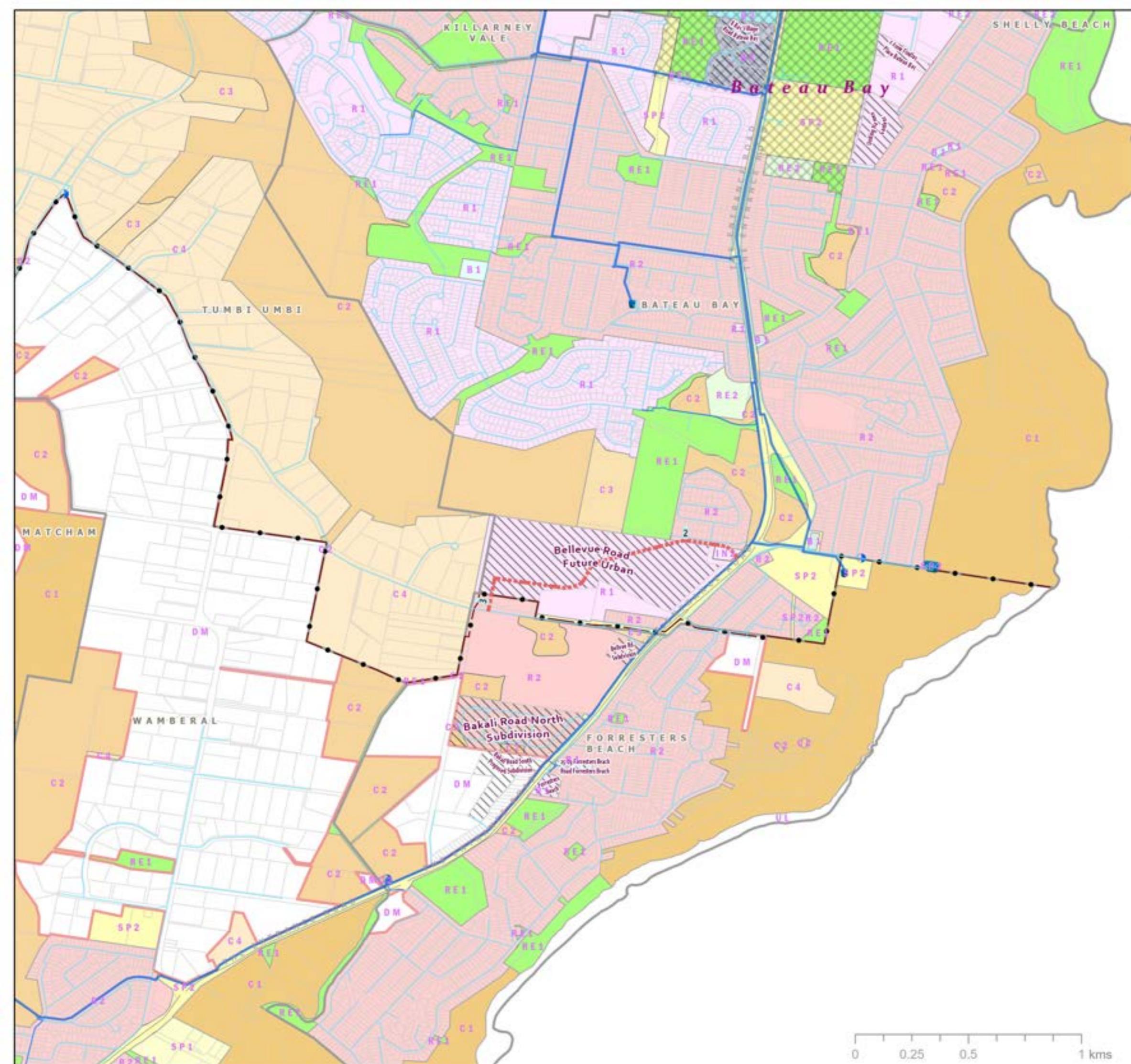
- Reticulation Main
- Distribution Main
- Transfer Main
- Pump Station
- Reservoir
- Treatment Plant
- Geocortex Gosford Wyong Divide Line
- Suburb
- Transport - Roads
- M1 Motorway
- Railway



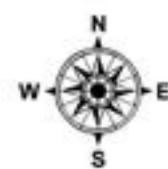
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**Figure 3**  
**Northern Sewerage Works Plans - 2024**



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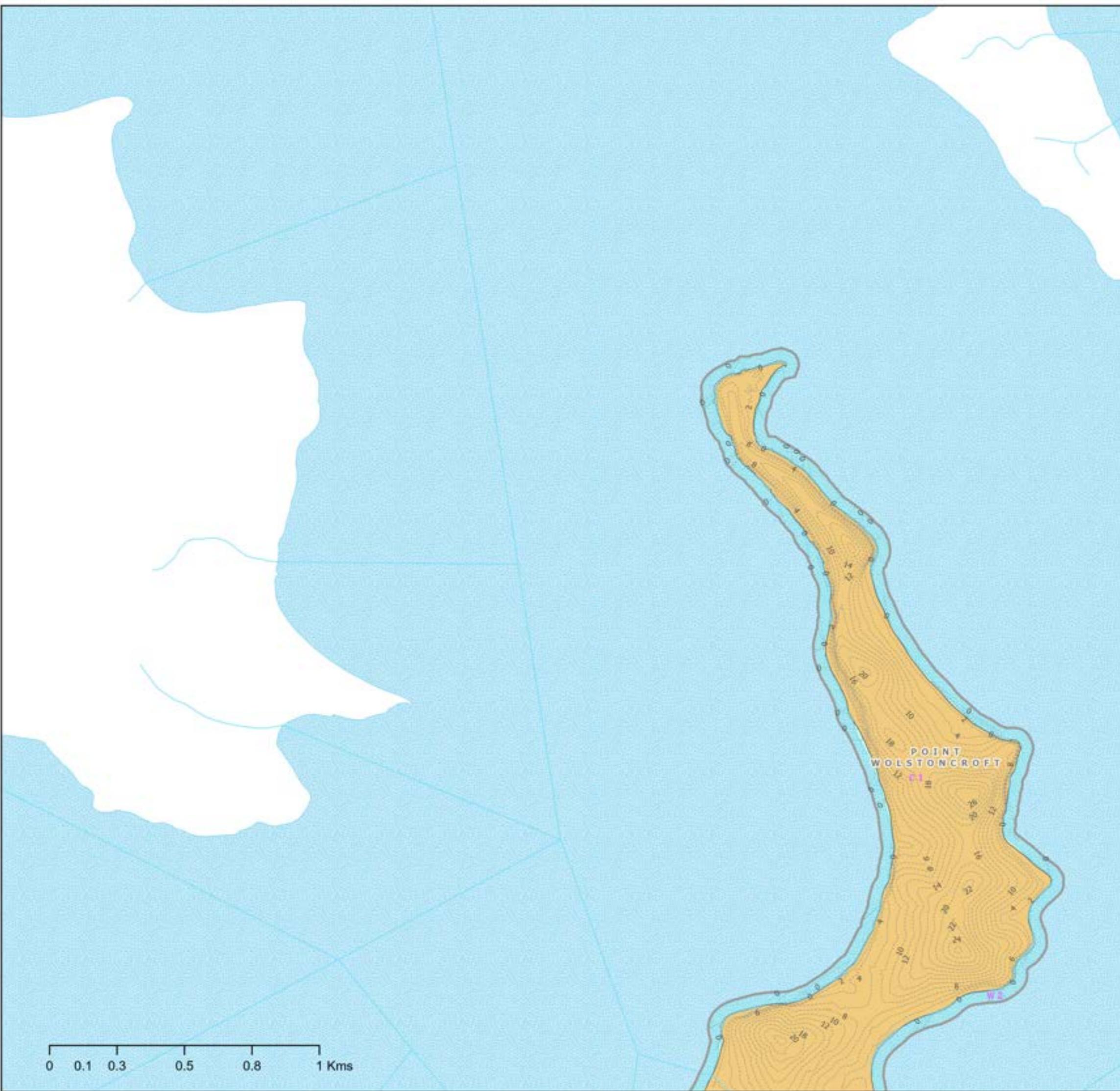
**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

- Touley EPL Boundary
- New SPS
- SPS Upgrade
- ===== Proposed Sewer Mains 225mm
- ===== Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- Suburb
- Natural Drainage Layers
- Investigation Areas by Developers
- ForecastID\_Centres
- Water Bodies
- Contours 2m

**LEP\_2022\_LandZoningMap**

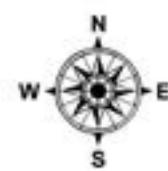
- C1 - National Parks& Nature Reserves
- W2 - Recreational Waterways



0 0.1 0.3 0.5 0.8 1 Kms

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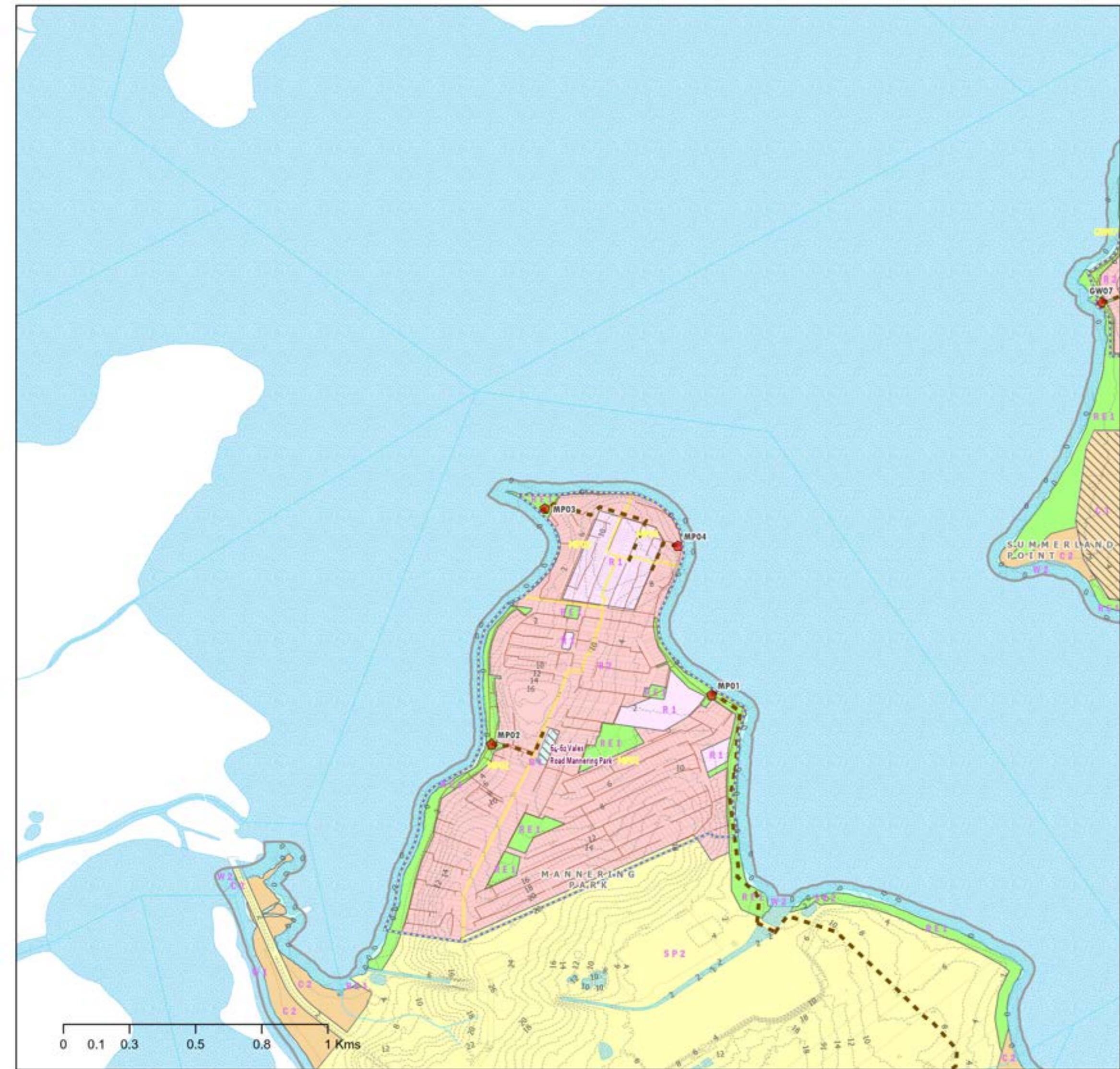


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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD

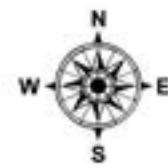
Legend

- Touley EPL Boundary
- Water Bodies
- New SPS
- Contours 2m
- SPS Upgrade
- Sewer Catchment Boundaries
- Proposed Sewer Mains 225mm
- LEP\_2022\_LandZoningMap
- Proposed Sewer Mains >=300mm
- B1 - Neighbourhood Centre
- New Sewer\_Rising\_Mains
- C2 - Environmental Conservation
- C3 - Environmental Management
- SPS
- R1 - General Residential
- R2 - Low Density Residential
- Sewer Gravity Mains
- RE1 - Public Recreation
- SP2 - Infrastructure
- Rising Main
- Suburb
- Natural Drainage Layers
- W1 - Natural Waterways
- Investigation Areas by Developers
- W2 - Recreational Waterways
- Development Sites 2021-2046
- ForecastID\_Centres



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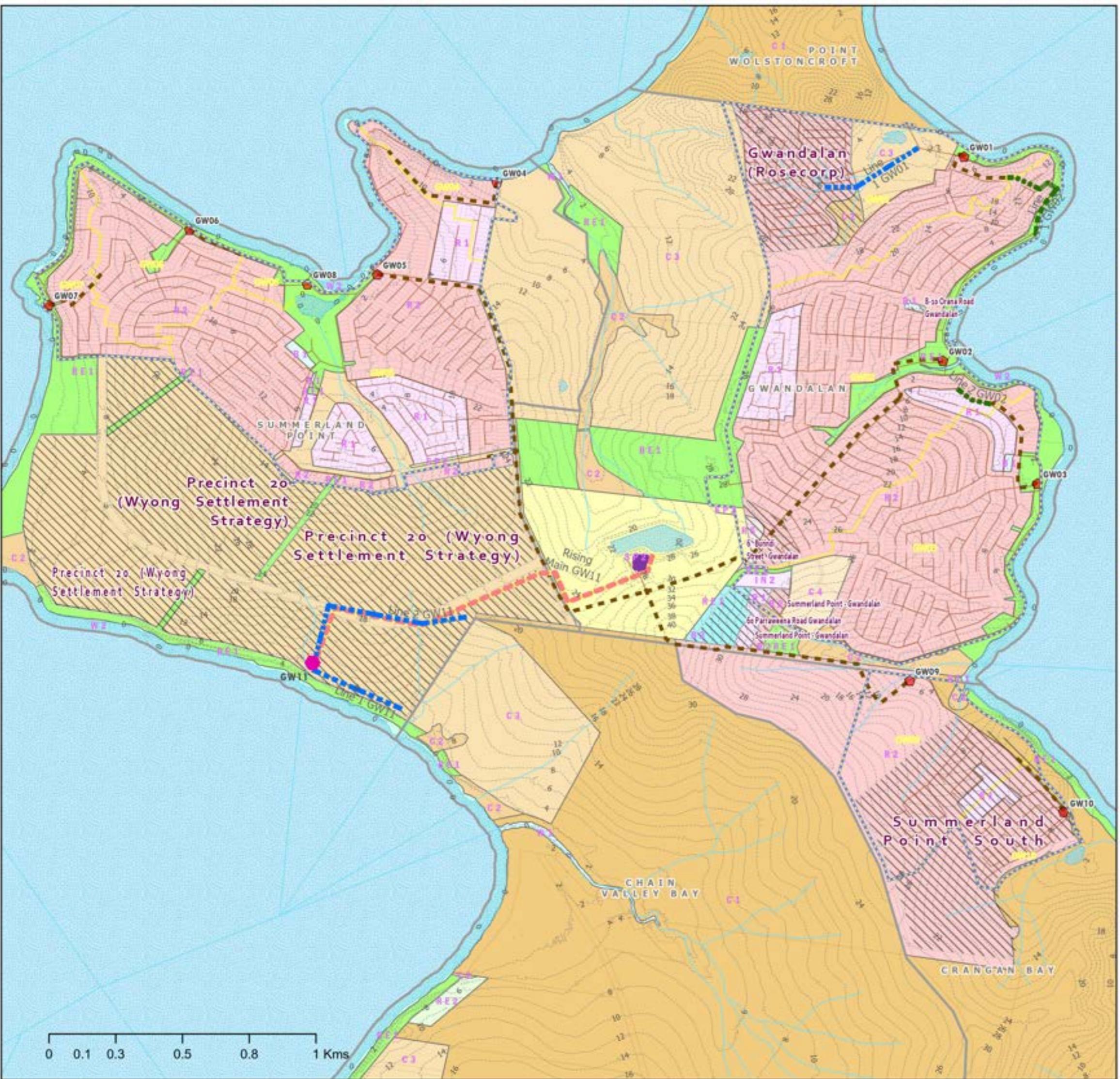


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**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

- Toukley EPL Boundary
- New SPS
- 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
- 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
- IN2 - Light Industrial
- R1 - General Residential
- R2 - Low Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways



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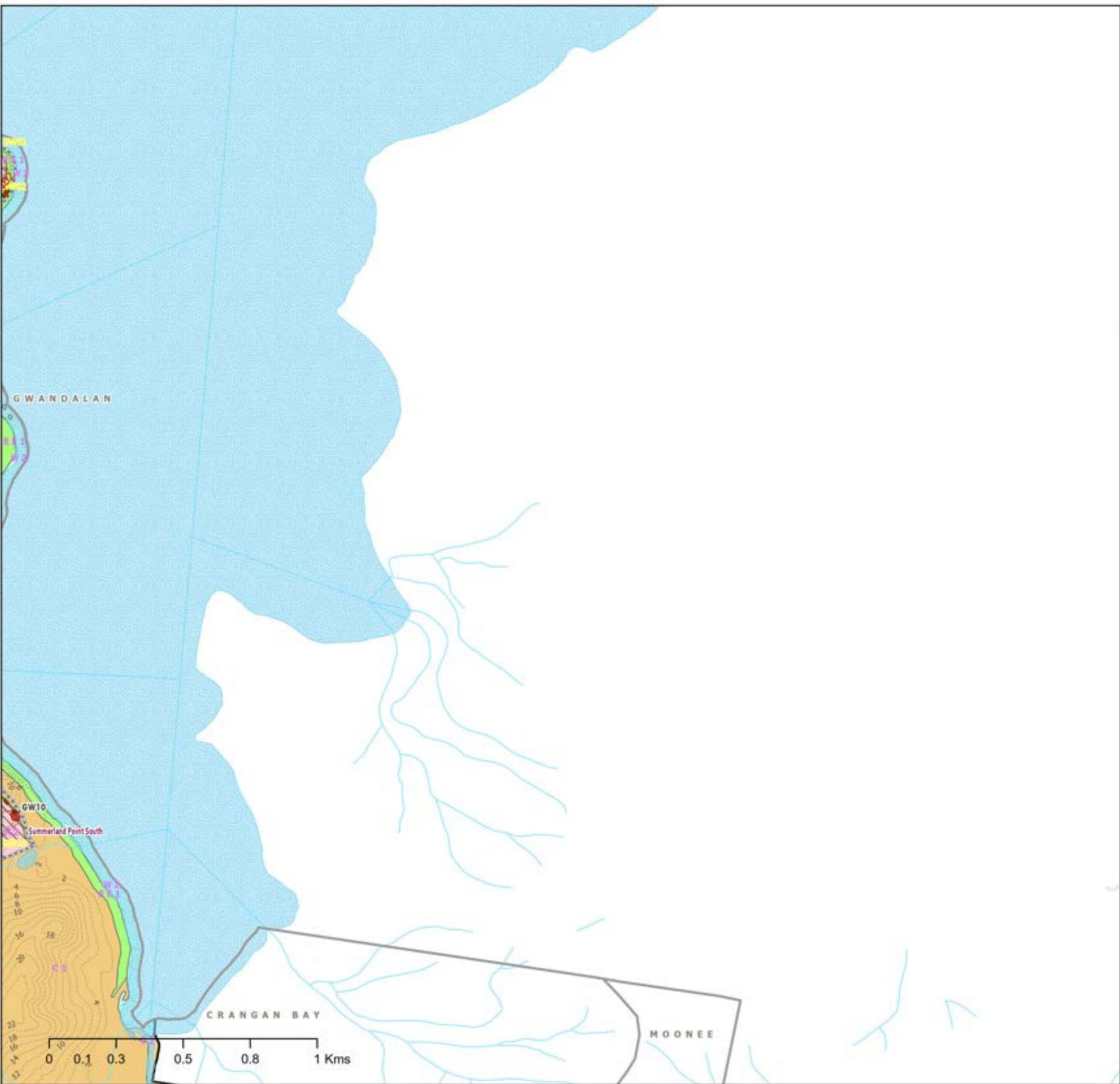


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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD

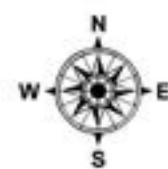
Legend

- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- 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
- R2 - Low Density Residential
- RE1 - Public Recreation
- W2 - Recreational Waterways



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Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[www.spatialreference.org/ref/gcs/gda1994.htm](http://www.spatialreference.org/ref/gcs/gda1994.htm)

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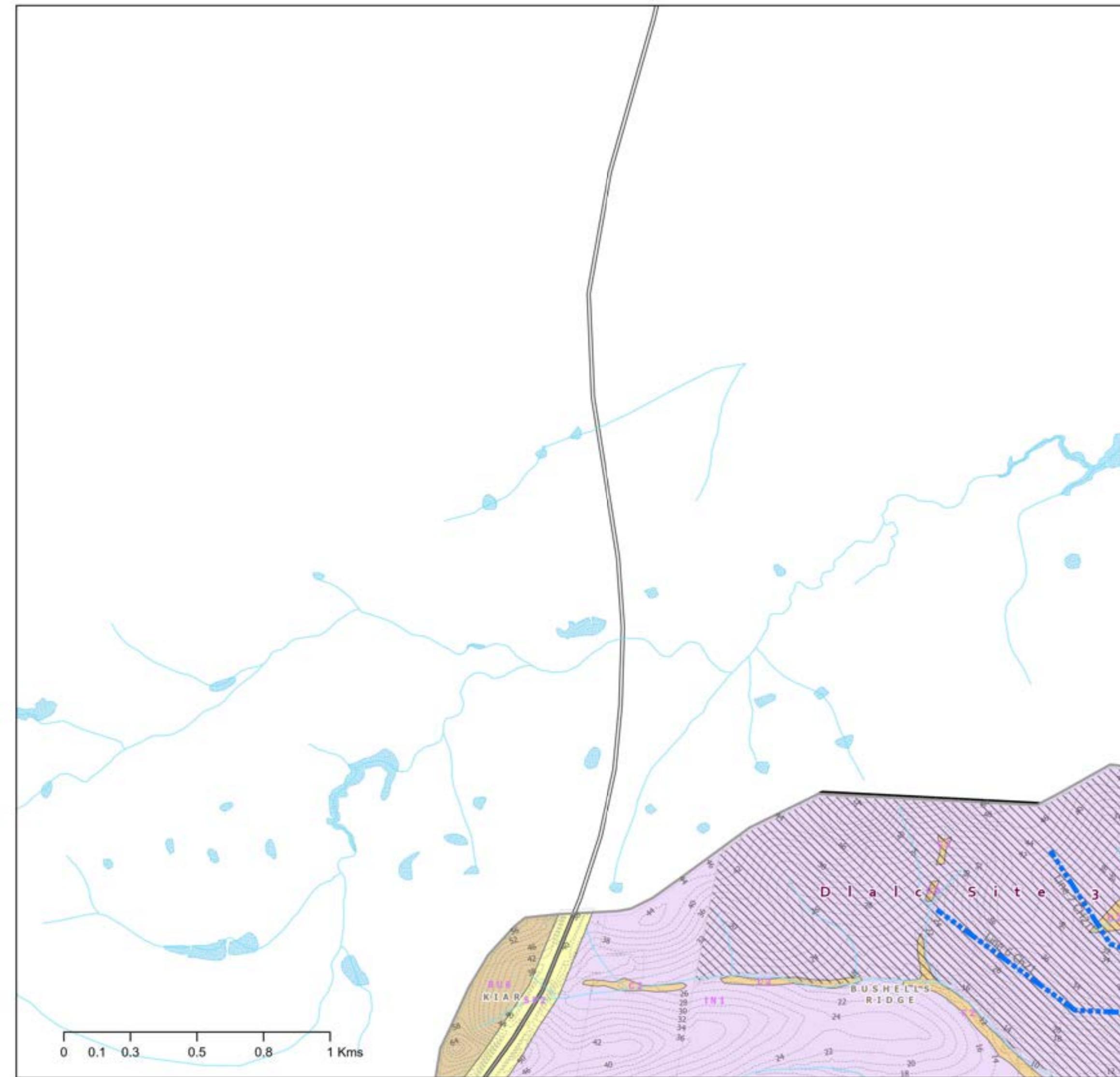


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CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD

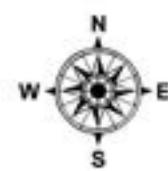
Legend

- Touley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- LEP\_2022\_LandZoningMap
- C2 - Environmental Conservation
- IN1 - General Industrial
- RU6 - Transition
- SP2 - Infrastructure



Siva Balasubramanian  
Date: 26/09/2024  
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 NORAH HEAD

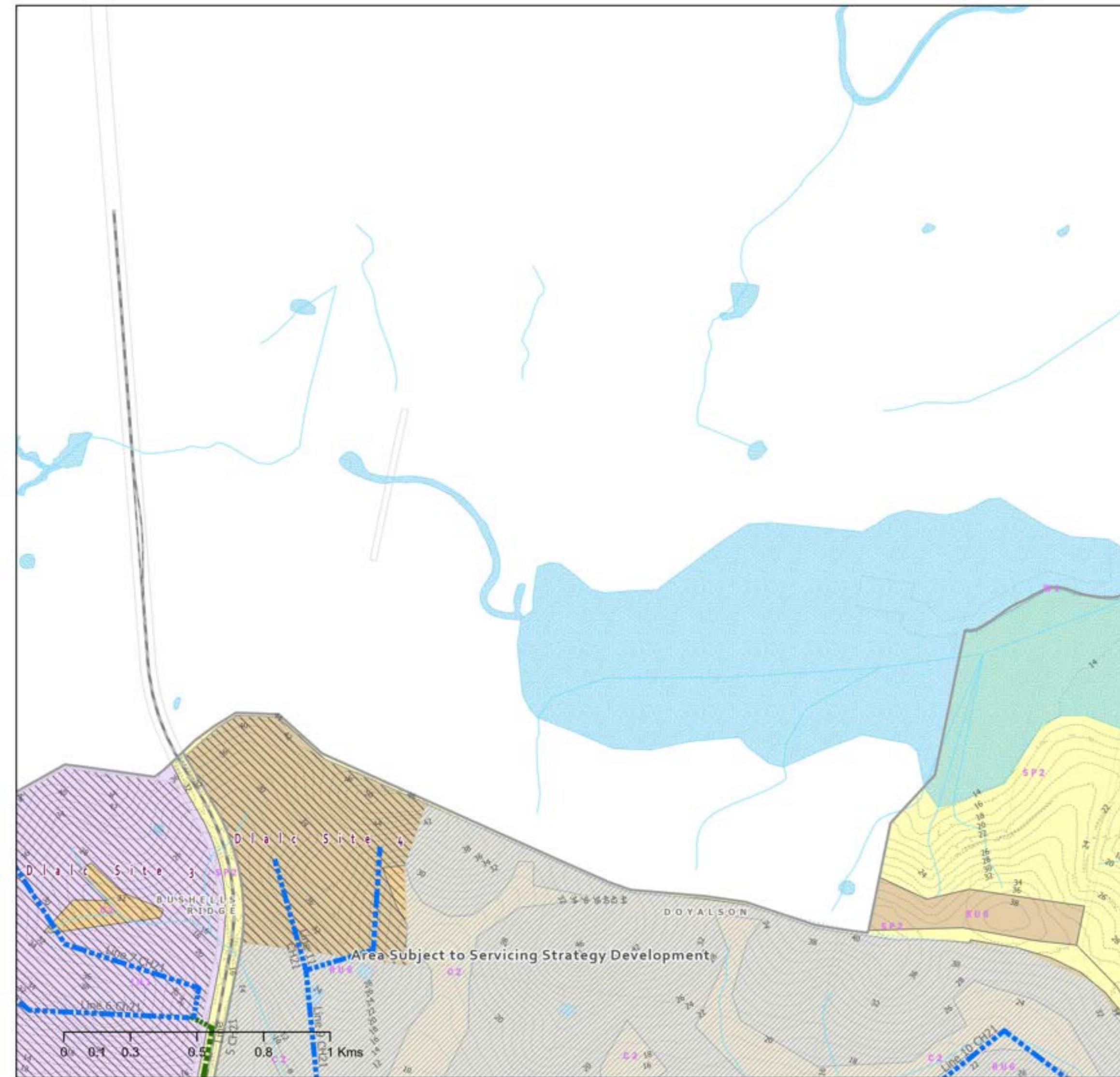
### Legend

|                                    |                                 |
|------------------------------------|---------------------------------|
| ----- Touley EPL Boundary          | Development Sites 2021-2046     |
| ● New SPS                          | ForecastID_Centres              |
| ● SPS Upgrade                      | Water Bodies                    |
| ----- Proposed Sewer Mains 225mm   | Contours 2m                     |
| ----- Proposed Sewer Mains >=300mm | LEP_2022_LandZoningMap          |
| ----- New Sewer_Rising_Mains       | C2 - Environmental Conservation |
| Suburb                             | IN1 - General Industrial        |
| Natural Drainage Layers            | RU6 - Transition                |
| Railway                            | SP2 - Infrastructure            |
| Investigation Areas by Developers  | W1 - Natural Waterways          |



Siva Balasubramanian  
Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
[www.spatialreference.org/ref/gcs/gda1994.htm](http://www.spatialreference.org/ref/gcs/gda1994.htm)

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SEWERAGE NORAH HEAD**

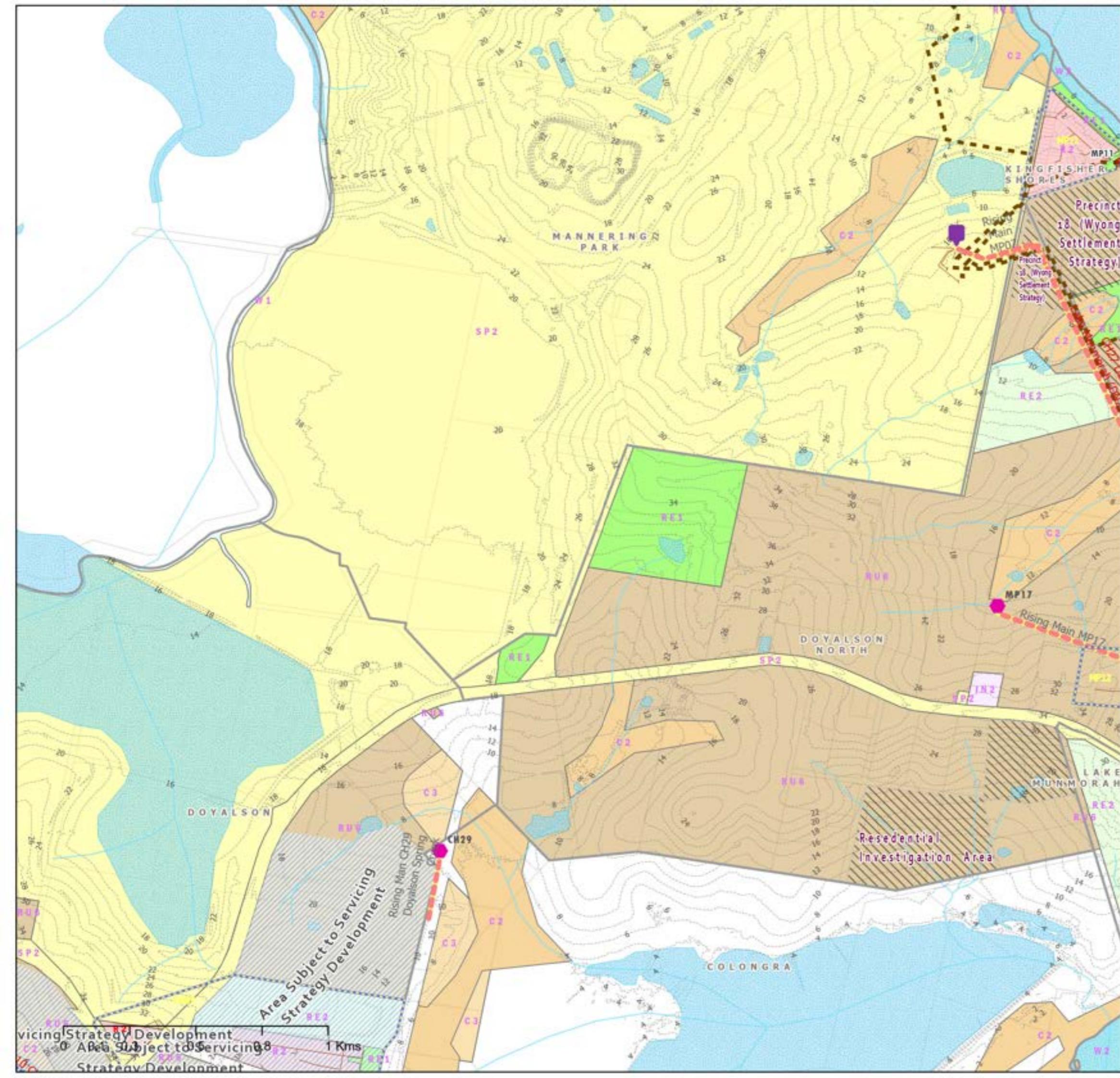
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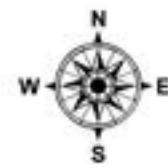


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Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994

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Map 7 of 36





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**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

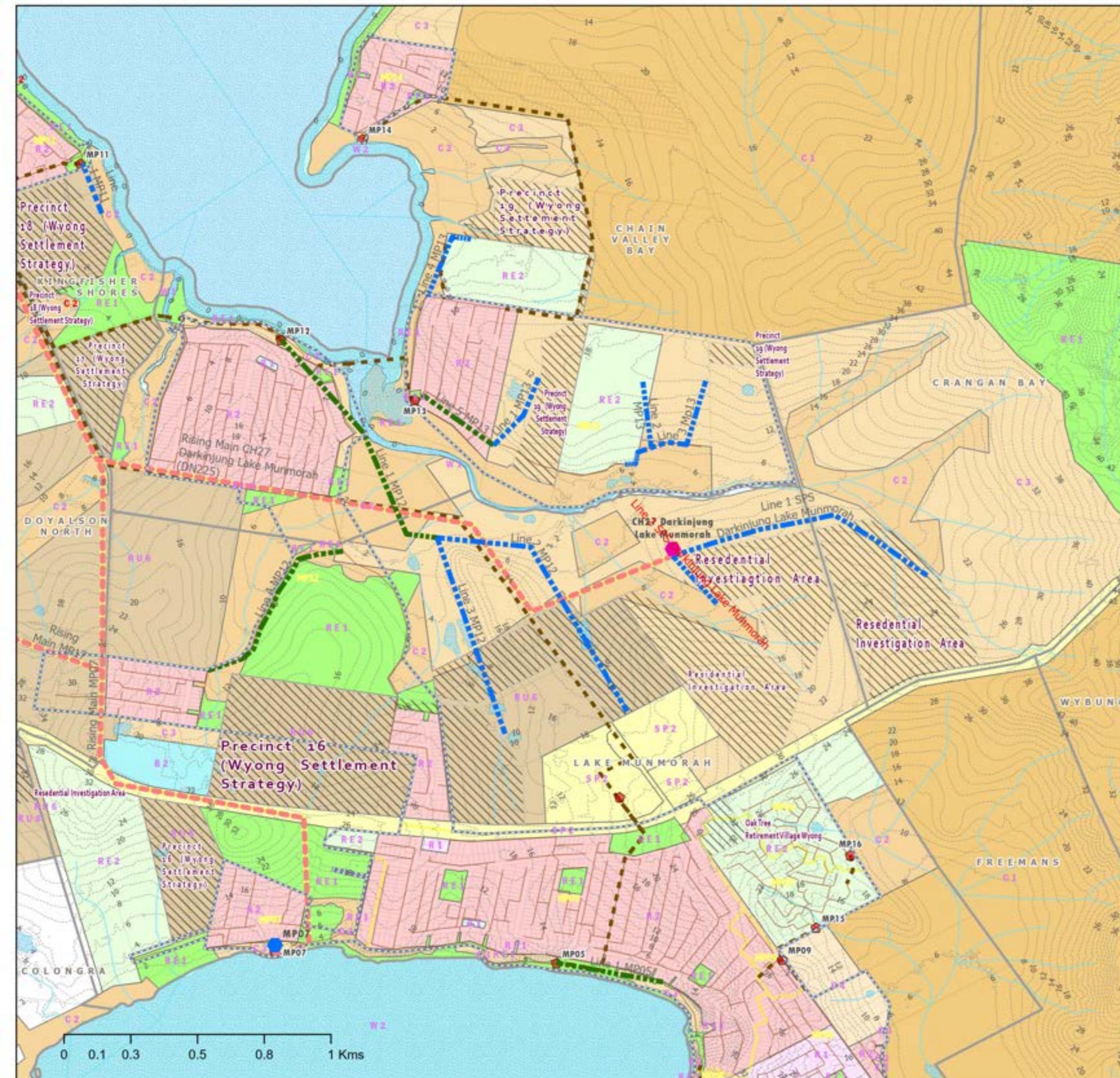
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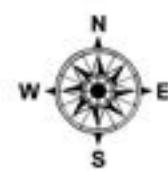
|                                     |  |
|-------------------------------------|--|
| Toukley EPL Boundary                | Sewer Catchment Boundaries             |
| ■ New SPS                           | LEP_2022_LandZoningMap                 |
| ● SPS Upgrade                       | ■ B1 - Neighbourhood Centre            |
| ■ Proposed Sewer Mains 225mm        | ■ B2 - Local Centre                    |
| ■ Proposed Sewer Mains >=300mm      | ■ C1 - National Parks& Nature Reserves |
| ■ New Sewer_Rising_Mains            | ■ C2 - Environmental Conservation      |
| ● SPS                               | ■ C3 - Environmental Management        |
| ■ Sewer Gravity Mains               | ■ C4 - Environmental Living            |
| ■ Rising Main                       | ■ R1 - General Residential             |
| ■ Suburb                            | ■ R2 - Low Density Residential         |
| ■ Natural Drainage Layers           | ■ RE1 - Public Recreation              |
| ■ Investigation Areas by Developers | ■ RE2 - Private Recreation             |
| ■ Development Sites 2021-2046       | ■ RU6 - Transition                     |
| ■ ForecastID_Centres                | ■ SP2 - Infrastructure                 |
| ■ Water Bodies                      | ■ W1 - Natural Waterways               |
| ■ Contours 2m                       | ■ W2 - Recreational Waterways          |



Siva Balasubramanian  
Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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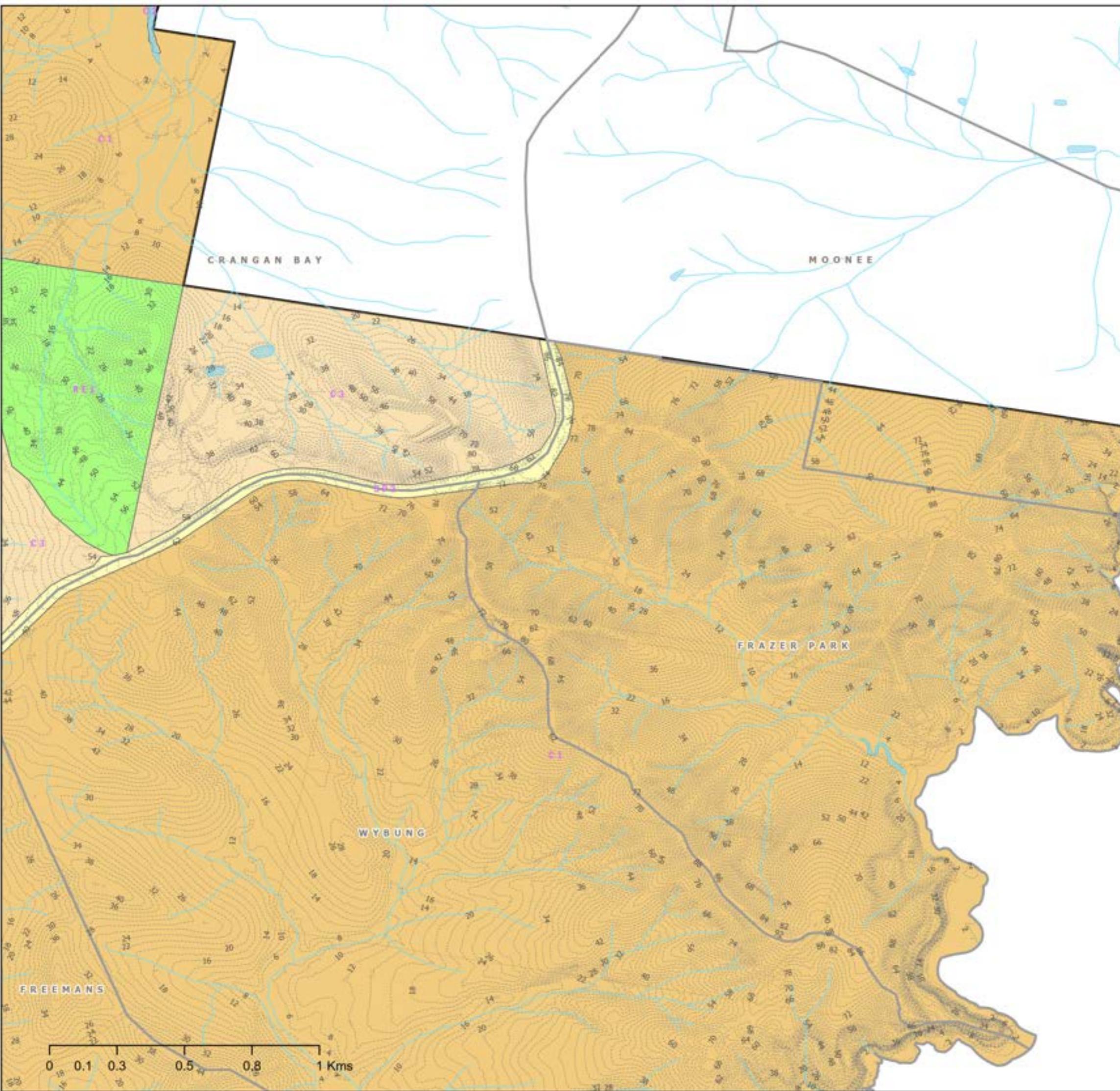




## CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE NORAH HEAD

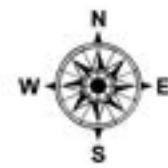
### Legend

|                                   |                                      |
|-----------------------------------|--------------------------------------|
| Toukley EPL Boundary              | ForecastID_Centres                   |
| New SPS                           | Water Bodies                         |
| SPS Upgrade                       | Contours 2m                          |
| Proposed Sewer Mains 225mm        | LEP_2022_LandZoningMap               |
| Proposed Sewer Mains >= 300mm     | C1 - National Parks& Nature Reserves |
| New Sewer_Rising_Mains            | C2 - Environmental Conservation      |
| Suburb                            | C3 - Environmental Management        |
| Natural Drainage Layers           | RE1 - Public Recreation              |
| Investigation Areas by Developers | SP2 - Infrastructure                 |



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Date: 26/09/2024  
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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
<http://www.spatialreference.org/ref/gcs/gda1994.htm>

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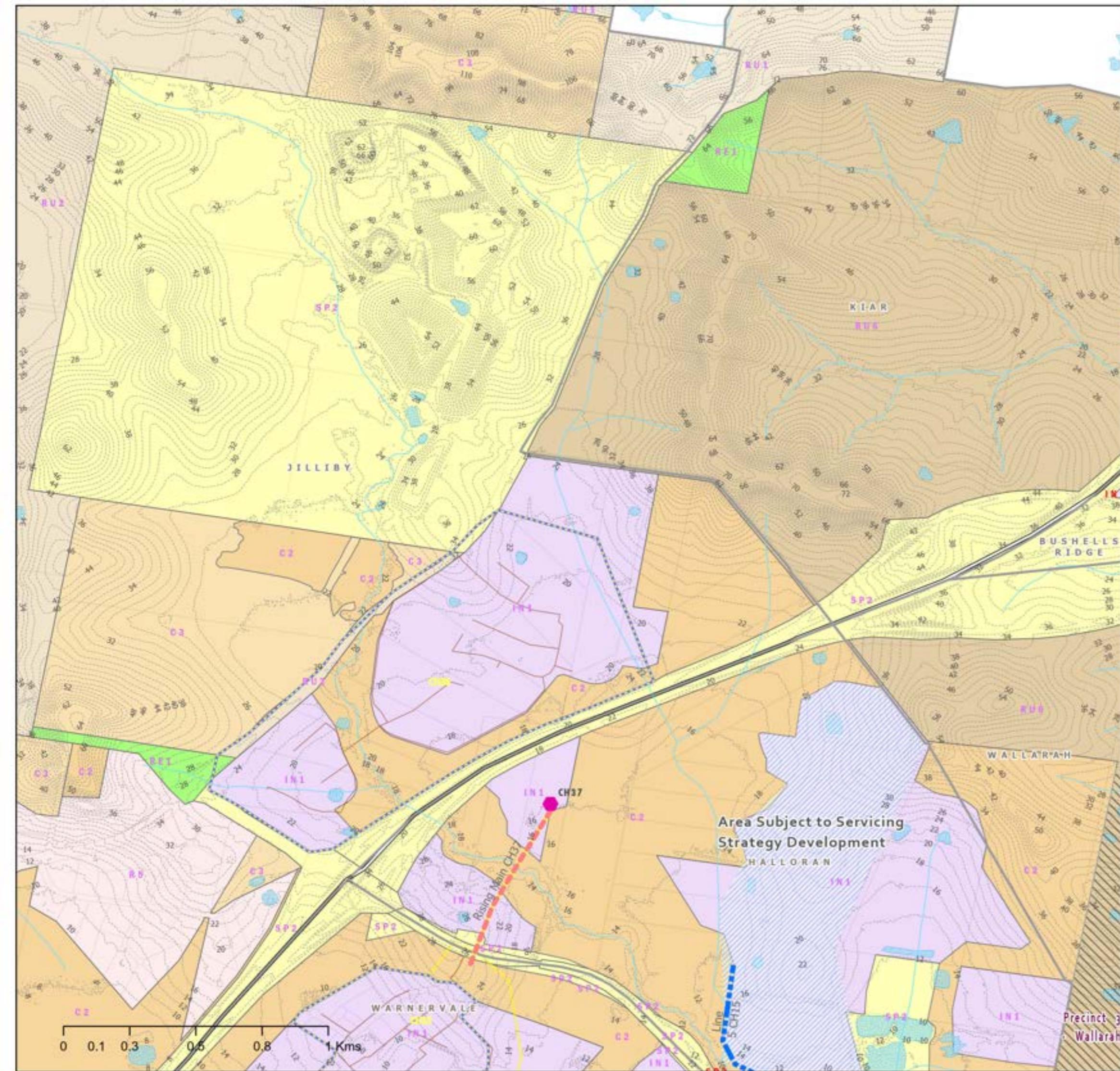


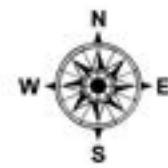
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**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

|                                    |                                 |
|------------------------------------|---------------------------------|
| ----- Touley EPL Boundary          | Water Bodies                    |
| ● New SPS                          | Contours 2m                     |
| ● SPS Upgrade                      | Sewer Catchment Boundaries      |
| ----- Proposed Sewer Mains 225mm   | LEP_2022_LandZoningMap          |
| ----- Proposed Sewer Mains >=300mm | C2 - Environmental Conservation |
| ----- New Sewer_Rising_Mains       | C3 - Environmental Management   |
| ----- Sewer Gravity Mains          | IN1 - General Industrial        |
| Suburb                             | R5 - Large Lot Residential      |
| Natural Drainage Layers            | RE1 - Public Recreation         |
| M1 Motorway                        | RU1 - Primary Production        |
| Investigation Areas by Developers  | RU2 - Rural Landscape           |
| Development Sites 2021-2046        | RU6 - Transition                |
| ForecastID_Centres                 | SP2 - Infrastructure            |





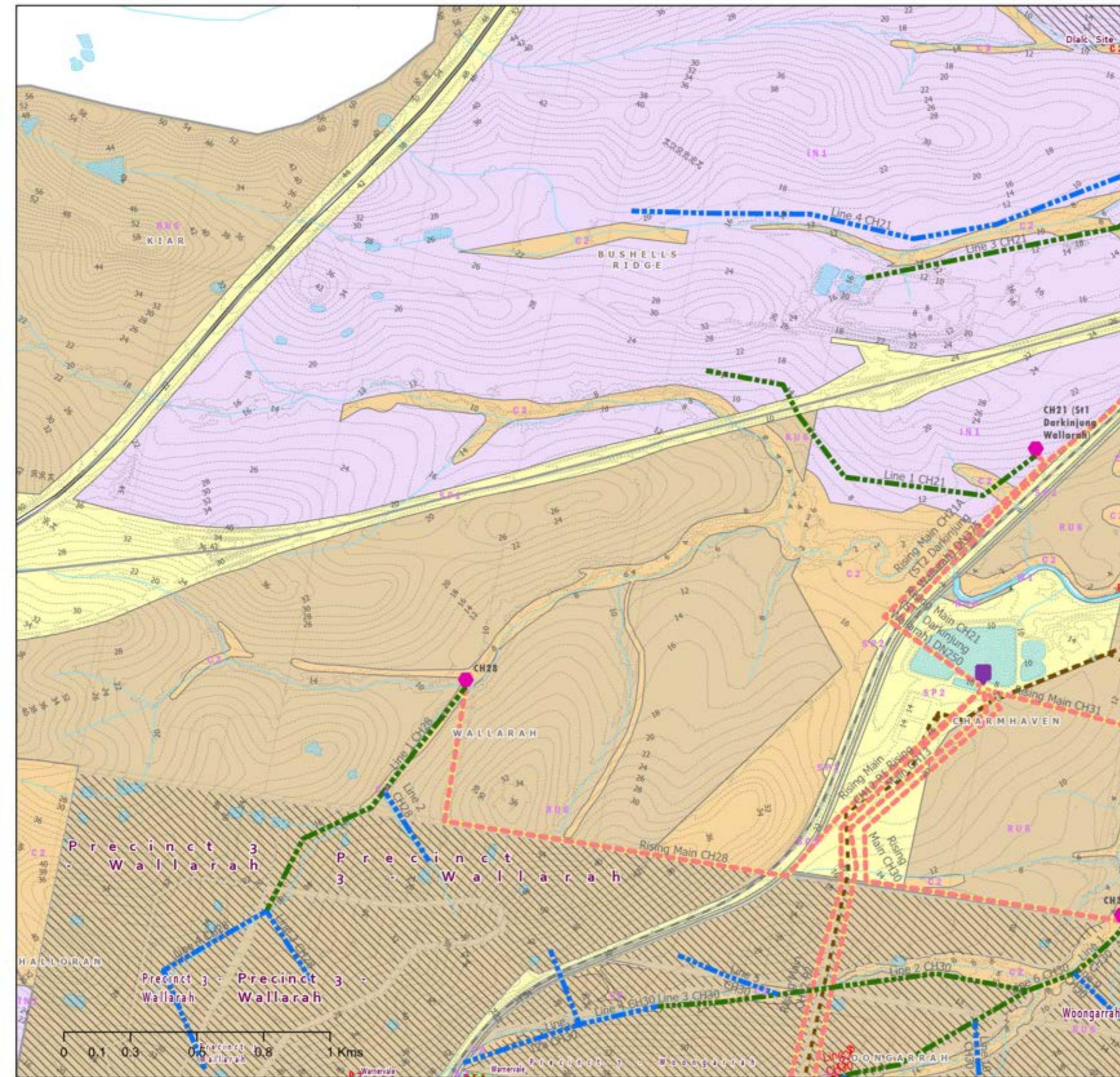
## CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE NORAH HEAD

### Legend

- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- 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

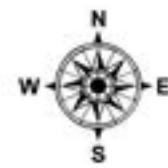
**LEP\_2022\_LandZoningMap**

- B2 - Local Centre
- C2 - Environmental Conservation
- IN1 - General Industrial
- RE1 - Public Recreation
- RU6 - Transition
- SP2 - Infrastructure
- W1 - Natural Waterways



Site Relocation  
Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

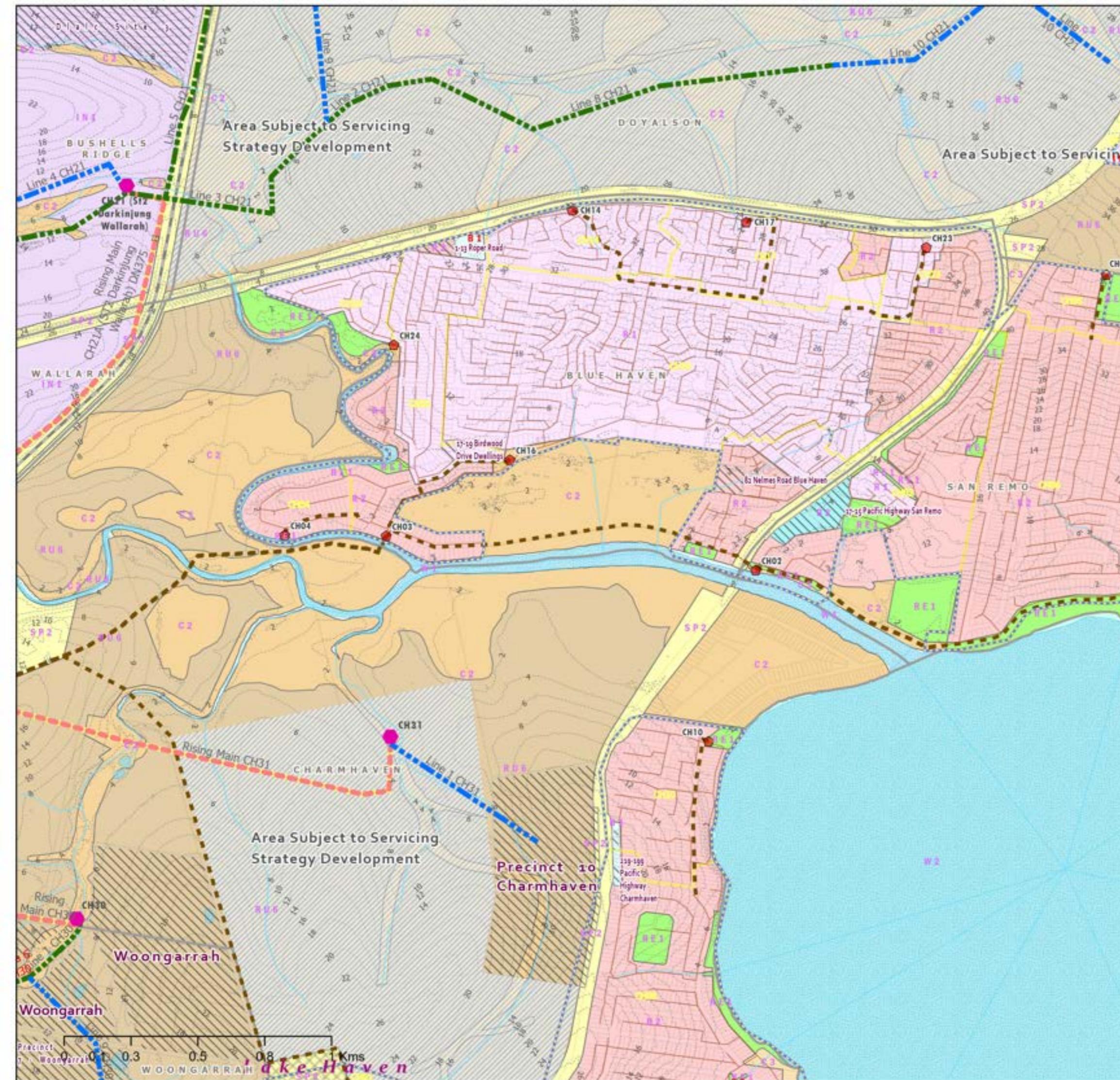
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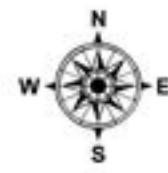
|   |                                   |
|---|-----------------------------------|
| ----- Touley EPL Boundary               | ----- Contours 2m                 |
| ● New SPS                               | □ Sewer Catchment Boundaries      |
| ● SPS Upgrade                           | LEP_2022_LandZoningMap            |
| ----- Proposed Sewer Mains 225mm        | ■ B1 - Neighbourhood Centre       |
| ----- Proposed Sewer Mains >=300mm      | ■ B2 - Local Centre               |
| ----- New Sewer_Rising_Mains            | ■ C2 - Environmental Conservation |
| ● SPS                                   | ■ C3 - Environmental Management   |
| ----- Sewer Gravity Mains               | ■ IN1 - General Industrial        |
| ----- Rising Main                       | ■ R1 - General Residential        |
| Suburb                                  | ■ R2 - Low Density Residential    |
| ----- Natural Drainage Layers           | ■ RE1 - Public Recreation         |
| Railway                                 | ■ RU6 - Transition                |
| ----- Investigation Areas by Developers | ■ SP2 - Infrastructure            |
| ----- Development Sites 2021-2046       | ■ W1 - Natural Waterways          |
| ----- ForecastID_Centres                | ■ W2 - Recreational Waterways     |
| ----- Water Bodies                      |                                   |



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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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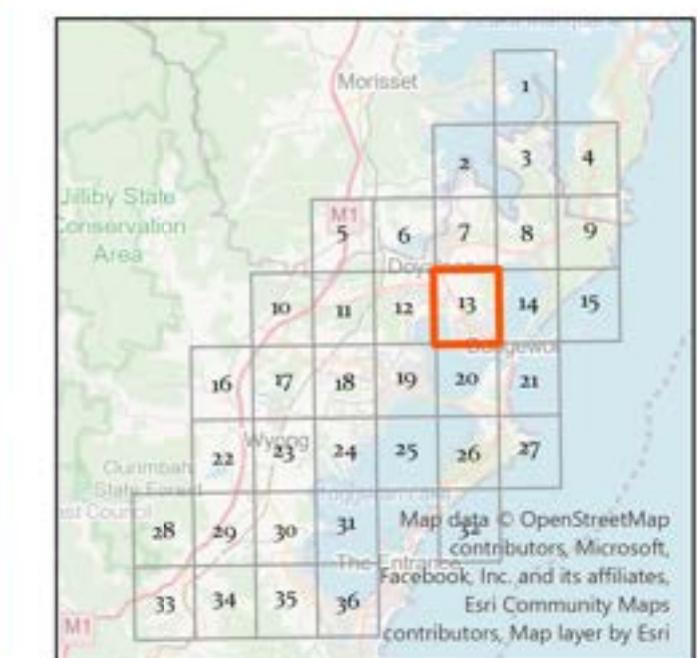


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Council

**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

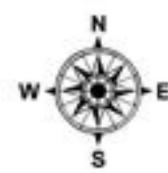
- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- 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
- IN1 - General Industrial
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU6 - Transition
- SP2 - Infrastructure
- W2 - Recreational Waterways



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Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
Coordinate System: GDA94\_Tmercator (EPSG:32150)

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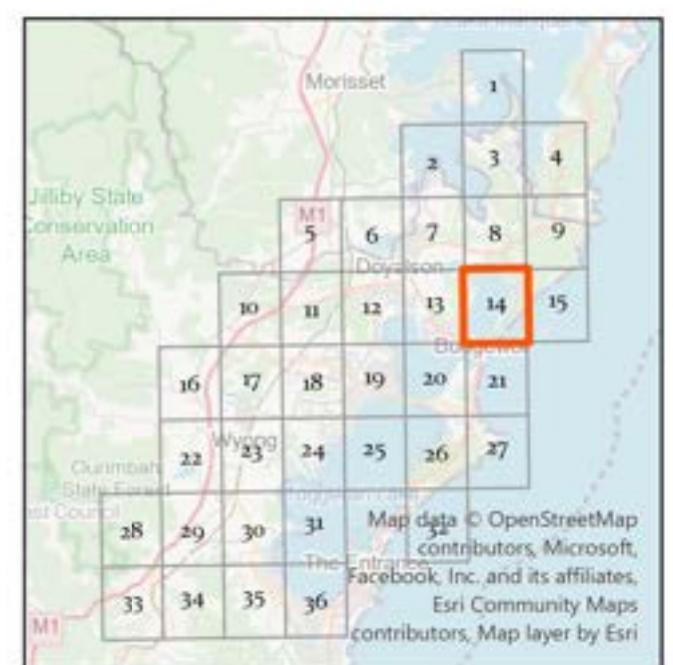
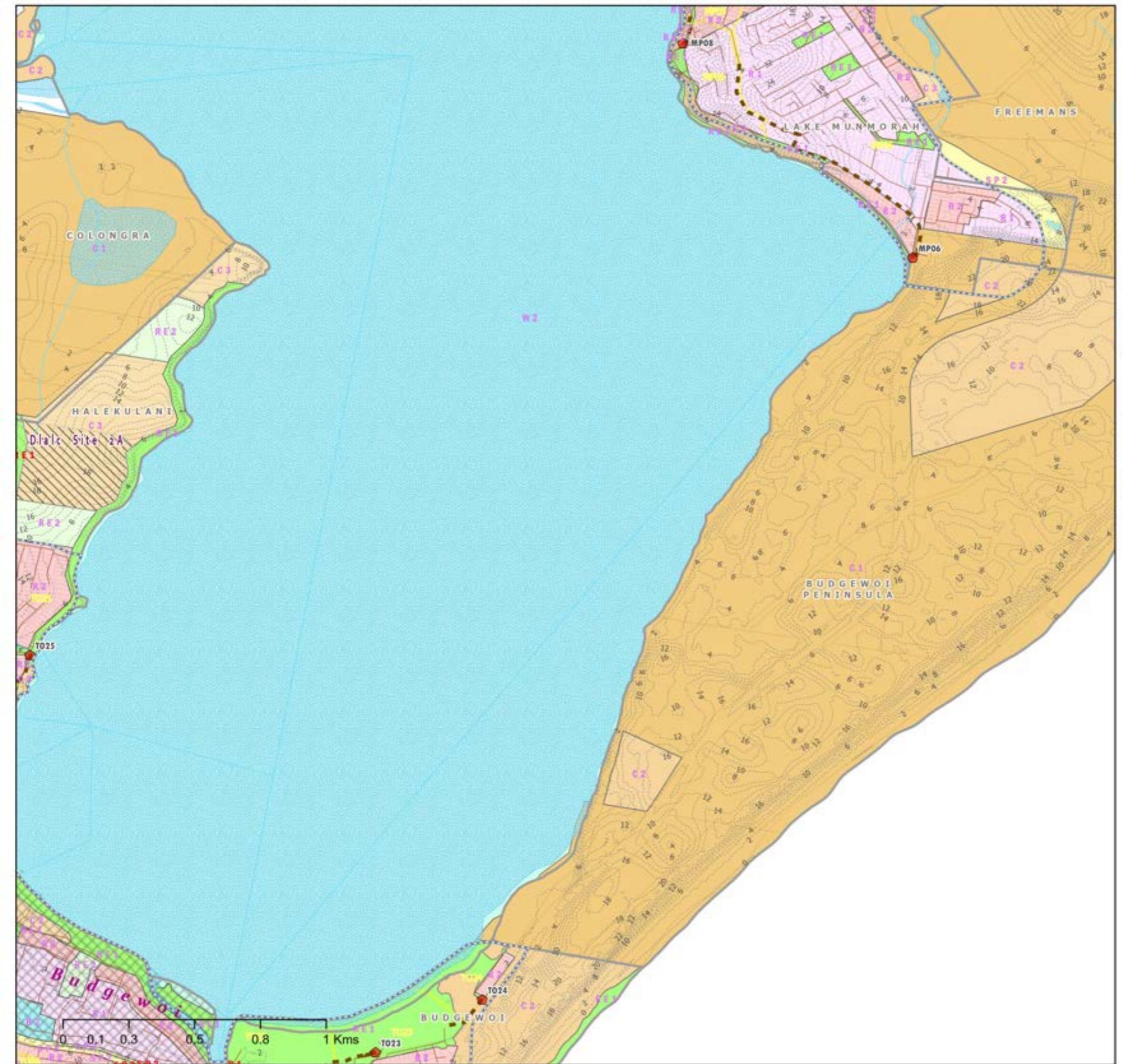
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## CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE NORAH HEAD

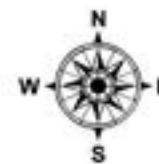
### Legend

|                                   |                                      |
|-----------------------------------|--------------------------------------|
| Toukley EPL Boundary              | Water Bodies                         |
| New SPS                           | Contours 2m                          |
| SPS Upgrade                       | Sewer Catchment Boundaries           |
| Proposed Sewer Mains 225mm        | LEP_2022_LandZoningMap               |
| Proposed Sewer Mains >=300mm      | B2 - Local Centre                    |
| New Sewer_Rising_Mains            | C1 - National Parks& Nature Reserves |
| SPS                               | C2 - Environmental Conservation      |
| Sewer Gravity Mains               | C3 - Environmental Management        |
| Rising Main                       | R1 - General Residential             |
| Suburb                            | R2 - Low Density Residential         |
| Natural Drainage Layers           | RE1 - Public Recreation              |
| Investigation Areas by Developers | RE2 - Private Recreation             |
| Development Sites 2021-2046       | SP2 - Infrastructure                 |
| ForecastID_Centres                | W2 - Recreational Waterways          |



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Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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SEWFORAGE NORAH HEAD**

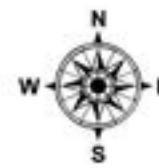
## Legend



Page 1 of 1 | Generated: 2024-08-26 10:45:20 | File ID: 1234567890

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A horizontal scale bar with numerical markings at 0, 0.1, 0.3, 0.5, 0.8, and 1 Kms.



**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

### Legend

Map showing Land Zoning and various features in the Toukley EPL area. The map includes a legend on the left and a title 'LEP\_2022\_LandZoningMap' on the right.

**Legend:**

- Water Bodies
- Contours 2m
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID Centres

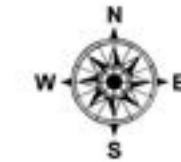
**LEP\_2022\_LandZoningMap**

- C2 - Environmental Conservation
- C3 - Environmental Management
- C4 - Environmental Living
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RU1 - Primary Production
- RU3 - Forestry
- SP2 - Infrastructure



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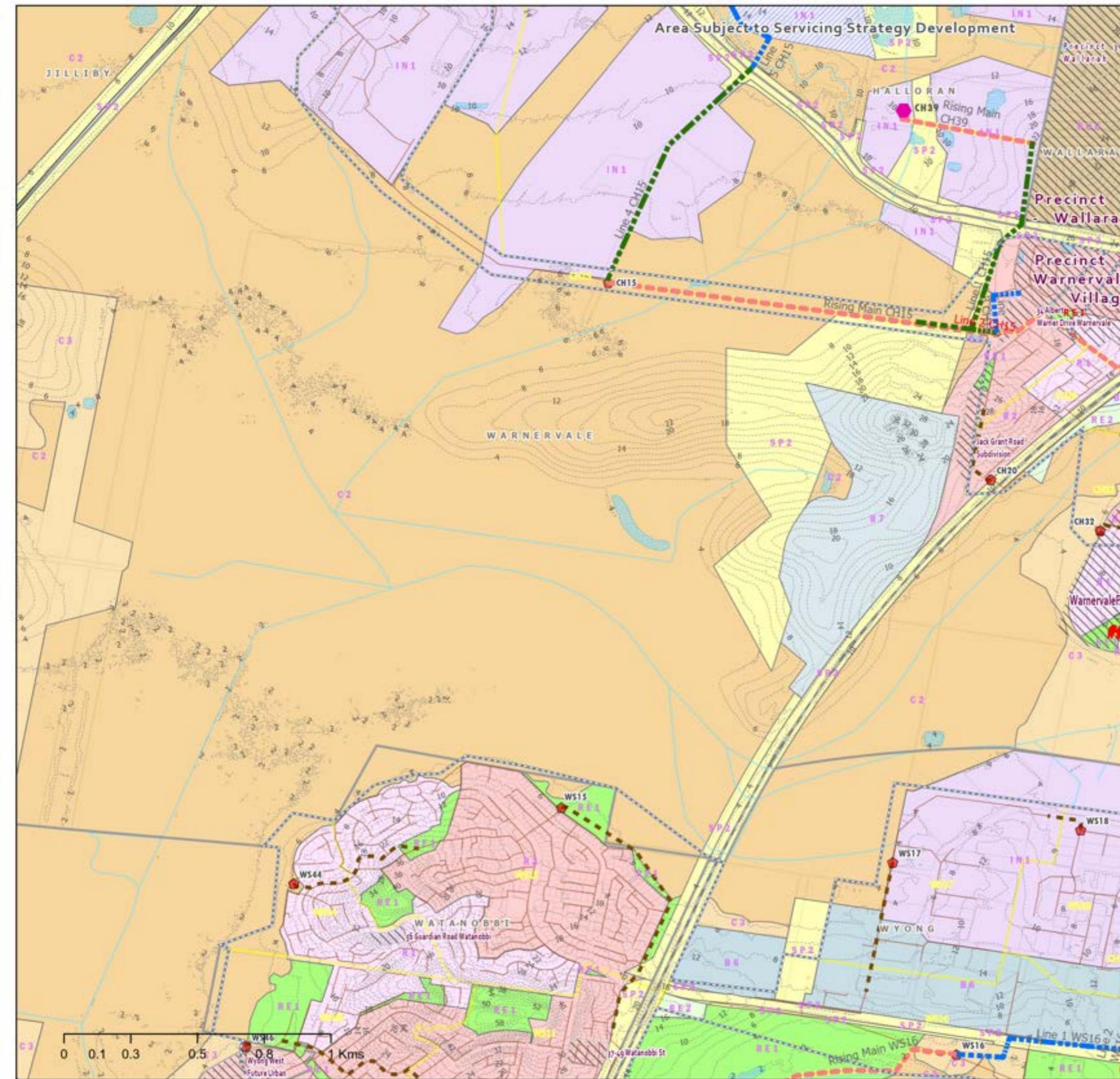
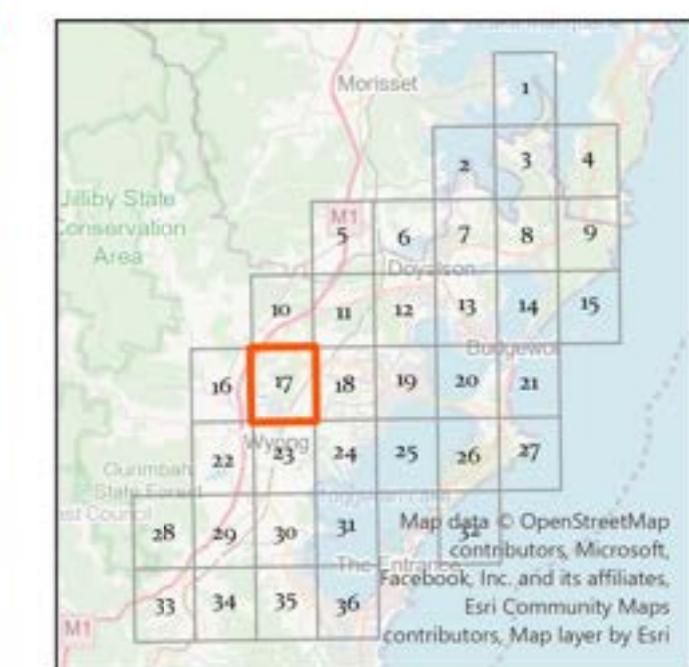


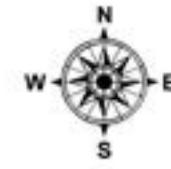
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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap**
- B1 - Neighbourhood Centre
- B6 - Enterprise Corridor
- B7 - Business Park
- C2 - Environmental Conservation
- C3 - Environmental Management
- IN1 - General Industrial
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU6 - Transition
- SP2 - Infrastructure
- Touley EPL Boundary
- New SPS
- 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





**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

### Legend

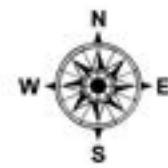
**LEP\_2022\_LandZoningMap**

- Contours 2m
- Sewer Catchment Boundaries
- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains  $>= 300\text{mm}$
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- B6 - Enterprise Corridor
- C2 - Environmental Conservation
- C3 - Environmental Management
- IN1 - General Industrial
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU6 - Transition
- SP2 - Infrastructure



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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994

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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD

Legend

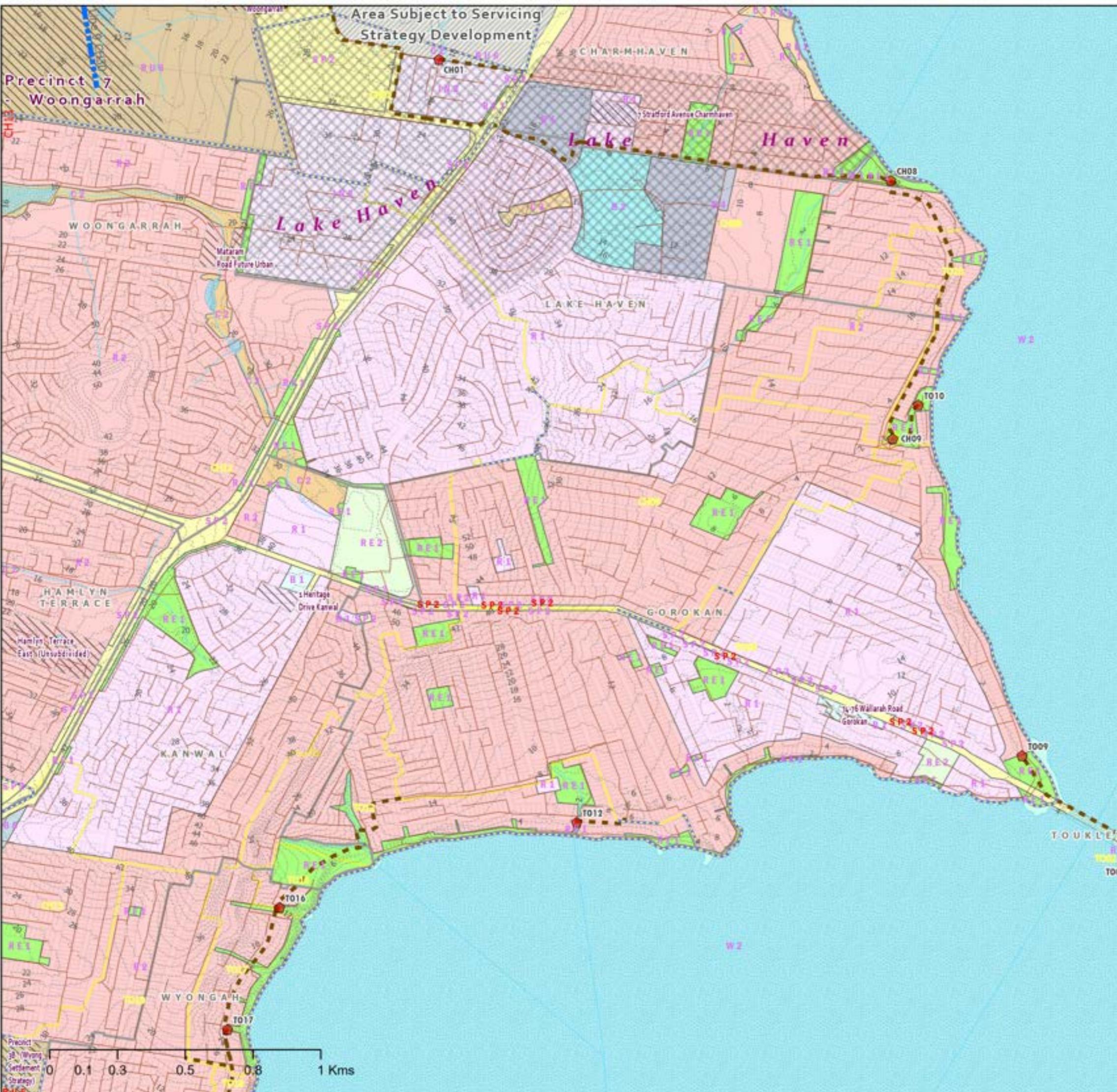
LEP\_2022\_LandZoningMap

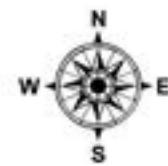
- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- ===== Proposed Sewer Mains 225mm
- ===== Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- B6 - Enterprise Corridor
- C2 - Environmental Conservation
- C3 - Environmental Management
- IN2 - Light Industrial
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU6 - Transition
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways



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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

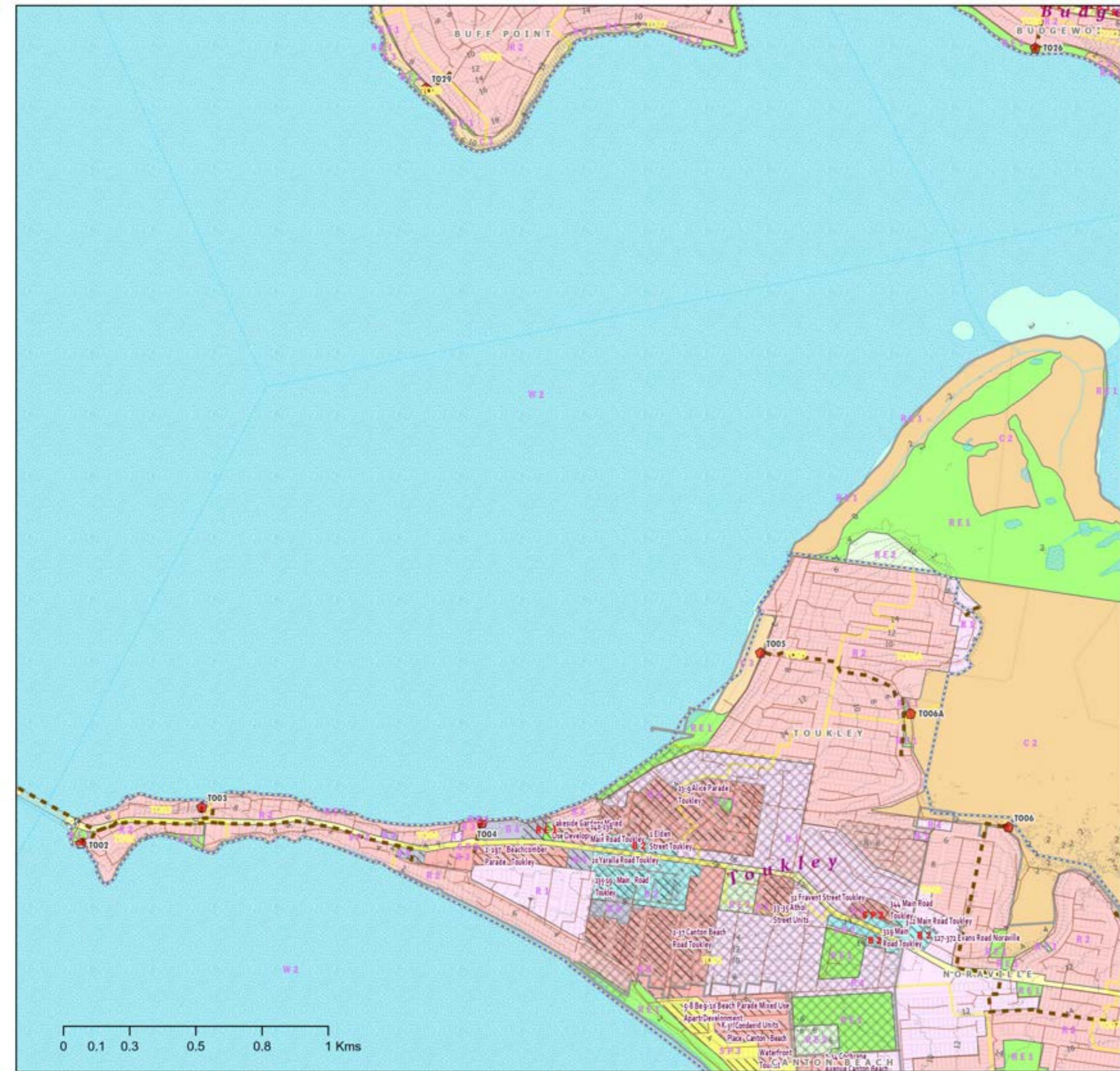
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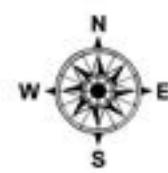
|   |                                 |
|---|---------------------------------|
| ===== Toukley EPL Boundary              | ----- Contours 2m               |
| ● New SPS                               | □ Sewer Catchment Boundaries    |
| ● SPS Upgrade                           | LEP_2022_LandZoningMap          |
| ===== Proposed Sewer Mains 225mm        | B2 - Local Centre               |
| ===== Proposed Sewer Mains >=300mm      | B4 - Mixed Use                  |
| ● New Sewer_Rising_Mains                | C2 - Environmental Conservation |
| ● SPS                                   | C3 - Environmental Management   |
| ----- Sewer Gravity Mains               | R1 - General Residential        |
| ---- Rising Main                        | R2 - Low Density Residential    |
| Suburb                                  | R3 - Medium Density Residential |
| ----- Natural Drainage Layers           | RE1 - Public Recreation         |
| ----- Investigation Areas by Developers | RE2 - Private Recreation        |
| ----- Development Sites 2021-2046       | SP2 - Infrastructure            |
| ○ ForecastID_Centres                    | SP3 - Tourist                   |
| ----- Water Bodies                      | W2 - Recreational Waterways     |



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Date: 26/09/2024  
Source: Central Coast Council  
Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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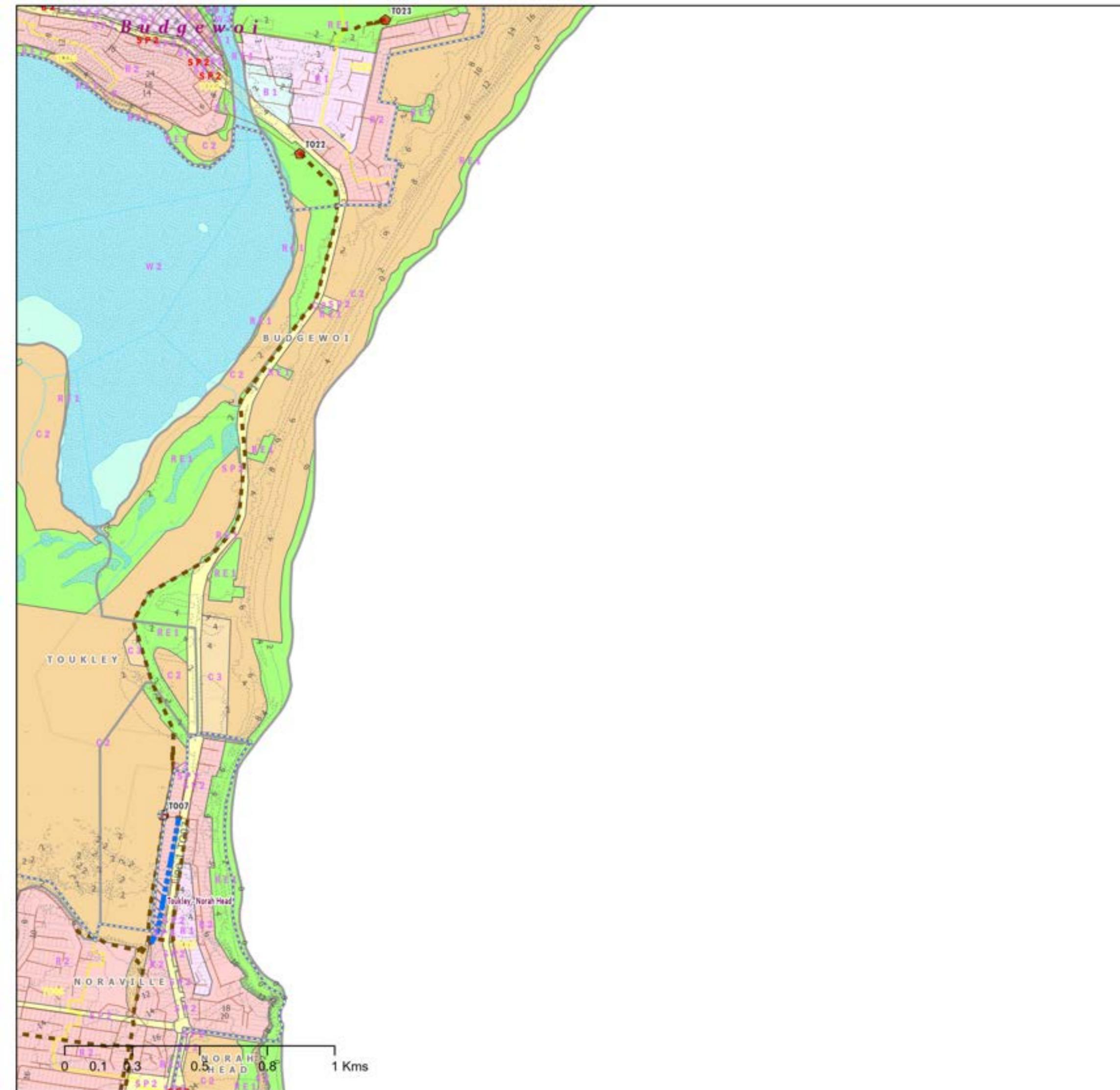
### Legend

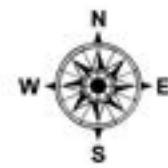
|                                       |                                 |
|---------------------------------------|---------------------------------|
| ----- Toukley EPL Boundary            | Water Bodies                    |
| ● New SPS                             | Contours 2m                     |
| ● SPS Upgrade                         | Sewer Catchment Boundaries      |
| ■■■ Proposed Sewer Mains 225mm        | LEP_2022_LandZoningMap          |
| ■■■ Proposed Sewer Mains >=300mm      | B1 - Neighbourhood Centre       |
| ■■■ New Sewer_Rising_Mains            | B2 - Local Centre               |
| ● SPS                                 | C2 - Environmental Conservation |
| — Sewer Gravity Mains                 | C3 - Environmental Management   |
| ■■■ Rising Main                       | R1 - General Residential        |
| Suburb                                | R2 - Low Density Residential    |
| — Natural Drainage Layers             | RE1 - Public Recreation         |
| ■■■ Investigation Areas by Developers | SP2 - Infrastructure            |
| ■■■ Development Sites 2021-2046       | W2 - Recreational Waterways     |
| ■■■ ForecastID_Centres                |                                 |



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Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

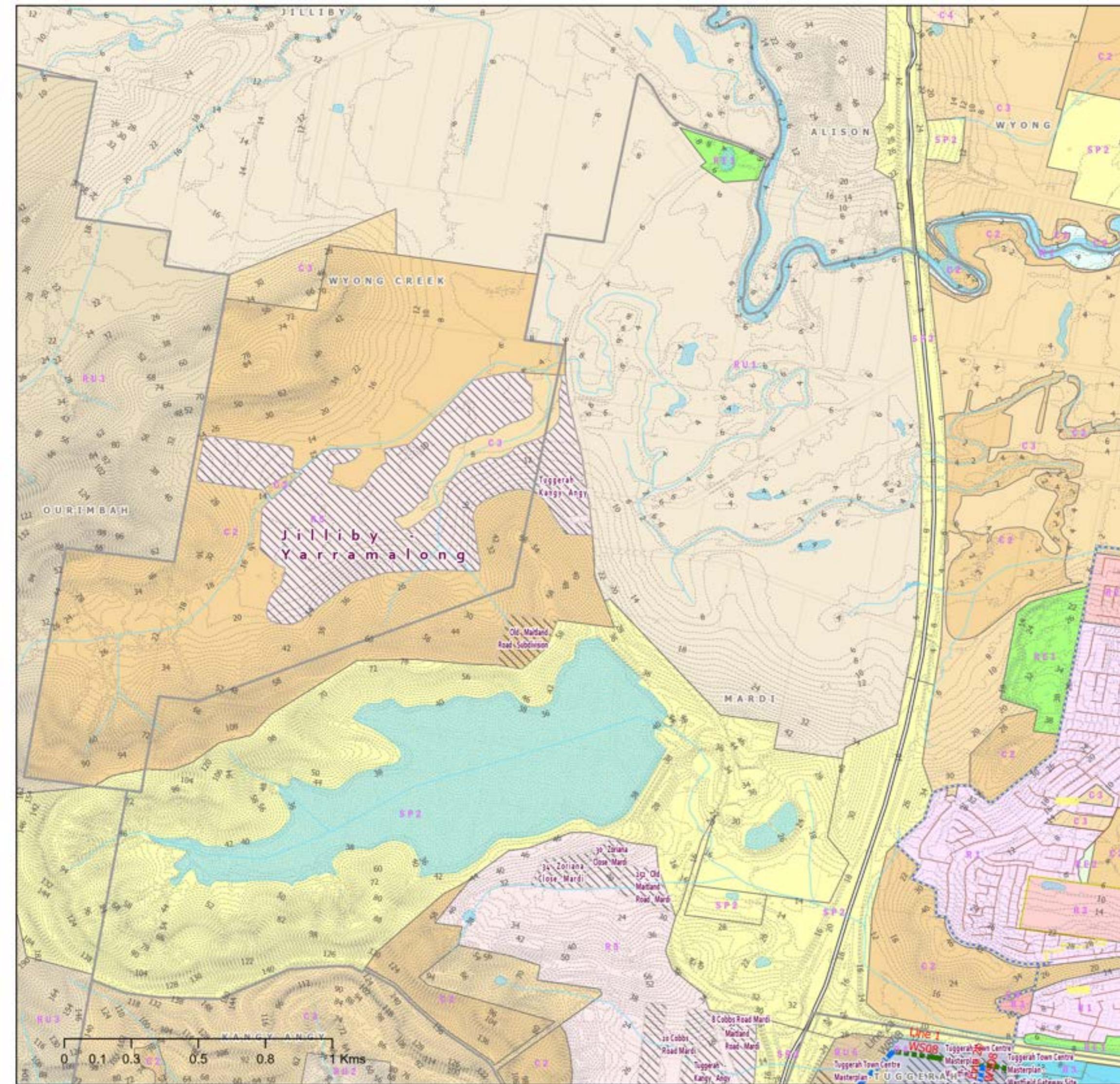
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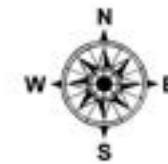
| LEP_2022_LandZoningMap |                                   |
|------------------------|-----------------------------------|
| -----                  | Toukley EPL Boundary              |
| ●                      | New SPS                           |
| ●                      | SPS Upgrade                       |
| -----                  | Proposed Sewer Mains 225mm        |
| -----                  | Proposed Sewer Mains >=300mm      |
| -----                  | New Sewer_Rising_Mains            |
| -----                  | Sewer Gravity Mains               |
| -----                  | Suburb                            |
| -----                  | Natural Drainage Layers           |
| -----                  | M1 Motorway                       |
| -----                  | Investigation Areas by Developers |
| -----                  | Development Sites 2021-2046       |
| -----                  | ForecastID_Centres                |
| -----                  | Water Bodies                      |
| -----                  | Contours 2m                       |
| -----                  | Sewer Catchment Boundaries        |
| ●                      | B3 - Commercial Core              |
| ●                      | B4 - Mixed Use                    |
| ●                      | C2 - Environmental Conservation   |
| ●                      | C3 - Environmental Management     |
| ●                      | C4 - Environmental Living         |
| ●                      | R1 - General Residential          |
| ●                      | R2 - Low Density Residential      |
| ●                      | R3 - Medium Density Residential   |
| ●                      | R5 - Large Lot Residential        |
| ●                      | RE1 - Public Recreation           |
| ●                      | RE2 - Private Recreation          |
| ●                      | RU1 - Primary Production          |
| ●                      | RU2 - Rural Landscape             |
| ●                      | RU3 - Forestry                    |
| ●                      | RU6 - Transition                  |
| ●                      | SP2 - Infrastructure              |
| ●                      | W1 - Natural Waterways            |



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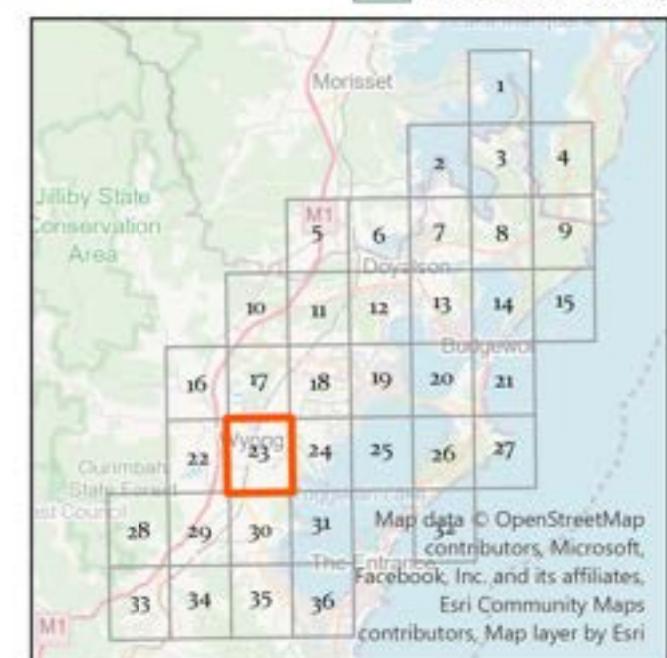
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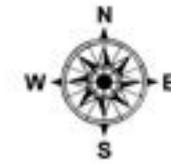
**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

### Legend



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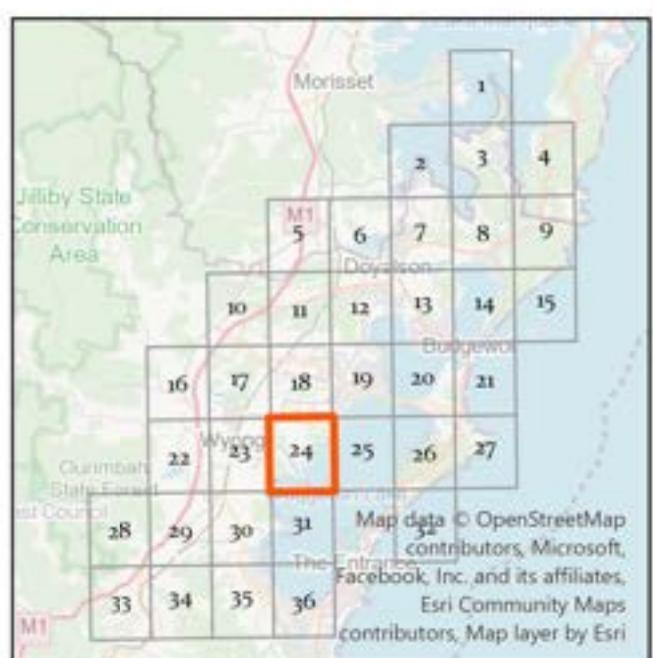


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CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD

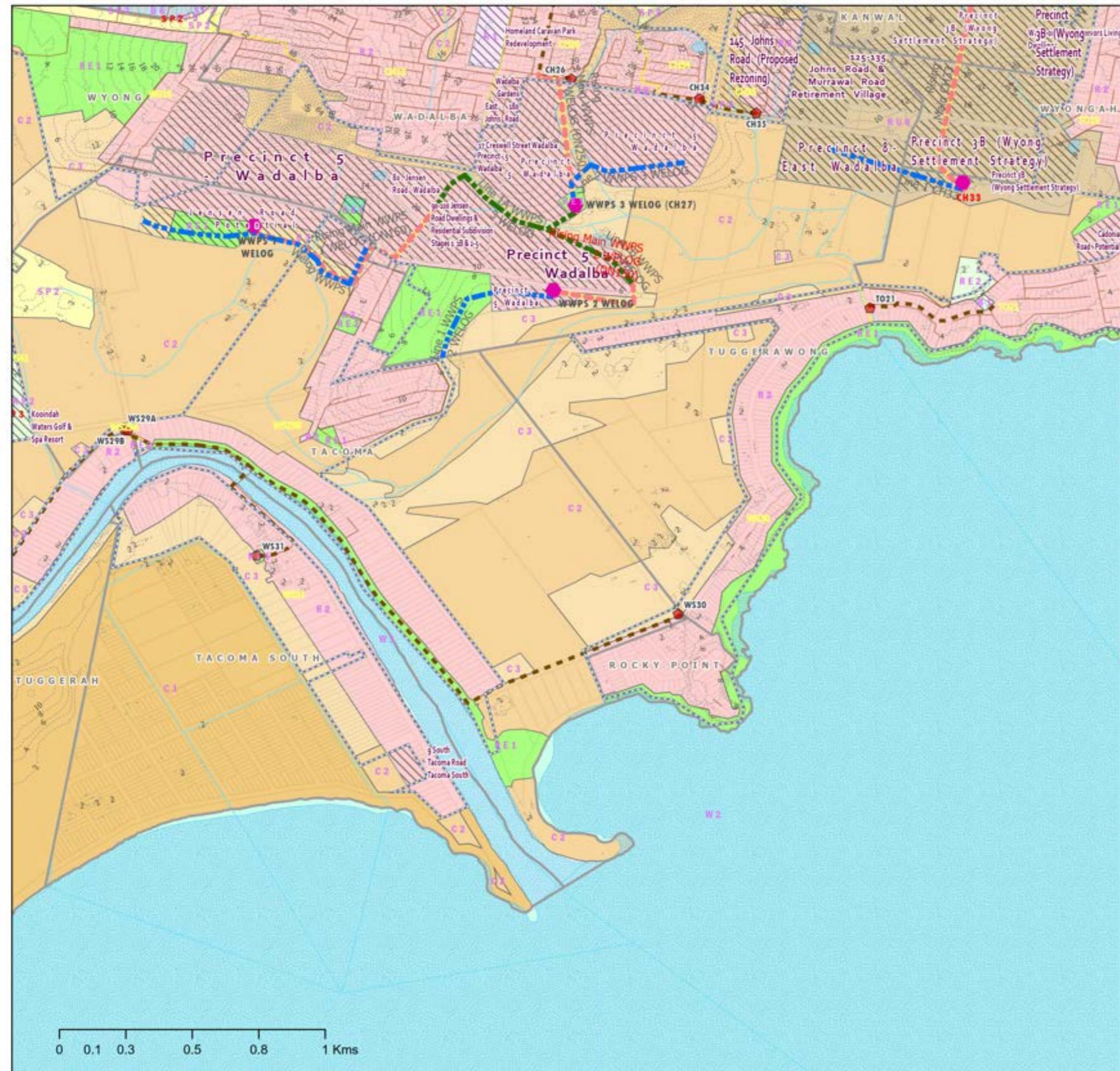
Legend

- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap
- B1 - Neighbourhood Centre
- B6 - Enterprise Corridor
- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- C3 - Environmental Management
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU6 - Transition
- SP2 - Infrastructure
- SP3 - Tourist
- W1 - Natural Waterways
- W2 - Recreational Waterways

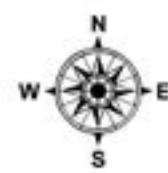


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0 0.1 0.3 0.5 0.8 1 Kms



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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

|                                    |                                      |
|------------------------------------|--------------------------------------|
| --- Toukley EPL Boundary           | ForecastID_Centres                   |
| ● New SPS                          | Water Bodies                         |
| ● SPS Upgrade                      | Contours 2m                          |
| ----- Proposed Sewer Mains 225mm   | Sewer Catchment Boundaries           |
| ----- Proposed Sewer Mains >=300mm | LEP_2022_LandZoningMap               |
| ----- New Sewer_Rising_Mains       | B1 - Neighbourhood Centre            |
| ● SPS                              | C1 - National Parks& Nature Reserves |
| ----- Sewer Gravity Mains          | C2 - Environmental Conservation      |
| ----- Rising Main                  | R2 - Low Density Residential         |
| Suburb                             | RE1 - Public Recreation              |
| Natural Drainage Layers            | RU6 - Transition                     |
| Investigation Areas by Developers  | SP2 - Infrastructure                 |
| Development Sites 2021-2046        | W2 - Recreational Waterways          |

W2

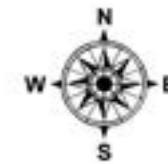
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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

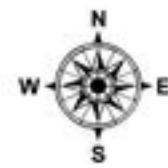
**Legend**

|                                   |                                      |
|-----------------------------------|--------------------------------------|
| Toukley EPL Boundary              | Water Bodies                         |
| New SPS                           | Contours 2m                          |
| SPS Upgrade                       | Sewer Catchment Boundaries           |
| Proposed Sewer Mains 225mm        | LEP_2022_LandZoningMap               |
| Proposed Sewer Mains >=300mm      | C1 - National Parks& Nature Reserves |
| New Sewer_Rising_Mains            | C2 - Environmental Conservation      |
| SPS                               | C3 - Environmental Management        |
| STP                               | R1 - General Residential             |
| Sewer Gravity Mains               | R2 - Low Density Residential         |
| Rising Main                       | R3 - Medium Density Residential      |
| Suburb                            | RE1 - Public Recreation              |
| Investigation Areas by Developers | RE2 - Private Recreation             |
| Development Sites 2021-2046       | SP2 - Infrastructure                 |
| ForecastID_Centres                | SP3 - Tourist                        |
|                                   | W2 - Recreational Waterways          |



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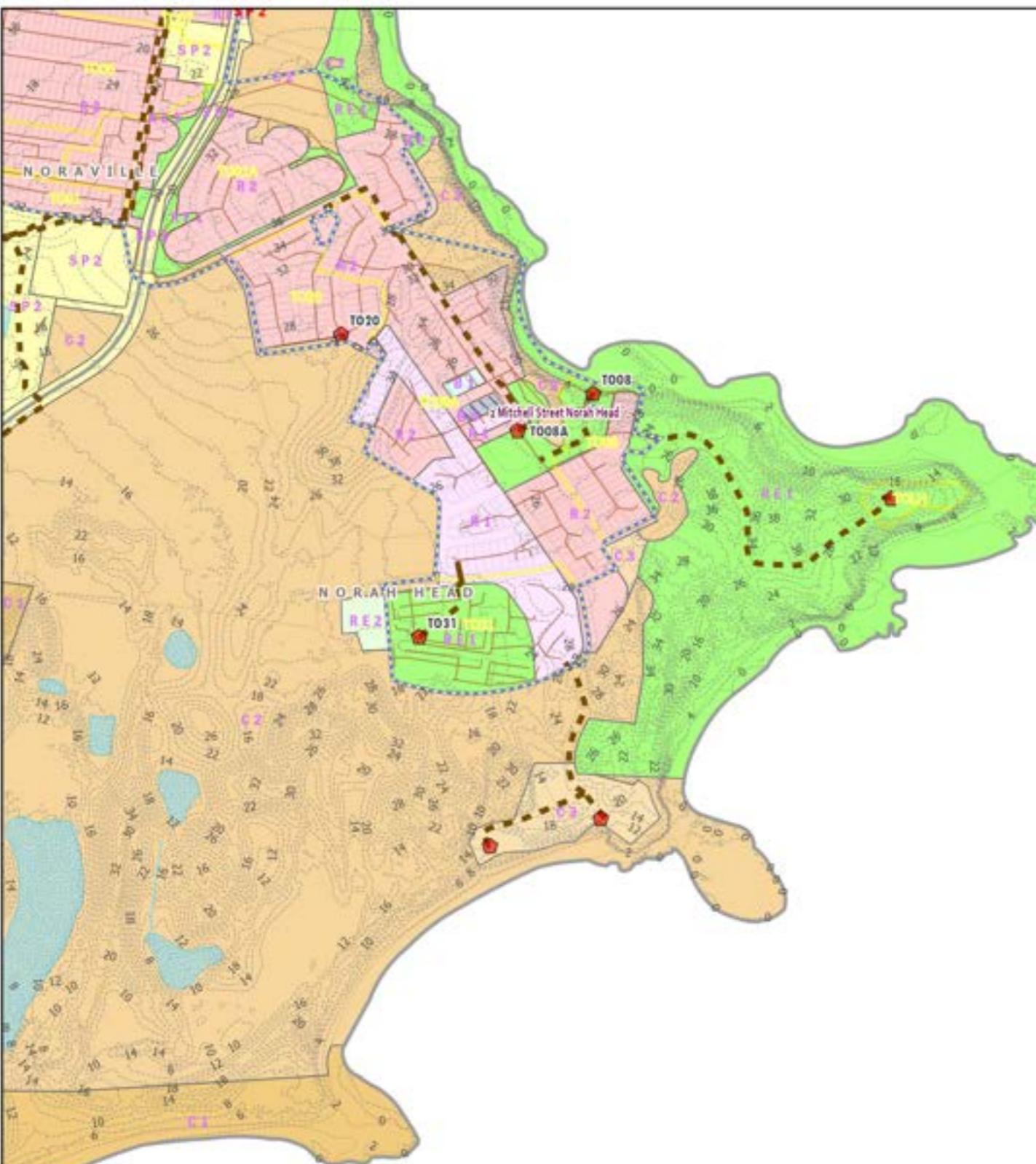
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## CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE NORAH HEAD

### Legend

|   |                                      |
|---|--------------------------------------|
| --- Toukley EPL Boundary                | Water Bodies                         |
| ● New SPS                               | Contours 2m                          |
| ● SPS Upgrade                           | Sewer Catchment Boundaries           |
| ----- Proposed Sewer Mains 225mm        | LEP_2022_LandZoningMap               |
| ----- Proposed Sewer Mains >=300mm      | B1 - Neighbourhood Centre            |
| ----- New Sewer_Rising_Mains            | B4 - Mixed Use                       |
| ● SPS                                   | C1 - National Parks& Nature Reserves |
| ----- Sewer Gravity Mains               | C2 - Environmental Conservation      |
| ----- Rising Main                       | C3 - Environmental Management        |
| Suburb                                  | R1 - General Residential             |
| ----- Natural Drainage Layers           | R2 - Low Density Residential         |
| ----- Investigation Areas by Developers | RE1 - Public Recreation              |
| ----- Development Sites 2021-2046       | RE2 - Private Recreation             |
| ----- ForecastID_Centres                | SP2 - Infrastructure                 |

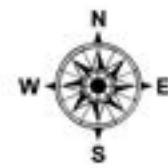


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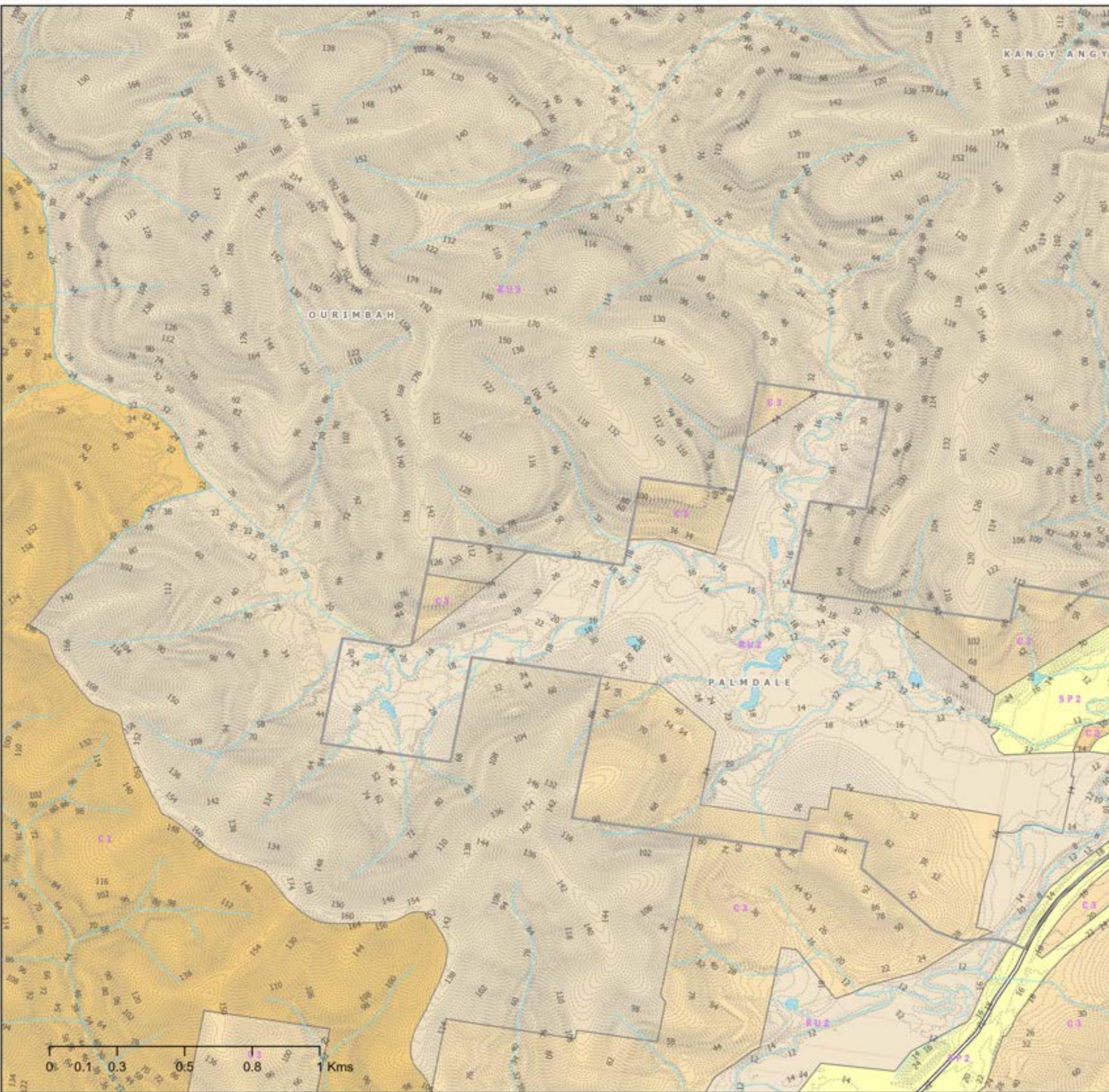
**CENTRAL COAST COUNCIL  
PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

**Legend**

|  |                                   |
|--|-----------------------------------|
|  | Toukley EPL Boundary              |
|  | New SPS                           |
|  | SPS Upgrade                       |
|  | Proposed Sewer Mains 225mm        |
|  | Proposed Sewer Mains >=300mm      |
|  | New Sewer_Rising_Mains            |
|  | Suburb                            |
|  | Natural Drainage Layers           |
|  | M1 Motorway                       |
|  | Investigation Areas by Developers |
|  | ForecastID_Centres                |
|  | Water Bodies                      |
|  | Contours 2m                       |

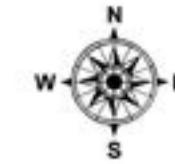
**LEP\_2022\_LandZoningMap**

|  |                                      |
|--|--------------------------------------|
|  | C1 - National Parks& Nature Reserves |
|  | C2 - Environmental Conservation      |
|  | C3 - Environmental Management        |
|  | RU2 - Rural Landscape                |
|  | RU3 - Forestry                       |
|  | SP2 - Infrastructure                 |



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Coordinate System: GDA\_1994\_Transverse\_Mercator (EPSG:28930)

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SEWERAGE NORAH HEAD

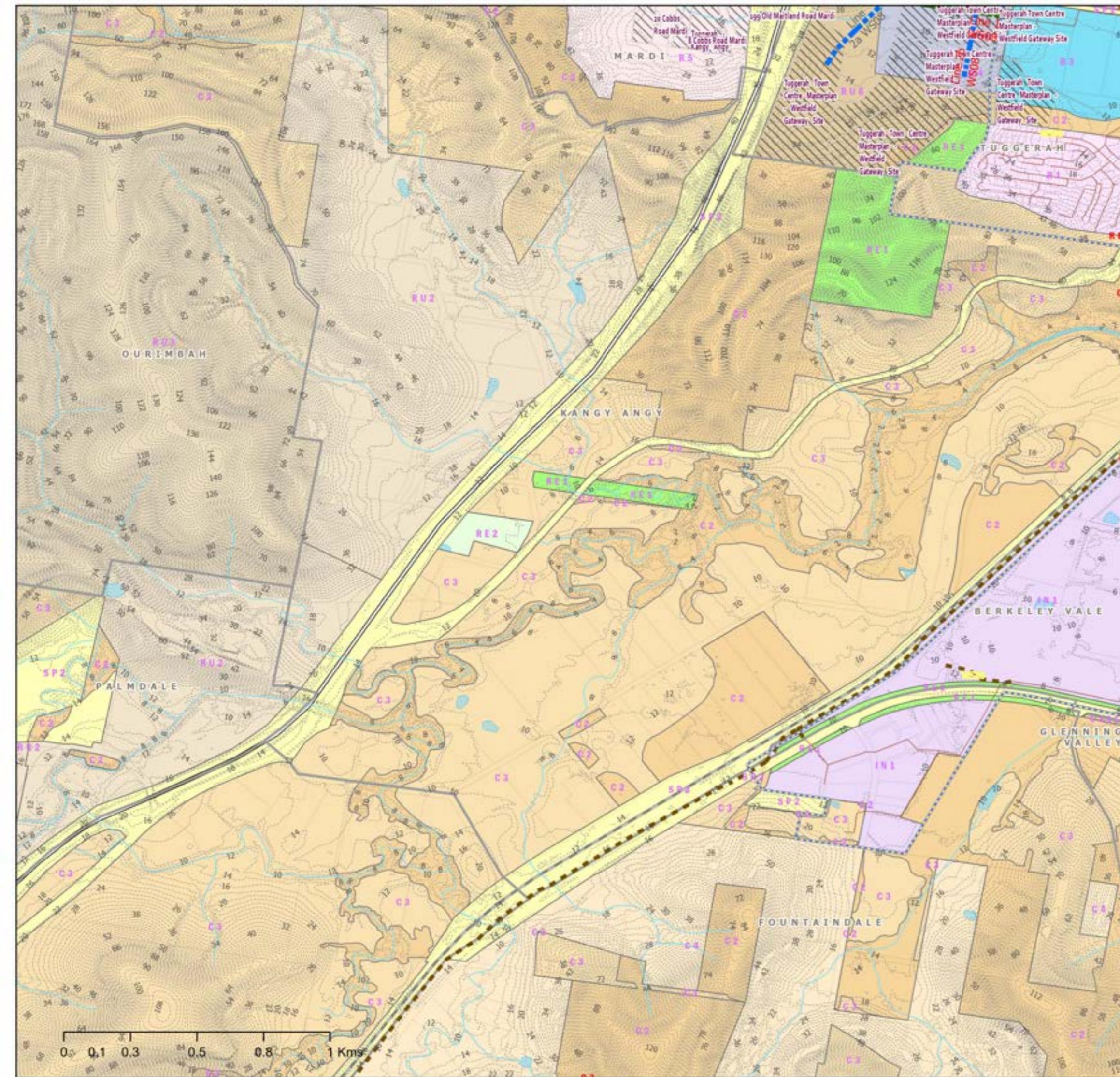
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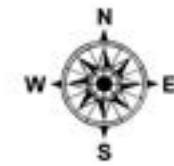
- Touley EPL Boundary
- New SPS
- SPS Upgrade
- ===== Proposed Sewer Mains 225mm
- ===== Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- Sewer Gravity Mains
- Rising Main
- Suburb
- Natural Drainage Layers
- M1 Motorway
- Railway
- Investigation Areas by Developers
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap
- B3 - Commercial Core
- B4 - Mixed Use
- C2 - Environmental Conservation
- C3 - Environmental Management
- C4 - Environmental Living
- IN1 - General Industrial
- R1 - General Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU2 - Rural Landscape
- RU3 - Forestry
- RU6 - Transition
- SP2 - Infrastructure



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## CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE NORAH HEAD

### Legend

| LEP_2022_LandZoningMap               |
|--------------------------------------|
| B1 - Neighbourhood Centre            |
| B2 - Local Centre                    |
| B3 - Commercial Core                 |
| B5 - Business Development            |
| B6 - Enterprise Corridor             |
| B7 - Business Park                   |
| 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              |
| SP2 - Infrastructure                 |
| W1 - Natural Waterways               |
| W2 - Recreational Waterways          |

----- Touley EPL Boundary

● New SPS

● SPS Upgrade

■ Proposed Sewer Mains 225mm

■ Proposed Sewer Mains >=300mm

■ New Sewer\_Rising\_Mains

■ SPS

■ STP

— Sewer Gravity Mains

— Rising Main

— Suburb

— Railway

■ Investigation Areas by Developers

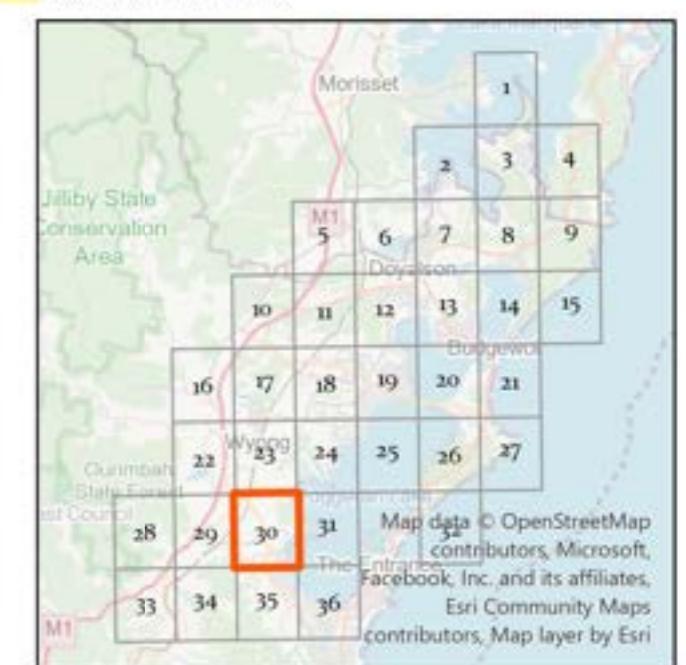
■ Development Sites 2021-2046

■ ForecastID\_Centres

■ Water Bodies

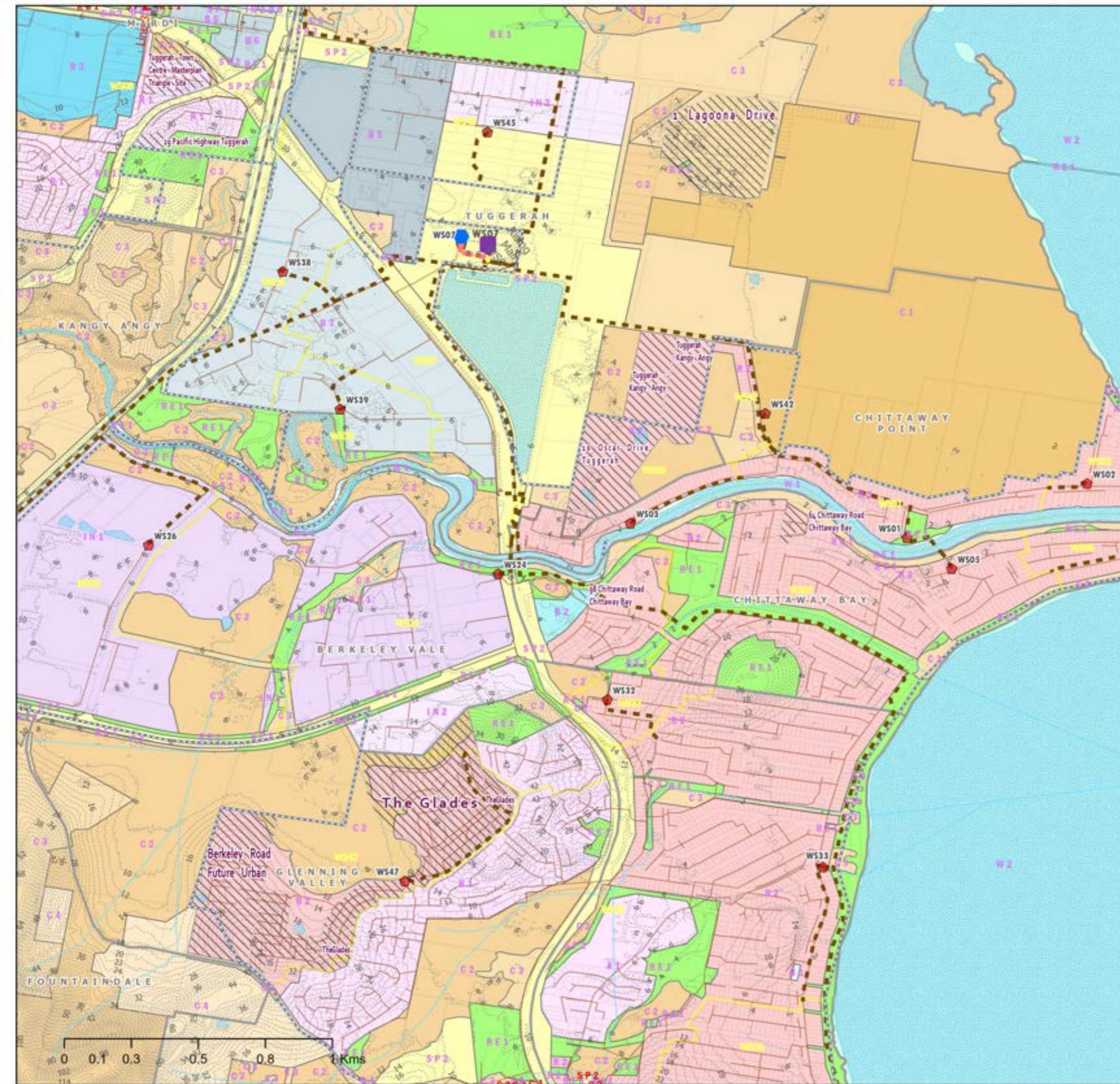
— Contours 2m

— Sewer Catchment Boundaries



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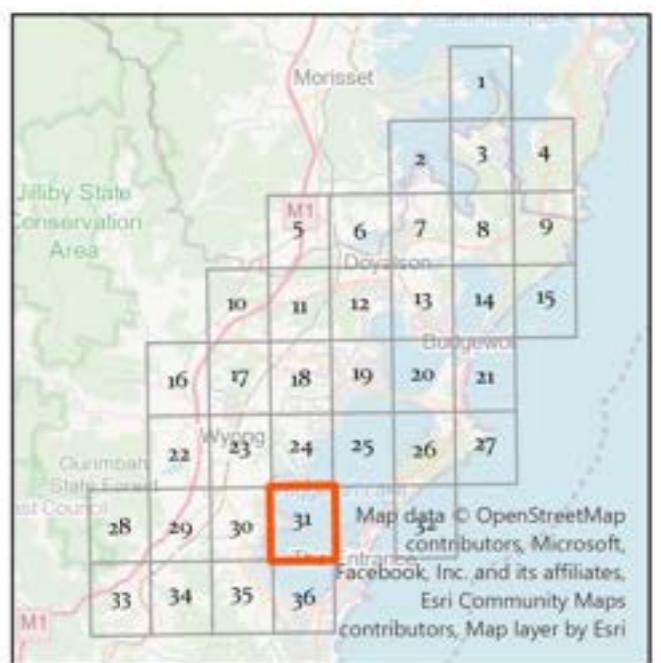


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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD

Legend

- Toukley EPL Boundary
- New SPS
- SPS Upgrade
- Proposed Sewer Mains 225mm
- Proposed Sewer Mains >=300mm
- New Sewer\_Rising\_Mains
- SPS
- Sewer Gravity Mains
- Rising Main
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- Natural Drainage Layers
- Investigation Areas by Developers
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- Water Bodies
- Contours 2m
- Sewer Catchment Boundaries
- LEP\_2022\_LandZoningMap
- C1 - National Parks& Nature Reserves
- C2 - Environmental Conservation
- C3 - Environmental Management
- R2 - Low Density Residential
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## CENTRAL COAST COUNCIL PROPOSED SEWER ASSETS DSP 2024 SEWERAGE NORAH HEAD

### Legend

|                                    |                                      |
|------------------------------------|--------------------------------------|
| --- Toukley EPL Boundary           | Contours 2m                          |
| ● New SPS                          | Sewer Catchment Boundaries           |
| ● SPS Upgrade                      | LEP_2022_LandZoningMap               |
| ----- Proposed Sewer Mains 225mm   | C1 - National Parks& Nature Reserves |
| ----- Proposed Sewer Mains >=300mm | C2 - Environmental Conservation      |
| ----- New Sewer_Rising_Mains       | C3 - Environmental Management        |
| ----- Sewer Gravity Mains          | RE1 - Public Recreation              |
| Suburb                             | RE2 - Private Recreation             |
| Investigation Areas by Developers  | SP2 - Infrastructure                 |
| Development Sites 2021-2046        | SP3 - Tourist                        |
| ForecastID_Centres                 | W2 - Recreational Waterways          |
| Water Bodies                       |                                      |

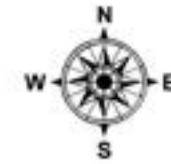


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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE NORAH HEAD**

### Legend

**Toudey EPL Boundary**

**New SPS**

**SPS Upgrade**

**Proposed Sewer Mains 225mm**

**Proposed Sewer Mains  $\geq 300\text{mm}$**

**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**

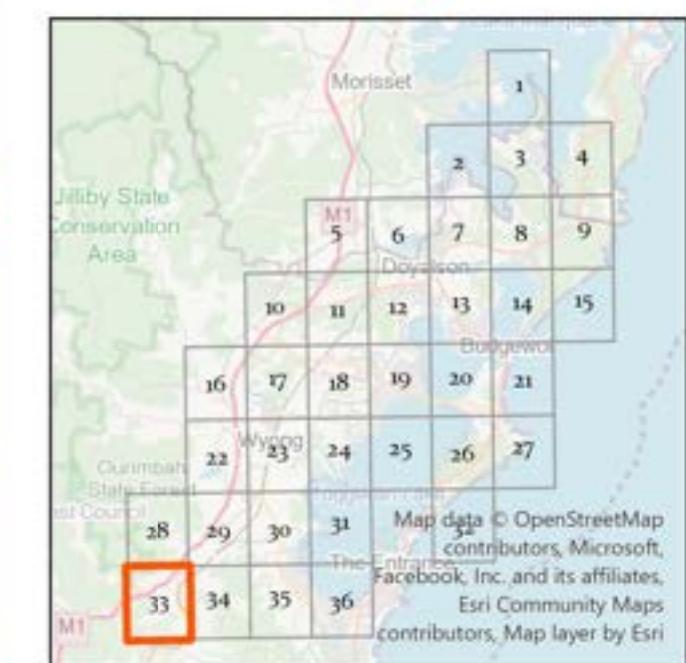
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**RJ2 - Rural Landscape**

**RJ3 - Forestry**

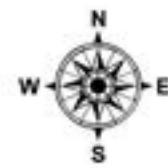
**SP2 - Infrastructure**

**DM - Deferred Matter**



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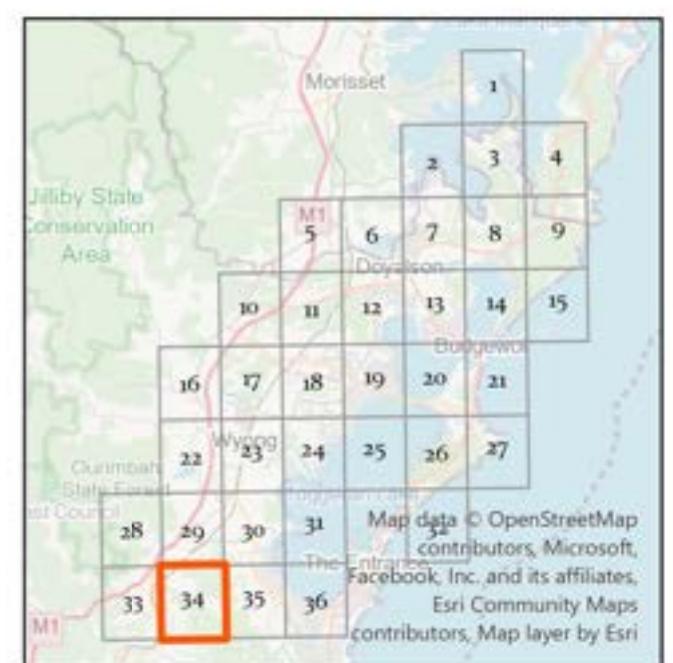


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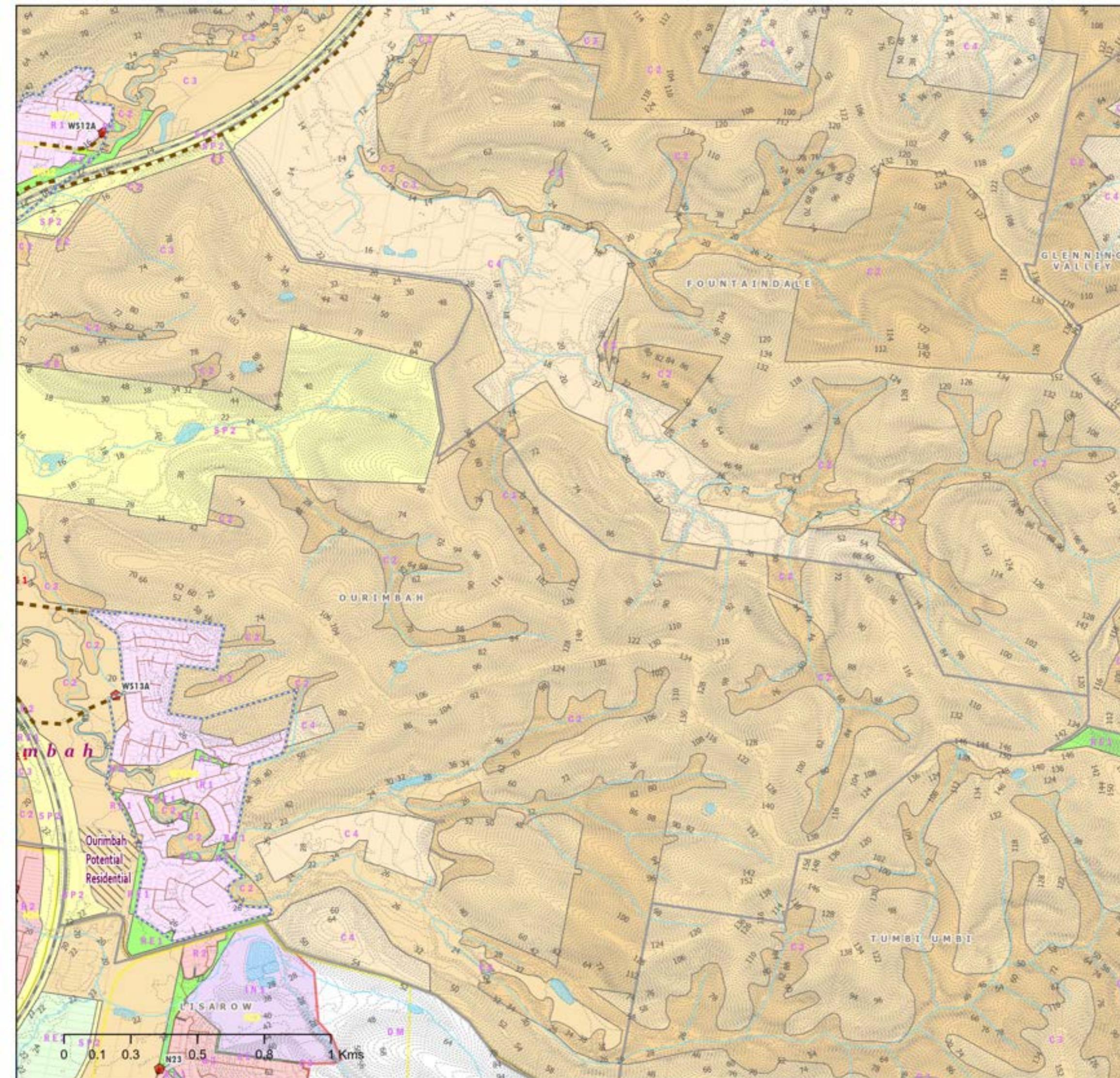
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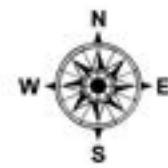
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| ● New SPS                               | Contours 2m                     |
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| ----- Proposed Sewer Mains 225mm        | LEP_2022_LandZoningMap          |
| ----- Proposed Sewer Mains >=300mm      | C2 - Environmental Conservation |
| ----- New Sewer_Rising_Mains            | C3 - Environmental Management   |
| ● SPS                                   | C4 - Environmental Living       |
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| ----- Rising Main                       | R1 - General Residential        |
| Suburb                                  | R2 - Low Density Residential    |
| ----- Natural Drainage Layers           | 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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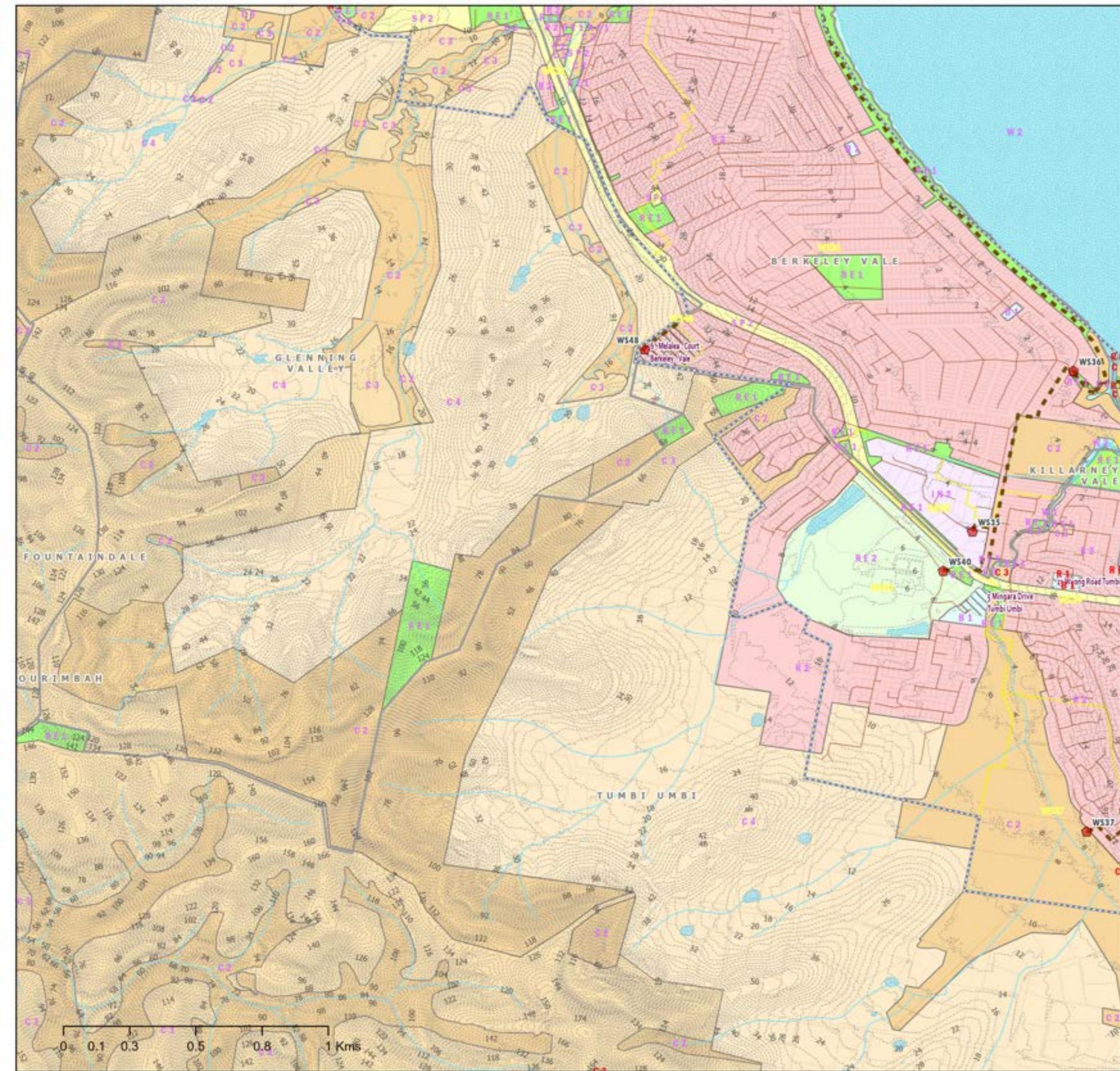
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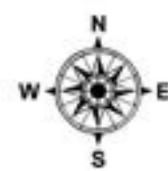
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- SPS Upgrade
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- Proposed Sewer Mains 225mm
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- SPS
- C4 - Environmental Living
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- IN2 - Light Industrial
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- R3 - Medium Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP2 - Infrastructure
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- Investigation Areas by Developers
- W2 - Recreational Waterways
- Development Sites 2021-2046
- ForecastID\_Centres
- Water Bodies
- Suburb
- Natural Drainage Layers



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SEWERAGE NORAH HEAD

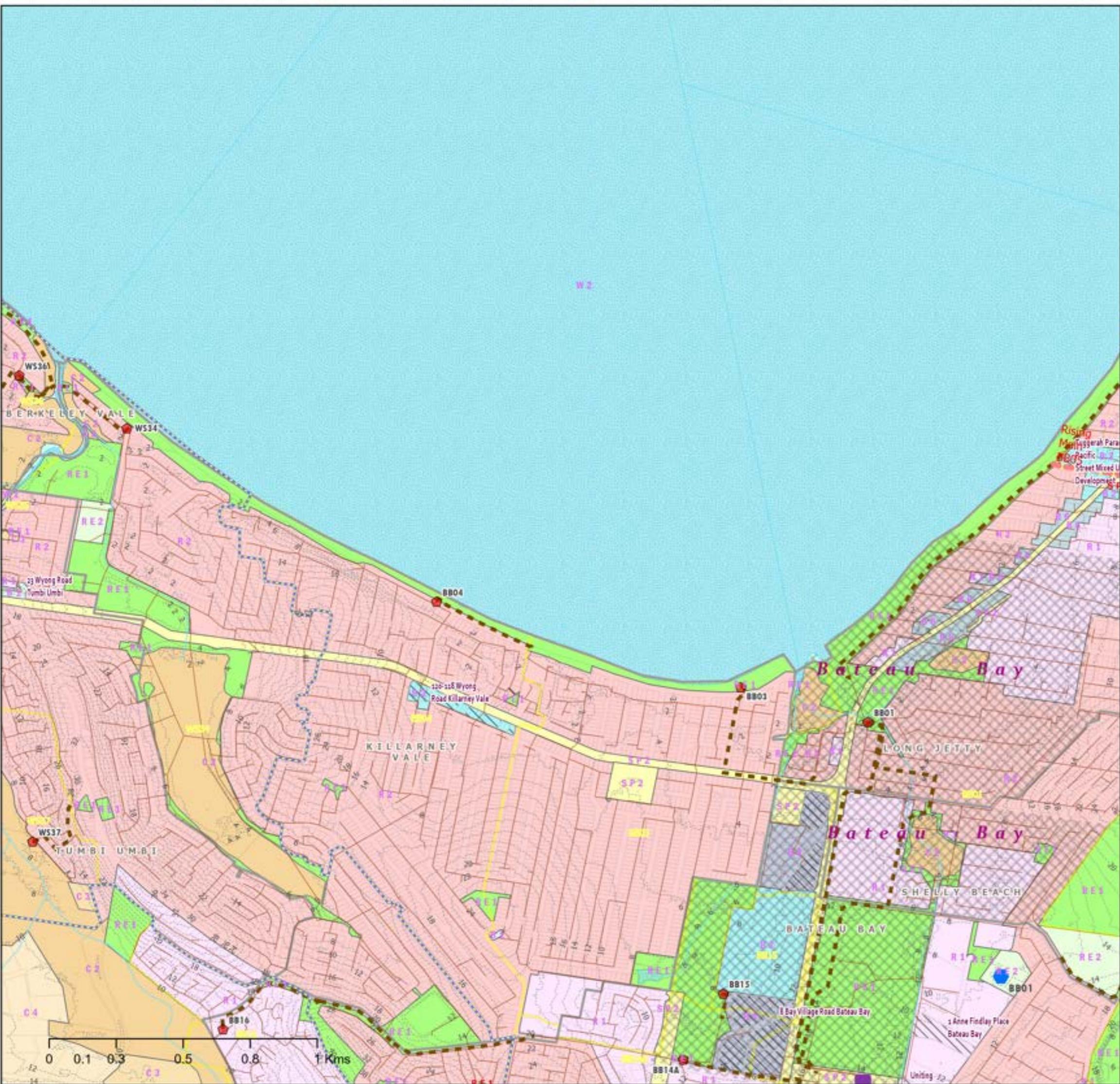
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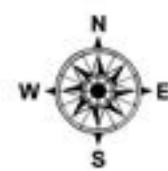
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- B1 - Neighbourhood Centre
- B2 - Local Centre
- B4 - Mixed Use
- B6 - Enterprise Corridor
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- SP1 - Special Activities
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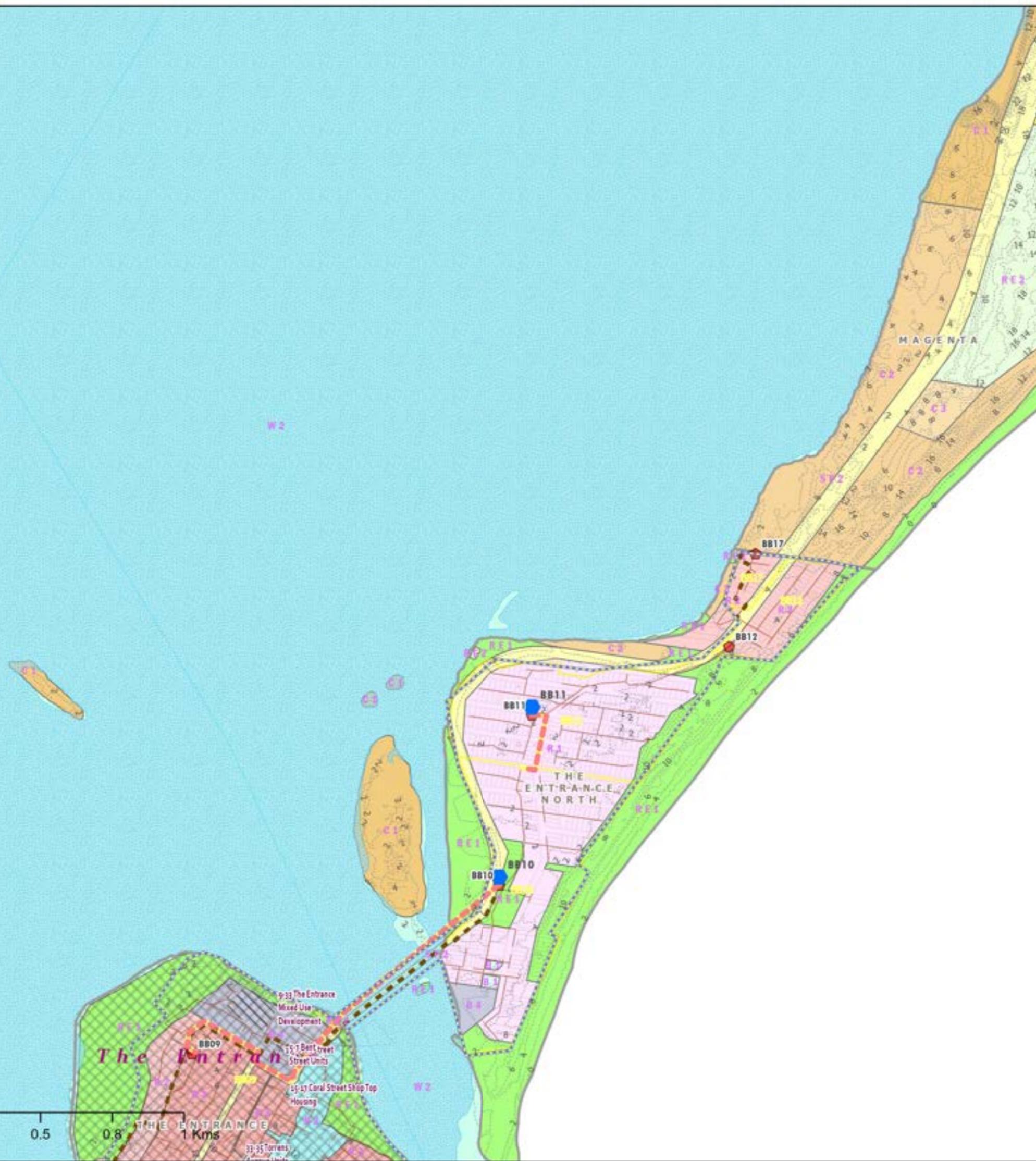


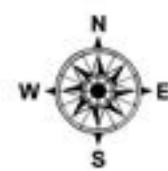
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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WONGA POINT

Legend

- Bateau Bay EPL Boundary
- New SPS
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- B1 - Neighbourhood Centre
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- W2 - Recreational Waterways





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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WONGA POINT

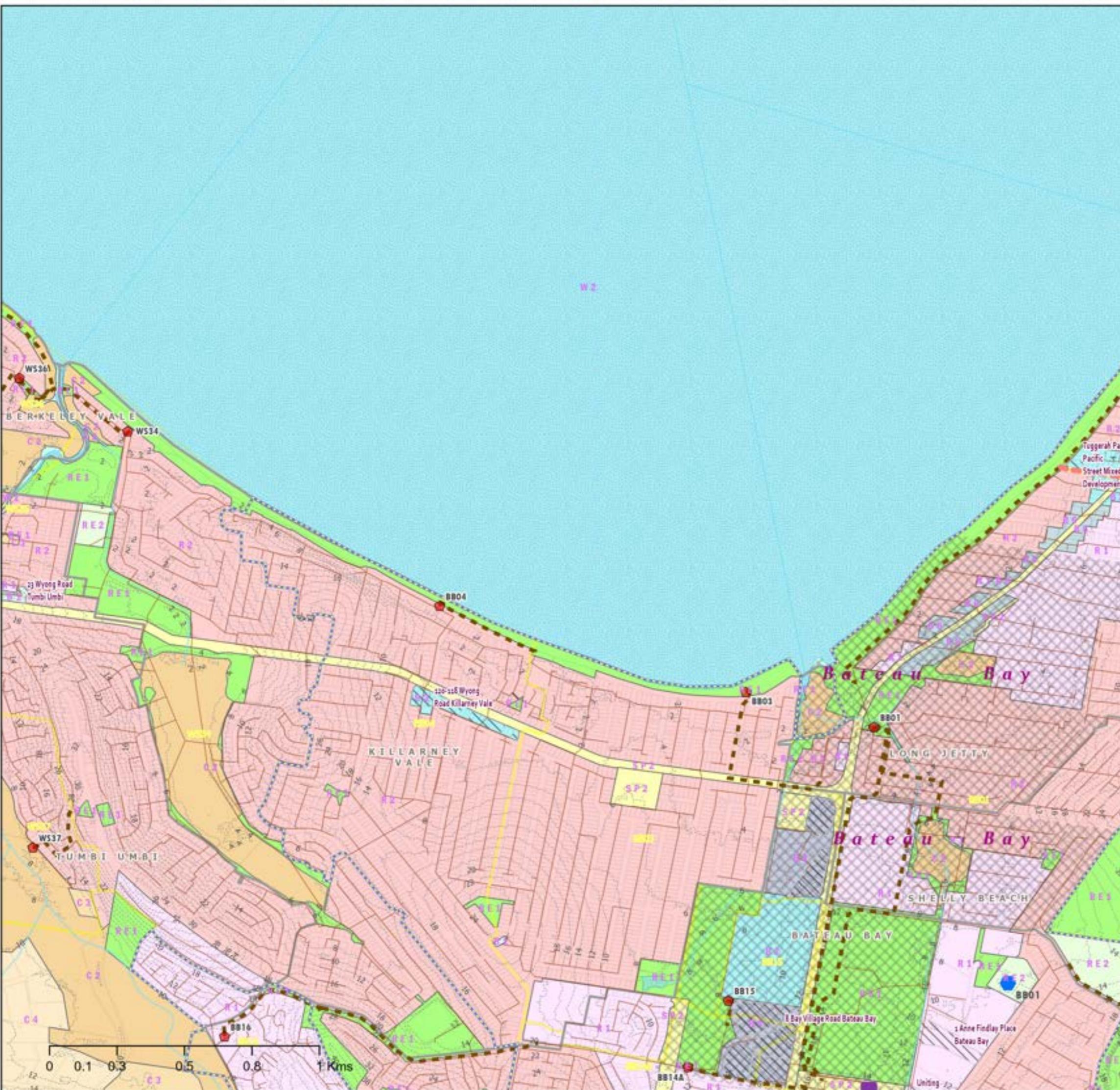
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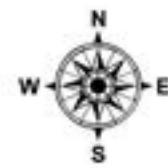
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| ◆◆◆◆◆ | New Sewer_Rising_Mains            | ◆     | B4 - Mixed Use                       |
| ●     | Private SPS                       | ◆     | B6 - Enterprise Corridor             |
| ●     | SPS                               | ◆     | C1 - National Parks& Nature Reserves |
| ◆     | STP                               | ◆     | C2 - Environmental Conservation      |
| ----- | Sewer Gravity Mains               | ◆     | C3 - Environmental Management        |
| ----- | Rising Main                       | ◆     | C4 - Environmental Living            |
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| ----- | M1 Motorway                       | ◆     | RE1 - Public Recreation              |
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| ----- | Development Sites 2021-2046       | ◆     | SP2 - Infrastructure                 |
| ----- | ForecastID_Centres                | ◆     | W1 - Natural Waterways               |
| ----- | Water Bodies                      | ◆     | W2 - Recreational Waterways          |



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PROPOSED SEWER ASSETS DSP 2024  
SEWERAGE WONGA POINT

Legend

Legend

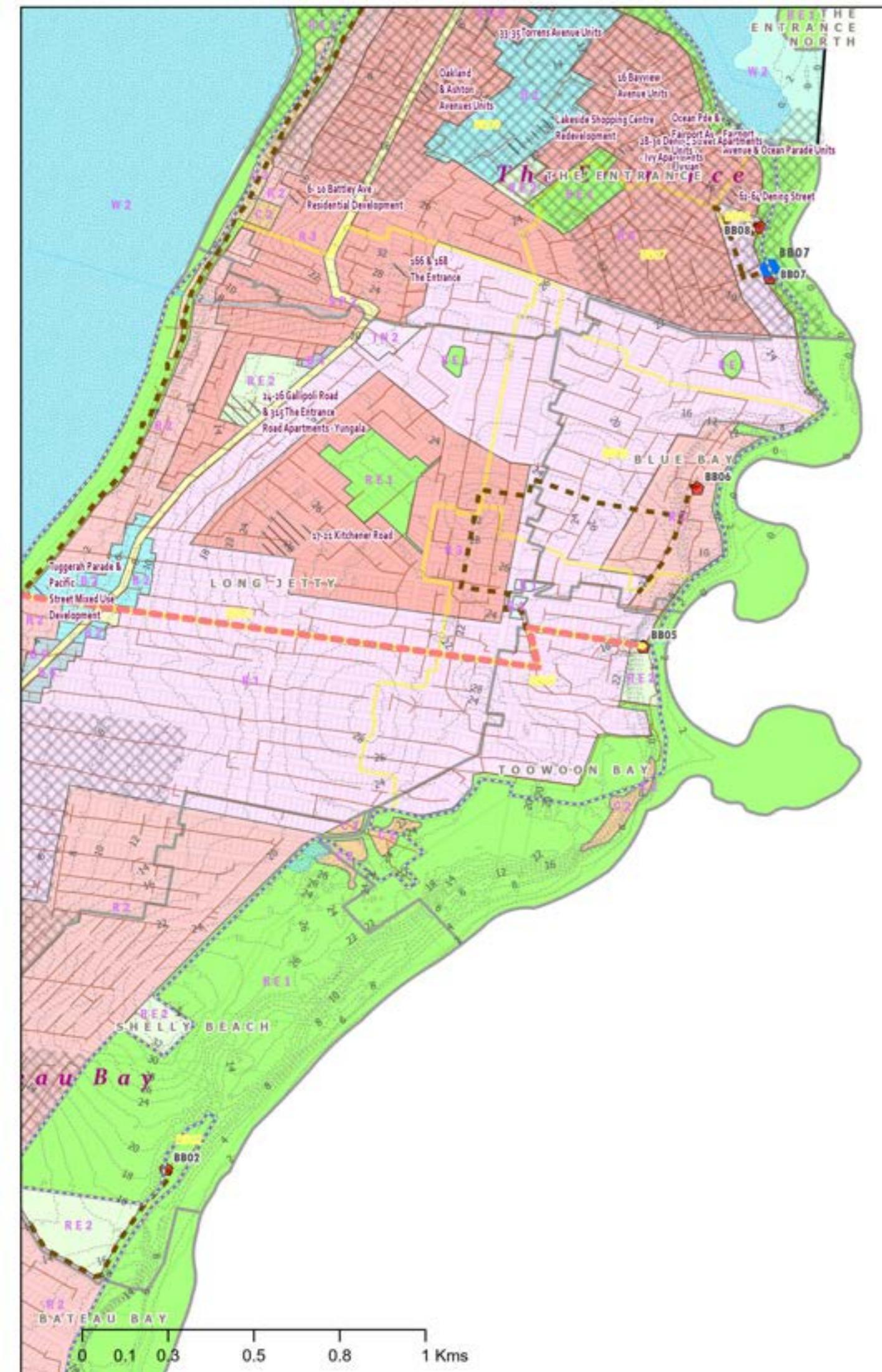
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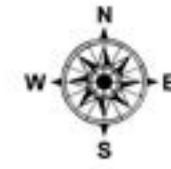


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- C4 - Environmental Living
- IN2 - Light Industrial
- R1 - General Residential
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- RE2 - Private Recreation
- SP2 - Infrastructure
- UL - Unzoned Land
- DM - Deferred Matter

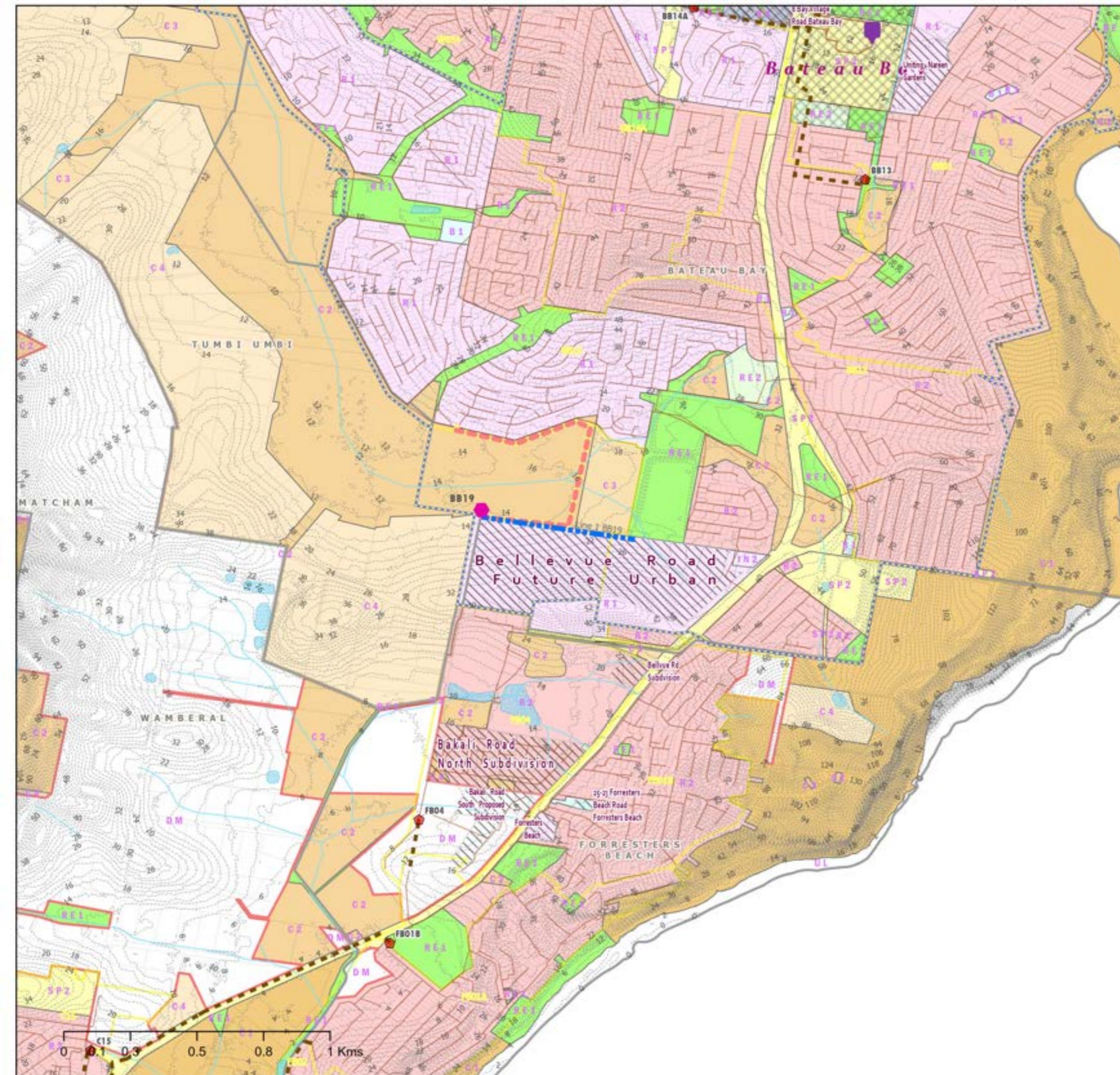


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**Appendix A**  
**Central Coast Water Supply Headworks Development Servicing Plan**  
**2024**



**Central Coast Council**  
**Water Supply Headworks Development Servicing Plan 2024**

Version 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 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 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

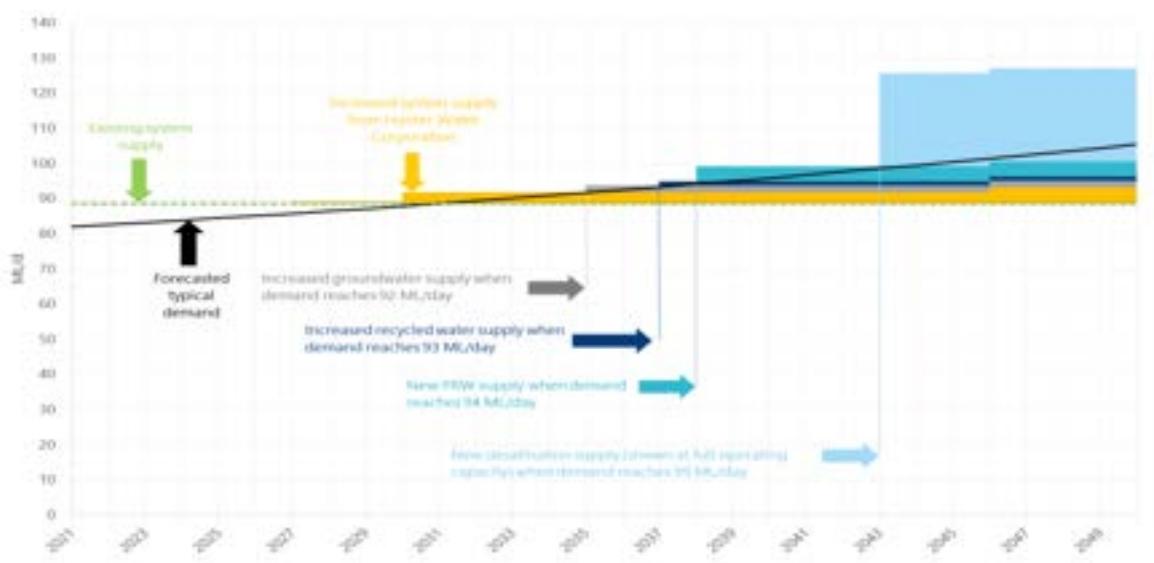


Figure 1 Indicative timings of new supplies after demand exceeds the system yield

## 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.

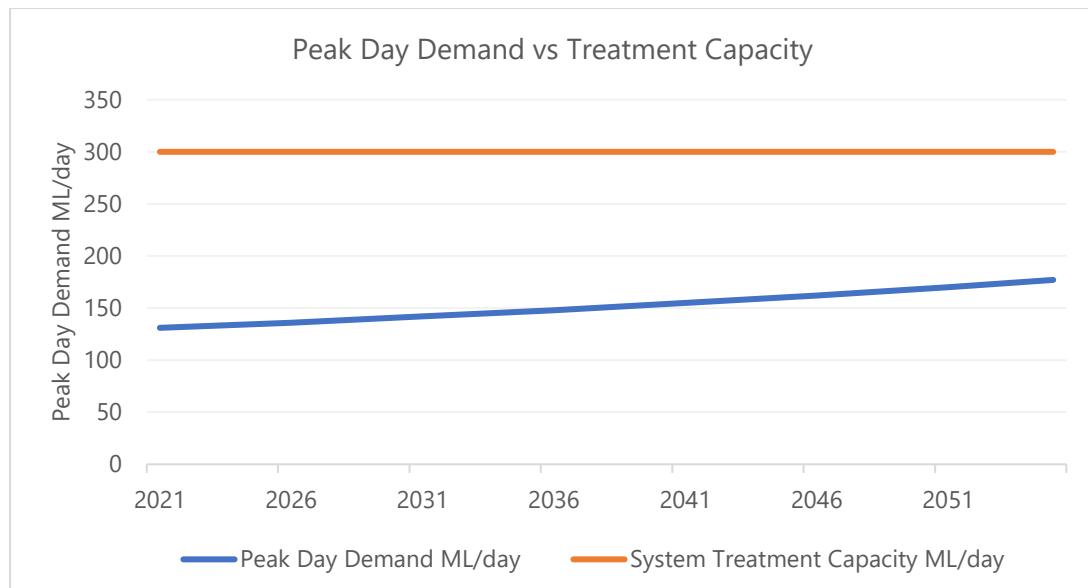


Figure 2 Peak Day Demand vs Water Treatment Capacity

## 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

**Appendix A**



Figure A-1 Existing Central Coast Water Supply System

## Preferred Portfolio



Groundwater  
2035



Recycled water  
2037



Purified  
Recycled Water  
2038



Desalination  
2043

\*Timings are indicative of  
medium demand forecast



Figure A-2 Un-commissioned Future Assets

Table A-1 Maximum Price Calculations Spreadsheet Snips

## Central Coast Council Water Supply Headworks Development Servicing Plan

### CALCULATION OF MAXIMUM PRICE

#### Index

|   |  |     |
|---|--|-----|
| 1 | Table 1: Calculation of maximum price (\$, \$2024-25)                    | Row |
| 2 | Table 2: Key variables used in maximum price calculation (\$, \$2024-25) | 16  |
| 3 | Table 3: Annual calculation over analysis horizon (\$, \$2024-25)        | 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 | Headworks costs per ET | Post-1996       |                     |                       | Post-1996 expected revenue and operation costs |
|---------------|-------------------------------|------------------------|-----------------|---------------------|-----------------------|--|
|               |                               |                        | Pre-1996 assets | commissioned assets | uncommissioned assets |  |
|               |                               |                        | 400,221,174     | 189,223,233         | 91,607,464            | 0  |
|               |                               |                        | 112,823         | 115,692             | 115,692               | 115,692  |
| 5,975         |                               |                        | 3,547           | 1,636               | 792                   | 0  |
|               |                               | Percent                | 59.4%           | 27.4%               | 13.3%                 |  |

| Sum of PV 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 new ETs (discounted at 1996 asset discount rate) | Sum of PV of Post-1996 assets | 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                             | 0                             | 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>   |  |                   |   |   |  |                        |   |   |   |
|                        | 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 MwTP 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.  
[Asset exclusions](#)

## 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   |             | Service potential inputs |                                 |         | Asset value inputs                                    |   |  |                        |   |   |   |
|--|-------------|--------------------------|---------------------------------|---------|---|---|--|------------------------|---|---|---|
| Identifier   | Description | Date commissioned        | Financial year of commissioning |         | Expected system-wide ETs to be serviced by this asset | Proportion of asset cost to be recovered via this DSP | Number of units or length of asset (A) | Unit of measure in (A) | MEERA value per unit/measure of length (B) (\$ as at 1 July 2024) | Total MEERA value (A x B) (\$ 52024-25) | MEERA value to be recovered via OSP (\$ 52024-25) |
| <a href="#">Mardi Dam Upgrades</a>                                     |             | 30 Jun 2010              | 2009-10                         | 271,796 | 41.5%   | 1   |  |                        | 22,736,457  | 22,736,457                              | 9,437,914   |
| <a href="#">Lower Wyong River Weir -Fishway and other Upgrade</a>      |             | 30 Jun 2010              | 2009-10                         | 271,796 | 41.5%   | 1   |  |                        | 12,600,215  | 12,600,215                              | 5,230,355   |
| <a href="#">Lower Wyong PS to Mardi Dam WMR</a>                        |             | 30 Jun 2011              | 2010-11                         | 271,796 | 41.5%   | 1   |  |                        | 25,571,628  | 25,571,628                              | 10,614,795  |
| <a href="#">Mardi Dam to Mangrove Dam WMR</a>                          |             | 01 Jan 2011              | 2010-11                         | 271,796 | 41.5%   | 1   |  |                        | 97,049,989  | 97,049,989                              | 40,285,496  |
| <a href="#">Mooney Pumpstation upgrade</a>                             |             | 30 Jun 2017              | 2016-17                         | 271,796 | 41.5%   | 1   |  |                        | 4,679,886   | 4,679,886                               | 1,942,623   |
| <a href="#">Wyong River Pump Station (WPS 1A)</a>                      |             | 30 Jun 2011              | 2010-11                         | 271,796 | 41.5%   | 1   |  |                        | 9,925,222   | 9,925,222                               | 4,120,379   |
| <a href="#">Mardi Dam to Mardi WTP Pump Station (WPS23)</a>            |             | 30 Jun 2011              | 2010-11                         | 271,796 | 41.5%   | 1   |  |                        | 3,508,250   | 3,508,250                               | 1,456,276   |
| <a href="#">Mardi Dam to Mangrove Creek Dam Pump Station (WPS24)</a>   |             | 30 Jun 2012              | 2011-12                         | 271,796 | 41.5%   | 1   |  |                        | 7,564,732   | 7,564,732                               | 3,140,124   |
| <a href="#">Seur main WMR</a>  |             | 30 Jun 2007              | 2006-07                         | 271,796 | 41.5%   | 1   |  |                        | 318,109   | 318,109                                 | 132,047   |
| <a href="#">Groundwater Bores</a>                                      |             | 30 Jun 2007              | 2006-07                         | 271,796 | 41.5%   | 1   |  |                        | 29,525,263  | 29,525,263                              | 11,840,650  |
| <a href="#">WPS Narara</a>   |             | 30 Jun 2007              | 2006-07                         | 271,796 | 41.5%   | 1   |  |                        | 1,287,723   | 1,287,723                               | 534,534   |
| <a href="#">Treatment and Transfer</a>                                 |             |                          |                                 | 271,796 |   |   |  |                        |   |   |   |
| <a href="#">Western Transfer WMT MWTP to T2 Res (WMT-MTT2) Upgrade</a> |             | 30 Jun 1997              | 1996-97                         | 271,796 | 41.5%   | 1   |  |                        | 4,010,352   | 4,010,352                               | 1,664,699   |
| <a href="#">Way Way WTP for Groundwater Bores</a>                      |             | 30 Jun 2007              | 2006-07                         | 271,796 | 41.5%   | 1   |  |                        | 9,202,024   | 9,202,024                               | 3,619,784   |
| <a href="#">Hunter Connection</a>                                      |             | 30 Jun 2007              | 2006-07                         | 271,796 | 41.5%   | 1   |  |                        | 43,829,787  | 43,829,787                              | 16,110,712  |
| <a href="#">High Lift Pump Station (WPS25)</a>                         |             | 30 Jun 2011              | 2010-11                         | 271,796 | 41.5%   | 1   |  |                        | 11,375,609  | 11,375,609                              | 4,722,021   |
| <a href="#">Mardi to Wammavale Pipeline (M2WPL)</a>                    |             | 01 Dec 2021              | 2021-22                         | 271,796 | 41.5%   | 1   |  |                        | 11,489,039  | 11,489,039                              | 4,788,803   |
| <a href="#">Dunimbah Pump Station (WPS17)</a>                          |             | 30 Jun 2013              | 2012-13                         | 271,796 | 41.5%   | 1   |  |                        | 6,402,791   | 6,402,791                               | 2,657,764   |
| <a href="#">Forresters Beach Pump Station (WPS FORSBCH)</a>            |             | 30 Jun 2022              | 2021-22                         | 271,796 | 41.5%   | 1   |  |                        | 2,063,275   | 2,063,275                               | 856,499   |

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

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

Hyperlink to the 'Asset exclusions' worksheet:

[Asset exclusions \(A1\)](#)

Date range for assets

Start date

01 Jul 2024

**Register of uncommissioned assets**

| General inputs               |   | Identifier | Description | Date commissioned | Financial year of commissioning | Service potential inputs    |                                | Asset value inputs              |  | Total MEERA value (A x B) | MEERA value to be recovered via DSP |             |  |
|------------------------------|---|------------|-------------|-------------------|---------------------------------|-----------------------------|--------------------------------|---------------------------------|--|---------------------------|-------------------------------------|-------------|--|
|                              |   |            |             |                   |                                 | DSP areas serviced by asset | Expected system-wide ETs to be | Proportion of asset costs to be | Number of units or length of asset (A) | Unit of measure in (A)    |                                     |             |  |
| Future Yield<br>Augmentation | Increased utilisation of GW                 |            | 30 Jun 2034 | 2033-34           |                                 | 271,796                     | 41.5%                          |                                 | 1                                      |                           | 568,575                             | 568,575     |  |
|                              | Expand existing STP based recycling schemes |            | 30 Jun 2037 | 2038-37           |                                 | 271,796                     | 41.5%                          |                                 | 1                                      |                           | 7,936,110                           | 7,936,110   |  |
|                              | Purified Recycled Water (PRW)               |            | 30 Jun 2038 | 2037-38           |                                 | 271,796                     | 41.5%                          |                                 | 1                                      |                           | 56,977,200                          | 56,977,200  |  |
|                              | Drought Desalination Plant                  |            | 30 Jun 2043 | 2042-43           |                                 | 271,796                     | 41.5%                          |                                 | 1                                      |                           | 297,280,000                         | 297,280,000 |  |
|                              |   |            |             |                   |                                 |                             |                                |                                 |  |                           | 119,250,064                         |             |  |

**Appendix B**  
**Northern Water Supply Works Summary - 2024**

| Water Mains - Northern DSP  | Diameter<br>(mm) | Length<br>(m) | Rate   |           | Cost (\$2024/25)  | Forecast Completion Year |
|---|------------------|---------------|--------|-----------|-------------------|--------------------------|
|   |                  |               | (\$/m) | \$        |                   |                          |
| Bellevue Rd - The Entrance Rd through proposed subdivision          | 200              | 625           | \$ 477 | \$        | 298,020           | 2030                     |
| Bellevue Rd - The Entrance Rd through proposed subdivision          | 200              | 712           | \$ 477 | \$        | 339,504           | 2030                     |
| Water Main - Narrawa Ave  | 200              | 210           | \$ 477 | \$        | 100,135           | 2030                     |
| Water Main - Airport Ave to Marine Pde                              | 200              | 200           | \$ 477 | \$        | 95,366            | 2026                     |
| Water Main - Beenbah Ave  | 200              | 120           | \$ 477 | \$        | 57,220            | 2030                     |
| Water Main - Gosford Ave to Anzac Ave/Frazer Rd                     | 200              | 200           | \$ 477 | \$        | 95,366            | 2030                     |
| Water Main - Archbold Rd  | 200              | 120           | \$ 477 | \$        | 57,220            | 2030                     |
| Water Main - Kitchener Rd   | 200              | 200           | \$ 477 | \$        | 95,366            | 2030                     |
| Water Main - Stella, Bay Rd & Pacific St                            | 200              | 740           | \$ 477 | \$        | 352,855           | 2030                     |
| Water Main - Yethonga St  | 200              | 120           | \$ 477 | \$        | 57,220            | 2030                     |
| Water Main - Oaks Ave   | 200              | 380           | \$ 477 | \$        | 181,196           | 2030                     |
| Water Main - Denning St, Bay Rd & Boondilla                         | 200              | 770           | \$ 477 | \$        | 367,160           | 2028                     |
| Water Main - The Entrance Bridge - Associated with SRM Upgrade      | 200              |               |        | \$        | 725,000           | 2029                     |
| Water Mains DN 200mm - Arizona Rd to Charmhaven TM                  | 200              | 1250          | \$ 477 | \$        | 596,039           | 2030                     |
| Water Mains DN 200mm - Blue Haven to Tooheys Rd Industrial Land     | 200              | 2800          | \$ 477 | \$        | 1,335,128         | 2026                     |
| Water Mains DN 200mm - Kiar Ridge zone                              | 200              | 4845          | \$ 477 | \$        | 2,310,248         | 2025                     |
| Water Mains DN 450mm - Kiar Ridge Reservoir to M2W Pipeline         | 450              | 4750          | \$ 965 | \$        | 4,582,918         | 2029                     |
| Water Mains DN 200mm - Wyong Precinct 6                             | 200              | 3110          | \$ 477 | \$        | 1,482,946         | 2030                     |
| Water Mains DN 250mm - Wyong Precinct 6                             | 250              | 1080          | \$ 571 | \$        | 616,317           | 2030                     |
| Water Mains DN 375mm - Wyong Precinct 6                             | 375              | 950           | \$ 783 | \$        | 743,948           | 2030                     |
| Water Mains DN 200mm - Hakone Road Linkage                          | 200              | 200           | \$ 477 | \$        | 95,366            | 2028                     |
| Water Mains - Murrawal Rd / Wahroonga Rd / Louisiana Rd Rising Main | 200              | 1720          | \$ 477 | \$        | 820,150           | 2036                     |
| Water Mains - Welog - Jensen Rd                                     | 200              | 1850          | \$ 477 | \$        | 882,138           | 2028                     |
| Water Mains - Welog Johns Rd to Jensen Rd                           | 200              | 950           | \$ 477 | \$        | 452,990           | 2028                     |
| Water Mains - Darkinjung - Chainvalley Bay Rd (West)                | 200              | 908           | \$ 477 | \$        | 432,963           | 2028                     |
| Water Mains - Darkingjung - Chainvalley Bay Rd (East)               | 200              | 707           | \$ 477 | \$        | 337,120           | 2028                     |
| Water Main - Rising Main Precinct 20                                | 200              | 1500          | \$ 477 | \$        | 715,247           | 2030                     |
| <b>Total</b>  |                  |               |        | <b>\$</b> | <b>18,225,146</b> |                          |

| Water Reservoir - Northern DSP | Capacity<br>(ML) | Update Forecast<br>Completion Year | GHD Estimate from Options<br>Report (\$2017) | 2017 Rate Indexed to<br>2019/20 | 2019/20 Rate Indexed to<br>2024/25 |
|--------------------------------|------------------|------------------------------------|--|---------------------------------|------------------------------------|
| Kiar Ridge                     | 15               | 2029                               | \$10,006,523                                 | \$10,376,764                    | \$12,535,131                       |

**Note:** NSW Public Works Department of Commerce estimated the cost of the proposed Kiar Ridge Reservoir as part of their water modelling investigations completed in 2008.

The cost estimate was later updated as part of an investigation into intial options for the site by GHD which included geotechnical investigation.

**Appendix C**  
**Northern Sewerage Works Summary - 2024**

| Northern Sewer Pump Stations             |     |                    |                  |                   |     |           |                 |              |              |            |                |  |
|--|-----|--------------------|------------------|-------------------|-----|-----------|-----------------|--------------|--------------|------------|----------------|--|
| Pump Station                             | STP | New or Upgrade SPS | Current Capacity | Required Capacity | M&E | Estimated |                 |              | Odour Dosing |            |                |  |
|  |     |                    |                  |                   |     | Civil     | Completion Date | M&E Cost     | Civil Cost   | Unit       | Cost \$2024/25 |  |
| BB01                                     | BB  | Upgrade            | 1050             | 1300              | 1   |           | 2036            | \$ 2,634,431 | \$ -         | \$ -       | \$ 2,634,431   |  |
| BB07                                     | BB  | Upgrade            | 27               | 63                | 1   |           | 2036            | \$ 466,051   | \$ -         | \$ -       | \$ 466,051     |  |
| BB11                                     | BB  | Upgrade            | 18               | 30                | 1   |           | 2029            | \$ 305,247   | \$ -         | \$ -       | \$ 305,247     |  |
| BB10                                     | BB  | Upgrade            | 54               | 75                | 1   |           | 2029            | \$ 515,529   | \$ -         | \$ -       | \$ 515,529     |  |
| BB19                                     | BB  | New SPS            | 0                | 30                | 1   | 1         | 2030            | \$ 305,247   | \$ 566,888   | \$ 114,900 | \$ 987,036     |  |
| CH12                                     | CH  | Upgrade            | 260              | 400               | 1   |           | 2028            | \$ 1,443,240 | \$ -         | \$ -       | \$ 1,443,240   |  |
| CH13                                     | CH  | Upgrade            | 400              | 860               | 1   |           | 2028            | \$ 1,774,127 | \$ -         | \$ -       | \$ 1,774,127   |  |
| CH21 (SPS 2 Darkinjung Wallarah) Stage 1 | CH  | New SPS            | 0                | 47                | 1   | 1         | 2028            | \$ 394,858   | \$ 733,307   | \$ 114,900 | \$ 1,243,064   |  |
| CH21 (SPS 2 Darkinjung Wallarah) Stage 2 | CH  | New SPS            | 47               | 87                | 1   | 1         | 2031            | \$ 559,234   | \$ 1,038,578 | \$ 114,900 | \$ 1,712,712   |  |
| CH27 (WWPS 3 WELOG)                      | CH  | New SPS            | 0                | 93                | 1   | 1         | 2028            | \$ 579,025   | \$ 1,075,333 | \$ 114,900 | \$ 1,769,258   |  |
| CH28                                     | CH  | New SPS            | 0                | 50                | 1   | 1         | 2036            | \$ 409,701   | \$ 760,873   | \$ 114,900 | \$ 1,285,474   |  |
| CH30                                     | CH  | New SPS            | 0                | 250               | 1   | 1         | 2036            | \$ 1,030,924 | \$ 1,914,573 | \$ 114,900 | \$ 3,060,397   |  |
| CH31                                     | CH  | New SPS            | 0                | 25                | 1   | 1         | 2036            | \$ 275,011   | \$ 510,735   | \$ 114,900 | \$ 900,646     |  |
| CH33                                     | CH  | New SPS            | 0                | 35                | 1   | 1         | 2036            | \$ 332,735   | \$ 617,937   | \$ 114,900 | \$ 1,065,572   |  |
| CH36                                     | CH  | New SPS            | 0                | 10                | 1   | 1         | 2030            | \$ 189,799   | \$ 352,484   | \$ 114,900 | \$ 657,183     |  |
| CH37                                     | CH  | New SPS            | 0                | 85                | 1   | 1         | 2026            | \$ 552,637   | \$ 1,026,326 | \$ 114,900 | \$ 1,693,863   |  |
| WWPS 1 WELOG                             | CH  | New SPS            | 0                | 30                | 1   | 1         | 2028            | \$ 305,247   | \$ 566,888   | \$ 114,900 | \$ 987,036     |  |
| WWPS 2 WELOG                             | CH  | New SPS            | 0                | 13                | 1   | 1         | 2028            | \$ 206,292   | \$ 383,113   | \$ 114,900 | \$ 704,304     |  |
| SPS 1 Darkinjung Wallarah                | CH  | New SPS            | 0                | 43                | 1   | 1         | 2028            | \$ 375,066   | \$ 696,552   | \$ 114,900 | \$ 1,186,518   |  |
| GW11                                     | GW  | New SPS            | 0                | 110               |     | 1         | 2031            | \$ -         | \$ 1,176,920 | \$ 114,900 | \$ 1,291,820   |  |
| GW11                                     | GW  | New SPS            | 0                | 45                | 1   |           | 2031            | \$ 384,962   | \$ -         | \$ -       | \$ 384,962     |  |
| MP07                                     | MP  | Upgrade            | 25               | 45                | 1   |           | 2031            | \$ 384,962   | \$ -         | \$ -       | \$ 384,962     |  |
| MP17                                     | MP  | New SPS            | 0                | 15                | 1   | 1         | 2036            | \$ 217,287   | \$ 403,532   | \$ 114,900 | \$ 735,719     |  |
| Munmorah (Option 2D)                     | MP  | New SPS            | 0                | 40                | 1   | 1         | 2027            | \$ 360,223   | \$ 668,986   | \$ 114,900 | \$ 1,144,108   |  |
| WS07                                     | WS  | Upgrade            | 84               | 110               | 1   | 1         | 2029            | \$ 633,726   | \$ 1,176,920 | \$ -       | \$ 1,810,646   |  |
| WS09                                     | WS  | Upgrade            | 28               | 95                | 1   | 1         | 2031            | \$ 585,623   | \$ 1,087,585 | \$ -       | \$ 1,673,207   |  |
|  |     |                    |                  |                   |     |           |                 |              |              | Total:     | \$ 31,817,113  |  |

| Sewer Rising Mains |                                  |               |            |            |                |                           |          |                |
|--------------------|----------------------------------|---------------|------------|------------|----------------|---------------------------|----------|----------------|
| STP                | SPS                              | Diameter (mm) | Length (m) | Flow (L/s) | Velocity (m/s) | Estimated Completion Year | Rate     | Cost \$2024/25 |
| BB                 | BB19                             | 150           | 1150       | 31         | 1.75           | 2030                      | \$ 511   | \$ 587,632     |
| BB                 | BB05                             | 250           | 1400       | 100        | 2.04           | 2036                      | \$ 620   | \$ 867,586     |
| BB                 | BB11                             | 200           | 269        | 70         | 2.23           | 2029                      | \$ 554   | \$ 149,153     |
| BB                 | BB10                             | 260           |            | 75         | 1.41           | 2029                      |          | \$ 861,750     |
| CH                 | CH12                             | 600           | 4400       | 140        | 0.50           | 2028                      | \$ 1,779 | \$ 7,829,290   |
| CH                 | CH13                             | 600           | 5700       | 600        | 2.12           | 2028                      | \$ 1,779 | \$ 10,142,489  |
| CH                 | CH15                             | 300           | 2900       | 140        | 1.98           | 2031                      | \$ 708   | \$ 2,052,875   |
| CH                 | SPS 1 Darkinjung Wallarah        | 250           | 1500       | 43         | 0.88           | 2026                      | \$ 620   | \$ 929,556     |
| CH                 | CH21 (SPS 2 Darkinjung Wallarah) | 375           | 2500       | 87         | 0.79           | 2028                      | \$ 863   | \$ 2,156,280   |
| CH                 | CH28                             | 200           | 1300       | 50         | 1.59           | 2036                      | \$ 554   | \$ 720,814     |
| CH                 | CH30                             | 375           | 1800       | 250        | 2.26           | 2036                      | \$ 863   | \$ 1,552,522   |
| CH                 | CH31                             | 150           | 700        | 23         | 1.30           | 2036                      | \$ 511   | \$ 357,689     |
| CH                 | WS16                             | 300           | 1000       | 165        | 2.33           | 2029                      | \$ 586   | \$ 585,964     |
| CH                 | CH33                             | 150           | 500        | 35         | 1.98           | 2036                      | \$ 511   | \$ 255,492     |
| CH                 | CH36                             | 100           | 700        | 10         | 1.27           | 2030                      | \$ 445   | \$ 311,181     |
| CH                 | CH37                             | 250           | 420        | 85         | 1.73           | 2026                      | \$ 620   | \$ 260,276     |
| CH                 | Welog WWPS1                      | 150           | 870        | 30         | 1.70           | 2028                      | \$ 511   | \$ 444,556     |
| CH                 | Welog WWPS2                      | 150           | 390        | 13         | 0.74           | 2028                      | \$ 511   | \$ 199,284     |
| CH                 | Welog WWPS3                      | 250           | 590        | 93         | 1.89           | 2028                      | \$ 620   | \$ 365,625     |
| GW                 | GW11                             | 300           | 1200       | 110        | 1.56           | 2031                      | \$ 708   | \$ 849,466     |
| MP                 | MP07                             | 200           | 410        | 45         | 1.43           | 2031                      | \$ 554   | \$ 227,334     |
| MP                 | MP17                             | 100           | 900        | 15         | 1.91           | 2036                      | \$ 445   | \$ 400,090     |
| MP                 | SPS Darkinjung Lake              | 200           | 3395       | 40         | 1.27           | 2027                      | \$ 554   | \$ 1,882,432   |
| WS                 | WS07                             | 250           | 200        | 110        | 2.24           | 2027                      | \$ 620   | \$ 123,941     |
|                    |                                  |               |            |            |                |                           | Total:   | \$ 34,113,273  |

| Northern Sewer Gravity Mains |             |          |        |                 |           |         |          |                 |                 |                 |                    |             |                |              |              |
|------------------------------|-------------|----------|--------|-----------------|-----------|---------|----------|-----------------|-----------------|-----------------|--------------------|-------------|----------------|--------------|--------------|
| STP                          | SPS         | Diameter | Length | Ground Required |           | Comment | Depth(m) | Depth(m)        | Precinct/Suburb | Estimated       |                    | Rate (\$/m) | Cost \$2024/25 |              |              |
|                              |             | (mm)     | (m)    | Top(m)          | Bottom(m) | Grade   | Grade    |                 |                 | Completion Date |                    |             |                |              |              |
| CH                           | Welog WWPS1 | 225      | 883    | 20              | 9         | 0.0125  | 0.0062   | 1.575           | 1.5-3           | WELOG           | 2028               | \$ 617      | \$ 545,065     |              |              |
| CH                           | Welog WWPS2 | 225      | 437    | 7               | 2         | 0.0114  | 0.0062   | 1.575           | 1.5-3           | WELOG           | 2028               | \$ 617      | \$ 269,755     |              |              |
| CH                           | Welog WWPS3 | 225      | 740    | 8               | 2         | 0.0081  | 0.0062   | 1.575           | 1.5-3           | WELOG           | 2028               | \$ 617      | \$ 456,793     |              |              |
| CH                           | Welog WWPS3 | 300      | 475    | 20              | 4         | 0.0337  | 0.0042   | 1.650           | 1.5-3           | WELOG           | 2028               | \$ 779      | \$ 370,101     |              |              |
| CH                           | Welog WWPS3 | 375      | 170    | 4               | 2         | 0.0118  | 0.0031   | 1.725           | 1.5-3           | WELOG           | 2026               | \$ 1,012    | \$ 172,092     |              |              |
| CH                           | CH21        | 600      | 300    | 2               | 2         | 0.0000  | 0.0017   | New SPS         | 5.000           | > 4.5 m         | Doyalson           | 2028        | \$ 2,039       | \$ 611,731   |              |
| CH                           | CH21        | 225      | 1200   | 24              | 16        | 0.0067  | 0.0062   |                 | 1.575           | 1.5-3           | Doyalson           | 2028        | \$ 617         | \$ 740,746   |              |
| CH                           | CH21        | 450      | 800    | 4               | 2         | 0.0025  | 0.0025   | New SPS         | 4.000           | 3-4.5           | Doyalson           | 2028        | \$ 1,416       | \$ 1,132,621 |              |
| CH                           | CH21        | 300      | 1500   | 12              | 2         | 0.0067  | 0.0042   | New SPS         | 1.650           | 1.5-3           | Doyalson           | 2028        | \$ 779         | \$ 1,168,740 |              |
| CH                           | CH21        | 225      | 1900   | 10              | 2         | 0.0042  | 0.0062   | New SPS         | 5.355           | > 4.5 m         | Doyalson           | 2028        | \$ 954         | \$ 813,208   |              |
| CH                           | CH21        | 300      | 700    | 10              | 2         | 0.0114  | 0.0042   | New SPS         | 1.650           | 1.5-3           | Doyalson           | 2028        | \$ 779         | \$ 545,412   |              |
| CH                           | CH21        | 225      | 850    | 14              | 10        | 0.0047  | 0.0062   | New SPS         | 2.845           | 1.5-3           | Doyalson           | 2028        | \$ 617         | \$ 524,695   |              |
| CH                           | CH21        | 225      | 1100   | 16              | 10        | 0.0055  | 0.0062   | New SPS         | 2.395           | 1.5-3           | Doyalson           | 2028        | \$ 617         | \$ 679,017   |              |
| CH                           | CH21        | 375      | 1300   | 14              | 12        | 0.0015  | 0.0031   | New SPS         | 3.755           | 3-4.5           | Doyalson           | 2028        | \$ 1,181       | \$ 1,535,851 |              |
| CH                           | CH21        | 225      | 400    | 10              | 4         | 0.0150  | 0.0062   | New SPS         | 1.575           | 1.5-3           | Doyalson           | 2028        | \$ 617         | \$ 246,915   |              |
| SPS Darkinjung Lake          |             |          |        |                 |           |         |          |                 |                 |                 |                    |             |                |              |              |
| MP                           | Munmorah    | 225      | 920    | 20              | 10        | 0.0109  | 0.0062   |                 | 1.575           | 1.5-3           | WELOG              | 2028        | \$ 617         | \$ 567,905   |              |
| SPS Darkinjung Lake          |             |          |        |                 |           |         |          |                 |                 |                 |                    |             |                |              |              |
| MP                           | Munmorah    | 225      | 230    | 11              | 10        | 0.0043  | 0.0062   |                 | 2.001           | 1.5-3           | WELOG              | 2028        | \$ 617         | \$ 141,976   |              |
| BB                           | BB19        | 225      | 500    | 22              | 14        | 0.0160  | 0.0062   |                 | 1.575           | 1.5-3           | Bellevue Road      | 2030        | \$ 617         | \$ 308,644   |              |
| CH                           | CH13        | 225      | 150    | 16              | 10        | 0.0400  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 2030        | \$ 617         | \$ 92,593    |              |
| CH                           | CH13        | 225      | 150    | 16              | 12        | 0.0267  | 0.0062   |                 | 1.575           | 1.5-3           | 3A- Gorokan        | 2030        | \$ 617         | \$ 92,593    |              |
| CH                           | CH13        | 225      | 150    | 20              | 14        | 0.0400  | 0.0062   |                 | 1.575           | 1.5-3           | 3A- Gorokan        | 2030        | \$ 617         | \$ 92,593    |              |
| CH                           | CH13        | 225      | 200    | 22              | 14        | 0.0400  | 0.0062   |                 | 1.575           | 1.5-3           | 3A- Gorokan        | 2030        | \$ 617         | \$ 123,458   |              |
| CH                           | CH13        | 225      | 100    | 22              | 20        | 0.0200  | 0.0062   |                 | 1.575           | 1.5-3           | 3A- Gorokan        | 2030        | \$ 617         | \$ 61,729    |              |
| CH                           | CH15        | 375      | 550    | 10              | 7         | 0.0055  | 0.0031   |                 | 3.500           | 3-4.5           |                    | 6           | 2030           | \$ 1,181     | \$ 649,783   |
| CH                           | CH15        | 300      | 450    | 10              | 10        | 0.0000  | 0.0042   |                 | 3.540           | 3-4.5           |                    | 6           | 2030           | \$ 983       | \$ 442,490   |
| CH                           | CH15        | 225      | 700    | 14              | 10        | 0.0057  | 0.0062   |                 | 1.915           | 1.5-3           |                    | 6           | 2030           | \$ 617       | \$ 432,102   |
| CH                           | CH15        | 300      | 1000   | 10              | 6         | 0.0040  | 0.0042   |                 | 1.850           | 1.5-3           |                    | 6           | 2030           | \$ 779       | \$ 779,160   |
| CH                           | CH15        | 225      | 600    | 14              | 10        | 0.0067  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6           | 2030           | \$ 617       | \$ 370,373   |
| CH                           | CH15        | 225      | 850    | 15              | 11        | 0.0047  | 0.0062   |                 | 2.845           | 1.5-3           |                    | 6           | 2030           | \$ 617       | \$ 524,695   |
| CH                           | CH35        | 225      | 350    | 20              | 18        | 0.0057  | 0.0062   | New SPS         | 1.745           | 1.5-3           |                    | 9           | 2030           | \$ 617       | \$ 216,051   |
| GW                           | GW01        | 225      | 350    | 4               | 2         | 0.0057  | 0.0062   |                 | 1.745           | 1.5-3           | Gwandalan Rosecorp | 2030        | \$ 617         | \$ 216,051   |              |
| GW                           |             |          |        |                 |           |         |          |                 |                 |                 |                    |             |                |              |              |
| GW                           | GW02        | 300      | 350    | 14              | 4         | 0.0286  | 0.0042   |                 | 1.650           | 1.5-3           | Gwandalan          | 2030        | \$ 779         | \$ 272,706   |              |
| GW                           | GW02        | 375      | 130    | 4               | 2         | 0.0154  | 0.0031   |                 | 1.725           | 1.5-3           | Gwandalan          | 2030        | \$ 1,012       | \$ 131,600   |              |
| TO                           | TO07        | 225      | 500    | 6               | 4         | 0.0040  | 0.0062   | Follow existing | 2.675           | 1.5-3           | Noraville          | 2030        | \$ 617         | \$ 308,644   |              |
| WS                           | WS08        | 300      | 400    | 12              | 8         | 0.0100  | 0.0042   |                 | 1.650           | 1.5-3           | Westfield Gateway  | 2030        | \$ 779         | \$ 311,664   |              |
| WS                           | WS08        | 225      | 300    | 16              | 12        | 0.0133  | 0.0062   |                 | 1.575           | 1.5-3           | Westfield Gateway  | 2030        | \$ 617         | \$ 185,186   |              |
| WS                           | WS08        | 225      | 250    | 18              | 8         | 0.0400  | 0.0062   |                 | 1.575           | 1.5-3           | Westfield Gateway  | 2030        | \$ 617         | \$ 154,322   |              |
| WS                           | WS08        | 300      | 750    | 4               | 4         | 0.0000  | 0.0042   |                 | 4.800           | > 4.5 m         | Westfield Gateway  | 2030        | \$ 1,138       | \$ 853,452   |              |
| CH                           | WS16        | 225      | 600    | 10              | 4         | 0.0100  | 0.0062   |                 | 1.575           | 1.5-3           | Wyong              | 2030        | \$ 617         | \$ 370,373   |              |
| CH                           | WS16        | 225      | 500    | 10              | 6         | 0.0080  | 0.0062   |                 | 1.575           | 1.5-3           | Precinct 2A        | 2030        | \$ 617         | \$ 308,644   |              |
| WS                           | WS20        | 225      | 600    | 8               | 2         | 0.0100  | 0.0062   |                 | 1.575           | 1.5-3           | R1 General Res     | 2030        | \$ 617         | \$ 370,373   |              |
| GW                           | GW11        | 225      | 300    | 2               | 2         | 0.0000  | 0.0062   | New SPS         | 3.435           | 3-4.5           |                    | 21          | 2031           | \$ 782       | \$ 234,473   |
| GW                           | GW11        | 225      | 700    | 18              | 14        | 0.0057  | 0.0062   |                 | 1.915           | 1.5-3           |                    | 21          | 2031           | \$ 617       | \$ 432,102   |
| MP                           | MP05        | 450      | 350    | 4               | 2         | 0.0057  | 0.0025   |                 | 1.800           | 1.5-3           | Lake Munmorah      | 2031        | \$ 1,230       | \$ 430,410   |              |
| MP                           | MP11        | 225      | 200    | 0               | 0         | 0.0000  | 0.0062   |                 | 2.815           | 1.5-3           | 18- Lake Munmorah  | 2031        | \$ 617         | \$ 123,458   |              |
| MP                           | MP12        | 300      | 950    | 4               | 0         | 0.0042  | 0.0042   |                 | 1.650           | 1.5-3           | 16 N Lake Munmorah | 2031        | \$ 779         | \$ 740,202   |              |
| MP                           | MP12        | 225      | 1000   | 16              | 2         | 0.0140  | 0.0062   |                 | 1.575           | 1.5-3           | 16 N Lake Munmorah | 2031        | \$ 617         | \$ 617,288   |              |
| MP                           | MP12        | 225      | 800    | 12              | 2         | 0.0125  | 0.0062   |                 | 1.575           | 1.5-3           | 16 N Lake Munmorah | 2031        | \$ 617         | \$ 493,830   |              |
| MP                           | MP12        | 300      | 700    | 12              | 4         | 0.0114  | 0.0042   |                 | 1.650           | 1.5-3           | 16 N Lake Munmorah | 2031        | \$ 779         | \$ 545,412   |              |
| MP                           | MP13        | 225      | 300    | 12              | 2         | 0.0333  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 19          | 2031           | \$ 617       | \$ 185,186   |
| MP                           | MP13        | 225      | 500    | 18              | 10        | 0.0160  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 19          | 2031           | \$ 617       | \$ 308,644   |
| MP                           | MP13        | 225      | 300    | 2               | 0         | 0.0067  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 19          | 2031           | \$ 617       | \$ 185,186   |
| MP                           | MP13        | 300      | 300    | 2               | 0         | 0.0067  | 0.0042   |                 | 1.650           | 1.5-3           |                    | 19          | 2031           | \$ 779       | \$ 233,748   |
| MP                           | MP13        | 225      | 250    | 18              | 8         | 0.0400  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 19          | 2035           | \$ 617       | \$ 154,322   |
| CH                           | CH28        | 300      | 1100   | 18              | 10        | 0.0073  | 0.0042   |                 | 1.650           | 1.5-3           |                    | 6           | 2036           | \$ 779       | \$ 857,076   |
| CH                           | CH28        | 225      | 300    | 22              | 14        | 0.0267  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6           | 2036           | \$ 617       | \$ 185,186   |
| CH                           | CH28        | 225      | 300    | 24              | 18        | 0.0200  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6           | 2036           | \$ 617       | \$ 185,186   |
| CH                           | CH28        | 225      | 800    | 30              | 24        | 0.0075  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6           | 2036           | \$ 617       | \$ 493,830   |
| CH                           | CH30        | 600      | 330    | 8               | 2         | 0.0182  | 0.0017   |                 | 1.950           | 1.5-3           |                    | 8           | 2036           | \$ 1,659     | \$ 547,333   |
| CH                           | CH30        | 225      | 800    | 22              | 12        | 0.0125  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6,8         | 2036           | \$ 617       | \$ 493,830   |
| CH                           | CH30        | 225      | 1000   | 32              | 16        | 0.0160  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6,8         | 2036           | \$ 617       | \$ 617,288   |
| CH                           | CH30        | 225      | 500    | 30              | 24        | 0.0120  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6,8         | 2036           | \$ 617       | \$ 308,644   |
| CH                           | CH30        | 375      | 1000   | 20              | 6         | 0.0140  | 0.0031   |                 | 1.725           | 1.5-3           |                    | 8           | 2036           | \$ 1,012     | \$ 1,012,304 |
| CH                           | CH30        | 300      | 200    | 22              | 20        | 0.0100  | 0.0042   |                 | 1.650           | 1.5-3           |                    | 8           | 2036           | \$ 779       | \$ 155,832   |
| CH                           | CH30        | 225      | 550    | 30              | 22        | 0.0145  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 8           | 2036           | \$ 617       | \$ 339,508   |
| CH                           | CH30        | 225      | 350    | 32              | 24        | 0.0229  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 6           | 2036           | \$ 617       | \$ 216,051   |
| CH                           | CH30        | 375      | 800    | 16              | 6         | 0.0125  | 0.0031   |                 | 1.725           | 1.5-3           |                    | 8           | 2036           | \$ 1,012     | \$ 809,843   |
| CH                           | CH30        | 300      | 800    | 24              | 16        | 0.0100  | 0.0042   |                 | 1.650           | 1.5-3           |                    | 8           | 2036           | \$ 779       | \$ 623,328   |
| CH                           | CH30        | 225      | 300    | 22              | 16        | 0.0200  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 8           | 2036           | \$ 617       | \$ 185,186   |
| CH                           | CH30        | 225      | 700    | 14              | 4         | 0.0143  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 8           | 2036           | \$ 617       | \$ 432,102   |
| CH                           | CH31        | 225      | 600    | 8               | 2         | 0.0100  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 9           | 2036           | \$ 617       | \$ 370,373   |
| CH                           | CH33        | 225      | 450    | 8               | 2         | 0.0133  | 0.0062   |                 | 1.575           | 1.5-3           |                    | 3B          | 2036           | \$ 617       | \$ 277,780   |

Total: \$ 31,986,843.40

**Sewage Treatment Plants****Charmhaven STP**

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

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

Details are available within the AECOM options and concept design reports

**Bateau Bay STP**

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

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

| Commissioning Date | Total Estimated Cost | Comments                                 |
|--------------------|----------------------|--|
| 2041               | \$ <b>20,034,047</b> | 50% of cost estimate for 50,000EP plant. |

| Reference Rate | Index 2014 values to |               |               |              |
|----------------|----------------------|---------------|---------------|--------------|
| Element        | 2024/25              | 1.311         |               |              |
|                | Preliminary          | Sludge Lagoon | Contingency   |              |
| Site Works     | Treatment            | (dewatering)* | IDEA Tanks    | (30%)        |
| \$             | 1,910,000            | \$ 3,700,000  | \$ 17,900,000 | \$ 7,053,000 |

\*No lagoons required and new dewatering plant already operating

Details are available within the BECA H2O Capacity Assessment document

**Gwandalan STP**

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

| Stage | Commissioning Date | Cost                 | Comments   |
|-------|--------------------|----------------------|--|
| 2     | 2026               | \$ <b>37,976,911</b> | Portion of upgrade cost estimate attributable to capacity upgrade based on |

Details are available within the AECOM options and concept design reports

**Appendix D**  
**Developer Strategies Included in 2024 Northern Region DSP**

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

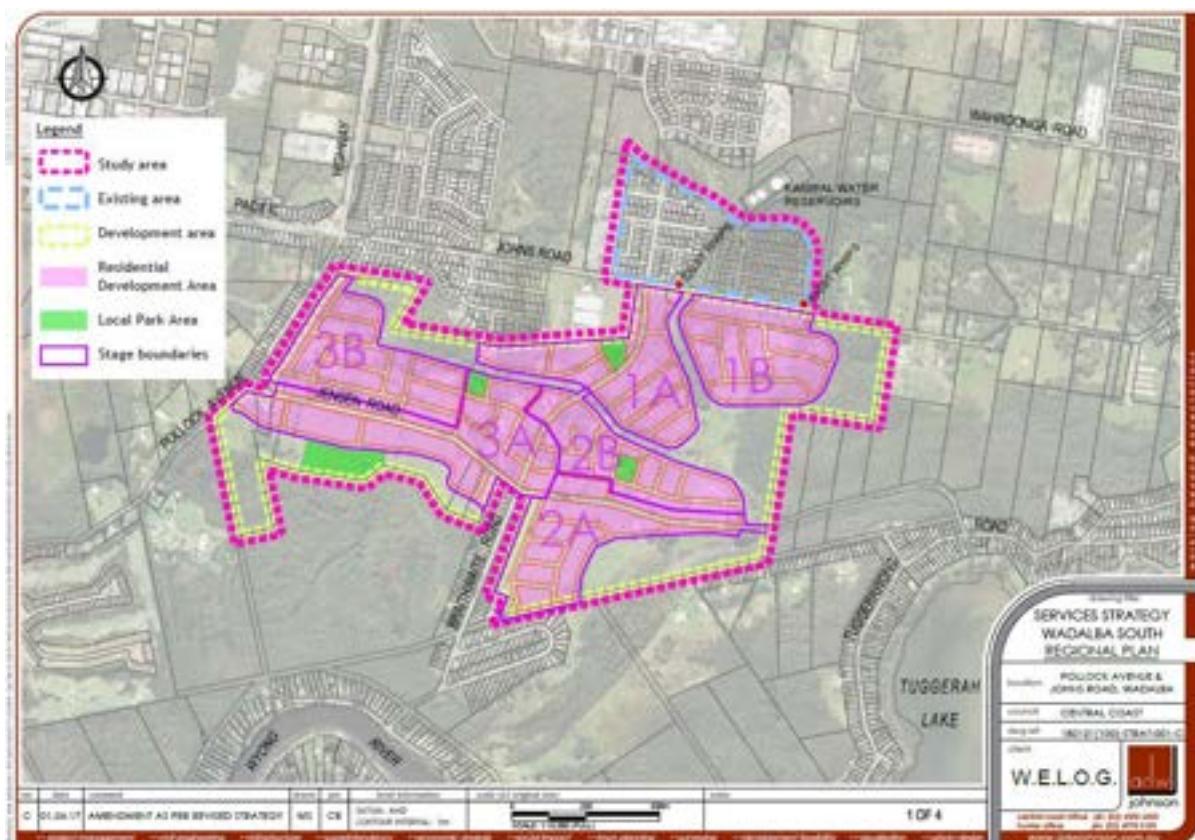
## *Background*

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

## *Development Summary*

## 1. Wadalba East Land Owners Group (WELOG) Development

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



**Figure 1 – WELOG Development Staging Plan**

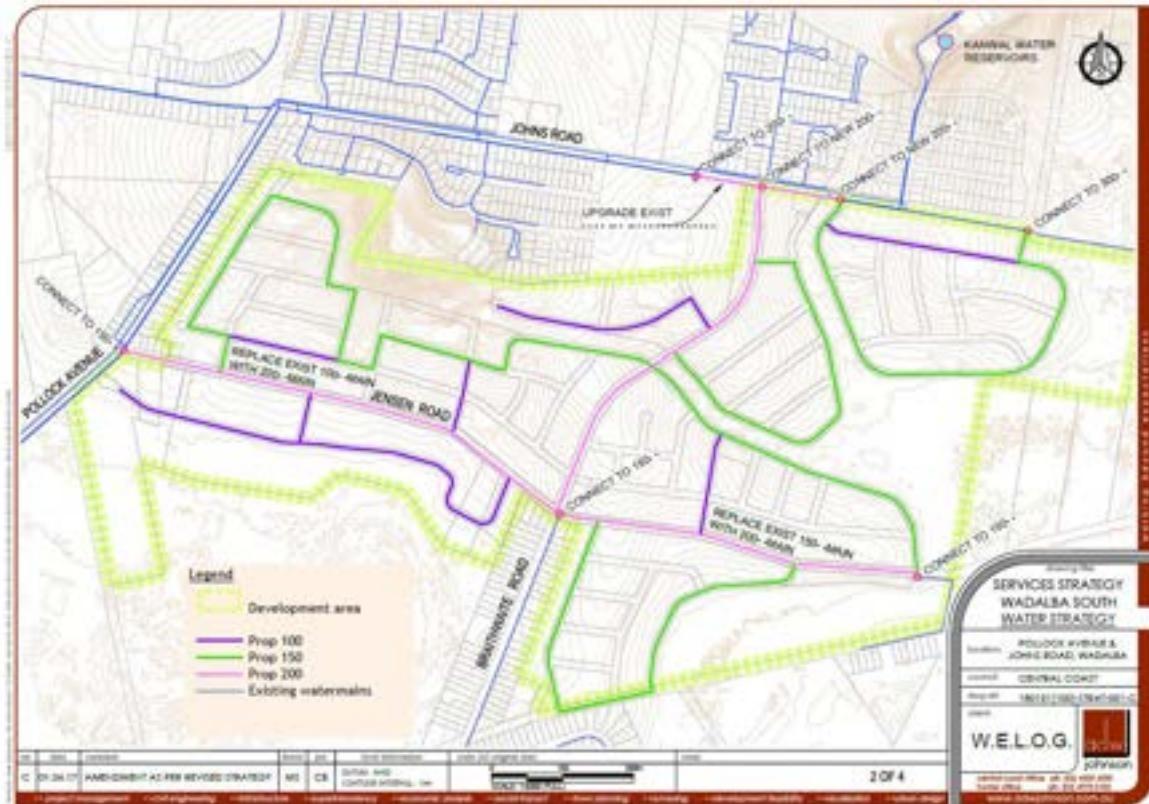


Figure 2 –

WELOG Development New Water Assets

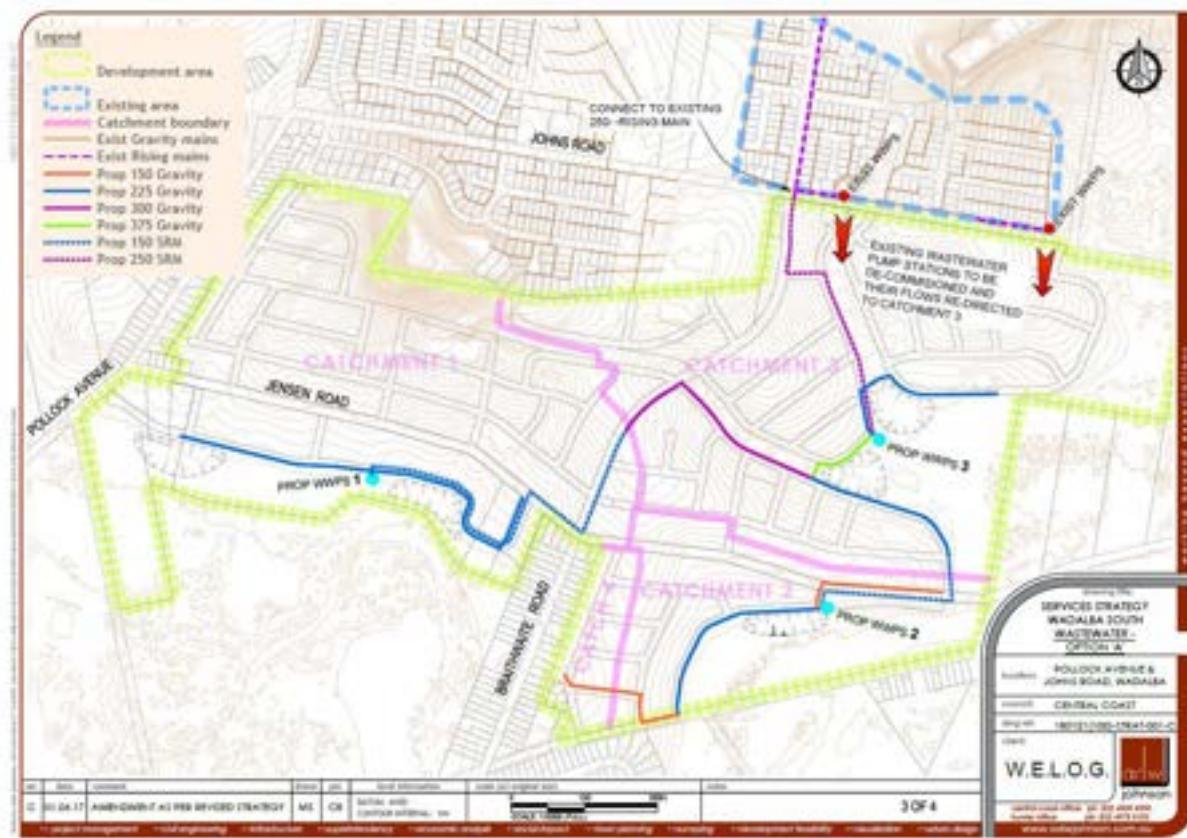


Figure 3

– WELOG Development New Sewer Assets (Preferred Option A)

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

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



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

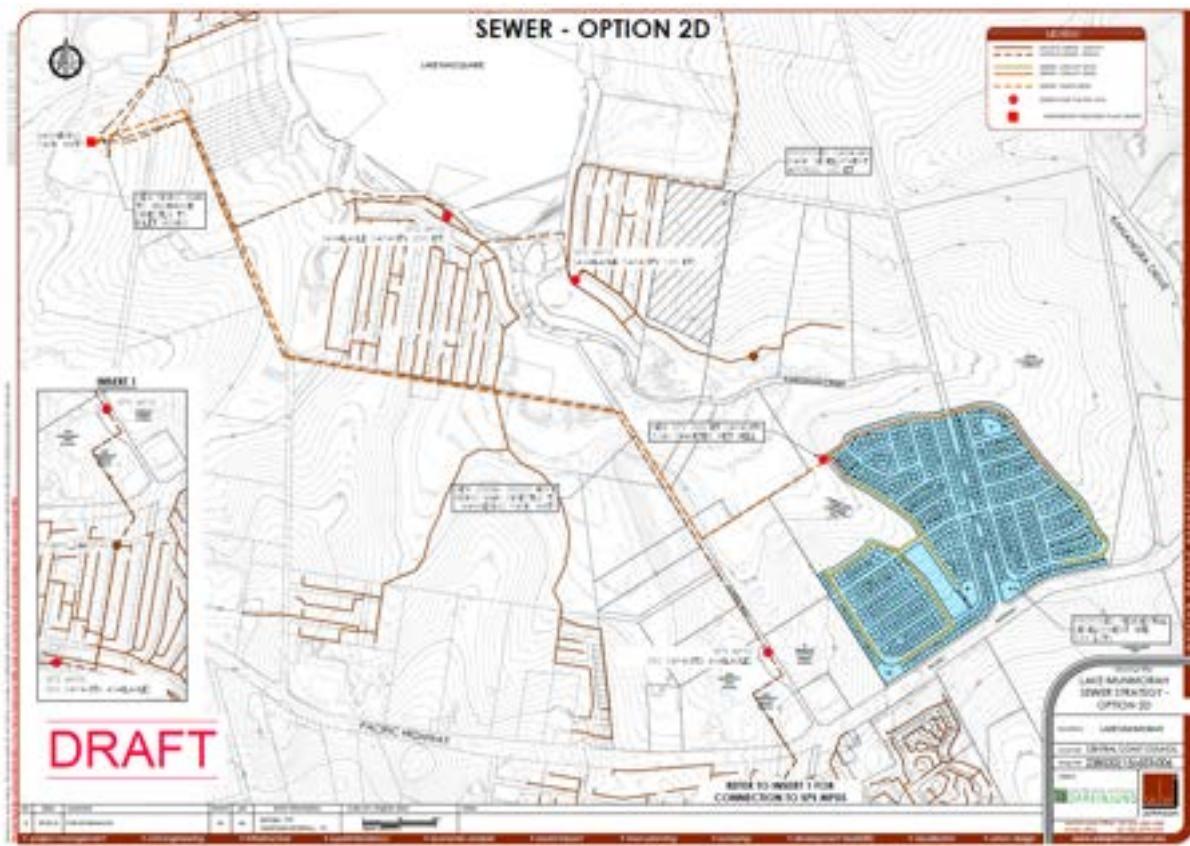
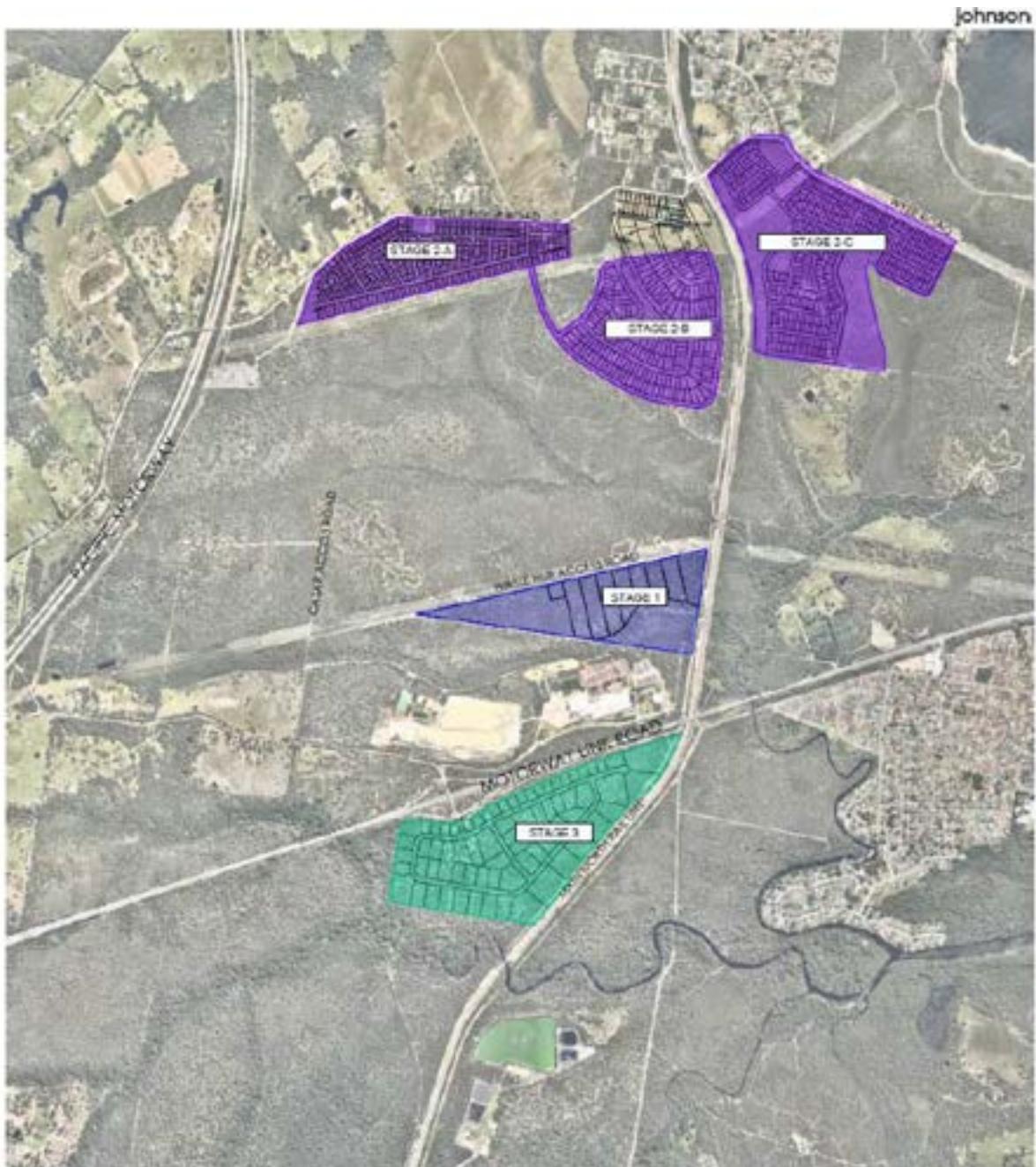


Figure 5

– DALC Lake Munmorah Development New Sewer Assets (Preferred Option 2D)

### 3. DALC Development Bushells Ridge

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



**Figure 1.1 – Proposed Development Site**

Figure 6

– DALC Bushells Ridge Development Staging Plan

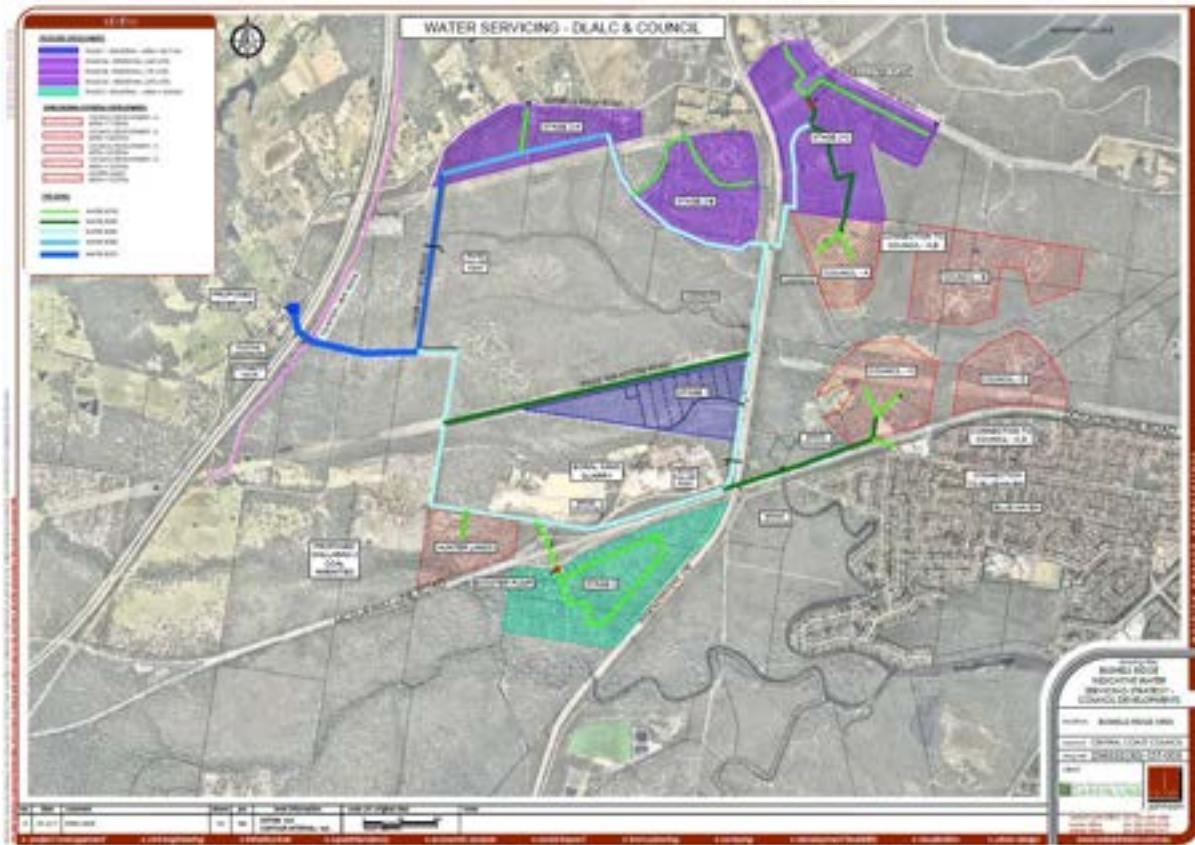
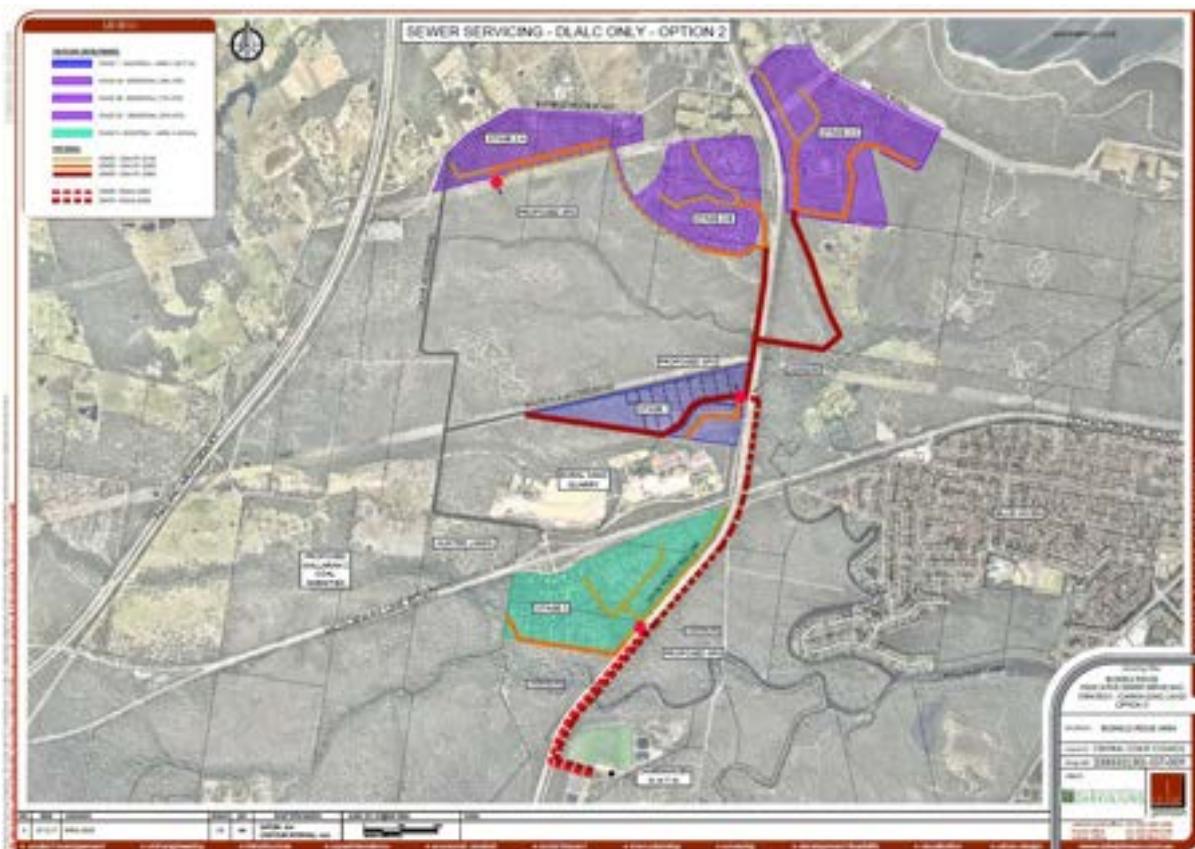


Figure 7 – DALC Bushells Ridge Development New Water Assets



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

Figure

#### 4. Greater Warnervale Structural Plan

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



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

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



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

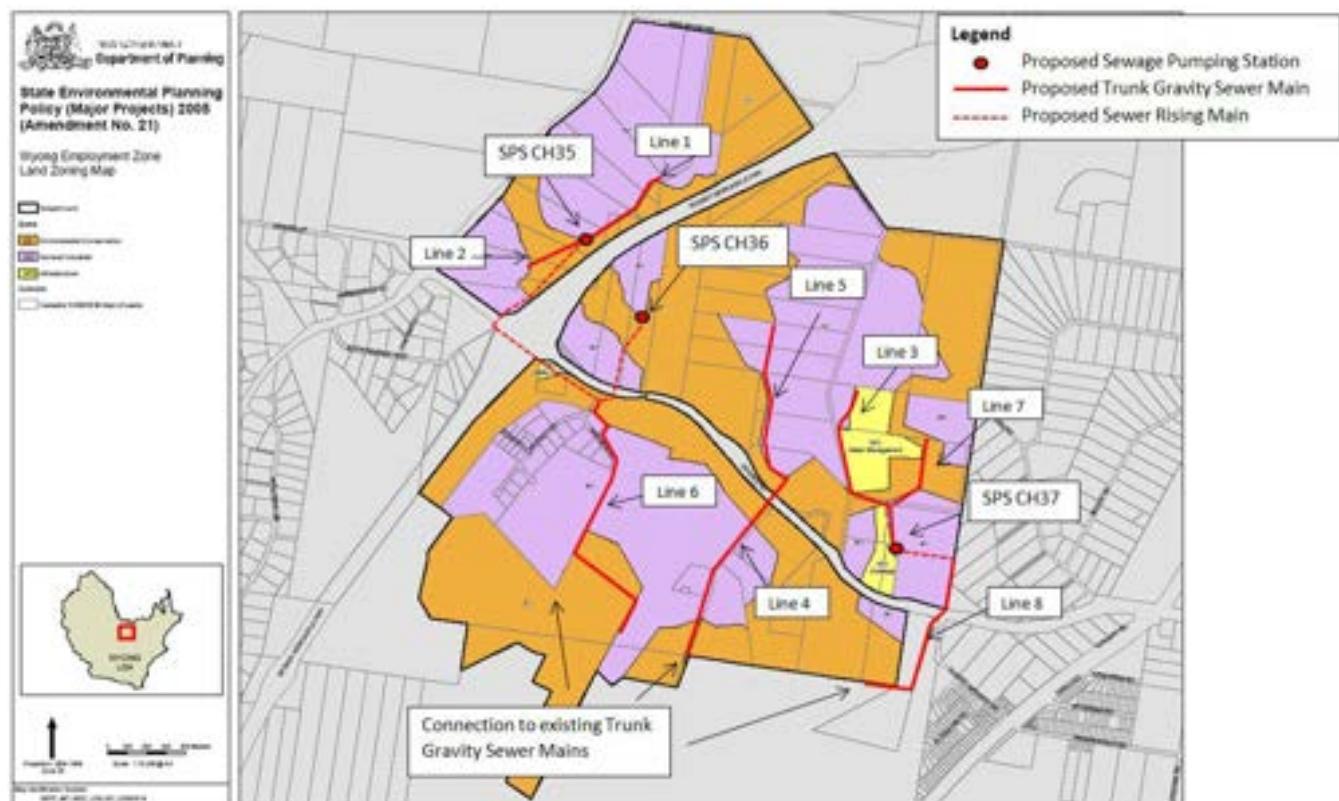


Figure 12 – WTC and WEZ Water Sewer Servicing Strategy

***References:***

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

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

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

| Category  | ET Per Unit   | Description   | Examples  |
|---|---|---|---|
| <b>Land Subdivision</b>   |   |   |   |
| 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<br>1 ET/lot for Sewerage               | Large lot residential subdivision where increased water consumption is common.  | Rural residential development   |
| <b>Residential Accommodation</b>                                      |   |   |   |
| 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   |   |   |
| <b>Commercial Accommodation</b>                                       |   |   |   |
| 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  |   |
| <b>Commercial</b>   |   |   |   |
| 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<br>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   |   |
| <b>Industrial</b>   |   |   |   |
| 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<br>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<br>Dry assembly<br>Metal work<br>Mechanical workshops<br>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<br>Food processing<br>Breweries<br>Depots for dirty industry, eg Ausgrid depots with bath house   |
| <b>Public Services/ Amenities</b>                                     |   |   |   |
| 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.<br>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<br>Public amenities  |

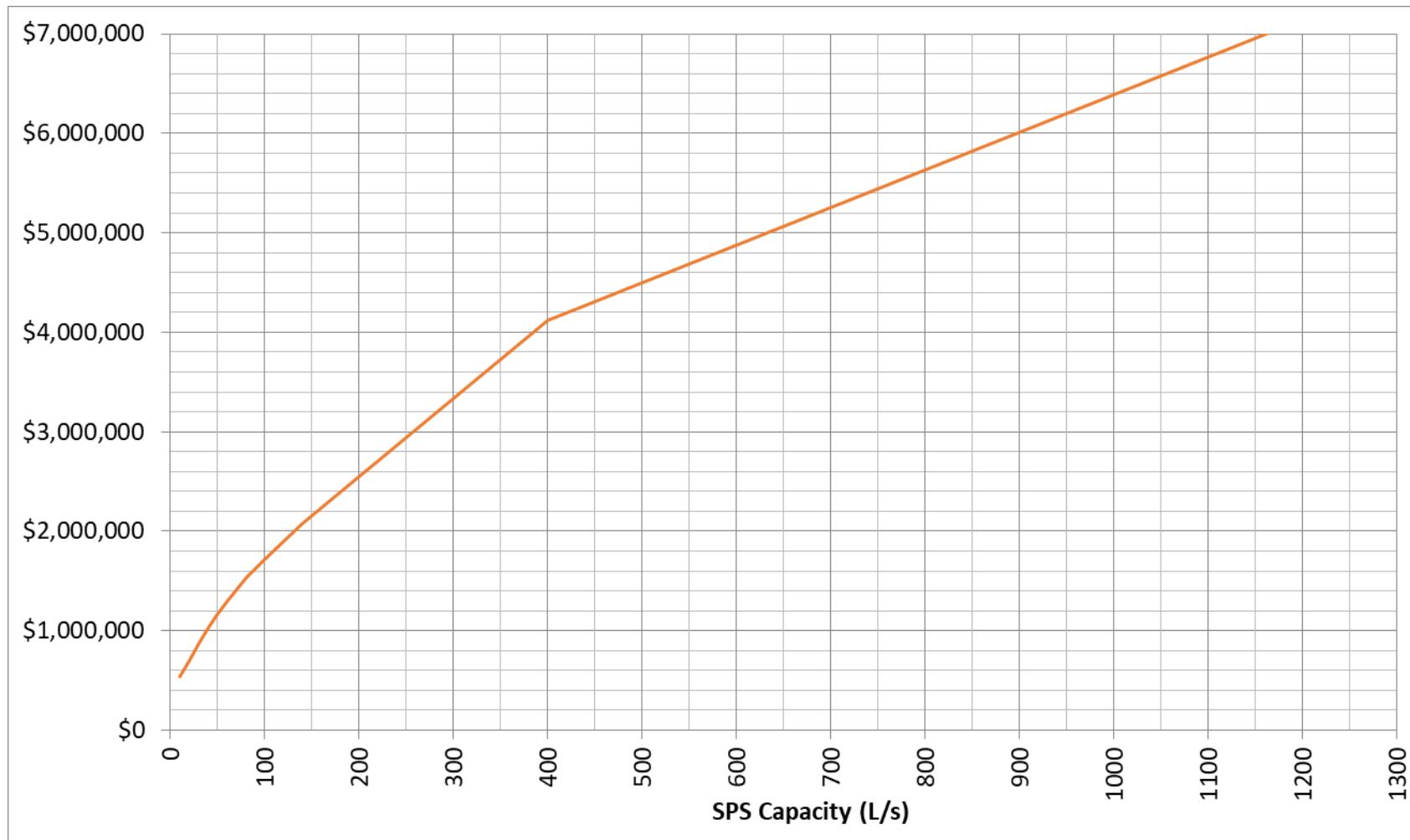
**Appendix F**  
**Valuation of Existing and Proposed Assets**

| 2024 DSP Unit Rates<br>Water Mains |  |
|------------------------------------|--|
| Diameter (mm)                      | Unit Rate (\$/m)<br>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 G**  
**Northern Region Developer Charges Calculation Sheet**

## NORTHERN REGION WATER SUPPLY

### CALCULATION OF MAXIMUM PRICE

#### Index

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

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

| Maximum price | Headworks costs per ET | Scheme cost allocation per ET | Post-1996           |                       |            | Reduction for expected revenue and operation costs |
|---------------|------------------------|-------------------------------|---------------------|-----------------------|------------|--|
|               |                        |                               | commissioned assets | uncommissioned assets | assets     |  |
|               |                        |                               | 319,108,074         | 85,021,456            | 91,303,651 | 110,769,714  |
| 4,151         |                        |                               | 69,457              | 64,777                | 64,777     | 34,998   |
|               |                        |                               | 0.00                | 0.00                  | 4,594      | 1,313  |
|               |                        |                               |                     |                       | 1,410      | 3,165  |

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

| 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 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) |
|---|--|---|--|--|--|--|--|
| 69,457,496  | 69,457   | 64,777  | 34,998   | 319,108,074  | 85,021,456   | 91,303,651   | 240,969,288  |

## NORTHERN REGION SEWERAGE – WONGA POINT CATCHMENT

### CALCULATION OF MAXIMUM PRICE

#### Index

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

Row  
17  
26  
35

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

| Maximum price                 | Headworks costs per ET | Scheme cost allocation per ET | Post-1996       |                     | Reduction for expected revenue and operation costs |
|-------------------------------|------------------------|-------------------------------|-----------------|---------------------|--|
|                               |                        |                               | Pre-1996 assets | commissioned assets |  |
| Costs to be recovered via DSP |                        |                               | 42,636,741      | 14,048,129          | 7,368,199  |
| ETs                           |                        |                               | 10,321          | 11,300              | 11,300   |
| Value per ET                  |                        |                               | 0.00            | 4,131               | 3,740  |
| <b>3,097</b>                  |                        |                               |                 | <b>1,243</b>        | <b>652</b>   |
|                               |                        |                               |                 |                     | <b>2,929</b>                                       |

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

| 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 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) |
|---|--|--|--|--|--|--|--|
| 10,320,894  | 10,321   | 11,300   | 42,636,741   | 14,048,129   | 7,368,199  | 23,998,209   | 13,042,493   |

## NORTHERN REGION SEWERAGE – NORAH HEAD CATCHMENT

### CALCULATION OF MAXIMUM PRICE

#### Index

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

Row  
17  
26  
35

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

| Maximum price | Headworks costs per ET | Scheme cost allocation per ET | Post-1996           |                       | Reduction for expected revenue and operation costs |
|---------------|------------------------|-------------------------------|---------------------|-----------------------|--|
|               |                        |                               | commissioned assets | uncommissioned assets |  |
|               |                        |                               | 319,108,074         | 85,021,456            | 91,303,651   |
| 4.151         | 69,457                 |                               | 64,777              | 64,777                | 34,998   |
|               | Value per ET           |                               | 4.594               | 1.313                 | 1.410  |
|               |                        |                               |                     |                       | 3,165  |

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

| 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 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) |
|---|--|---|--|--|--|--|--|
| 69,457,496  | 69,457   | 64,777  | 34,998   | 319,108,074  | 85,021,456   | 91,303,651   | 240,969,288  |