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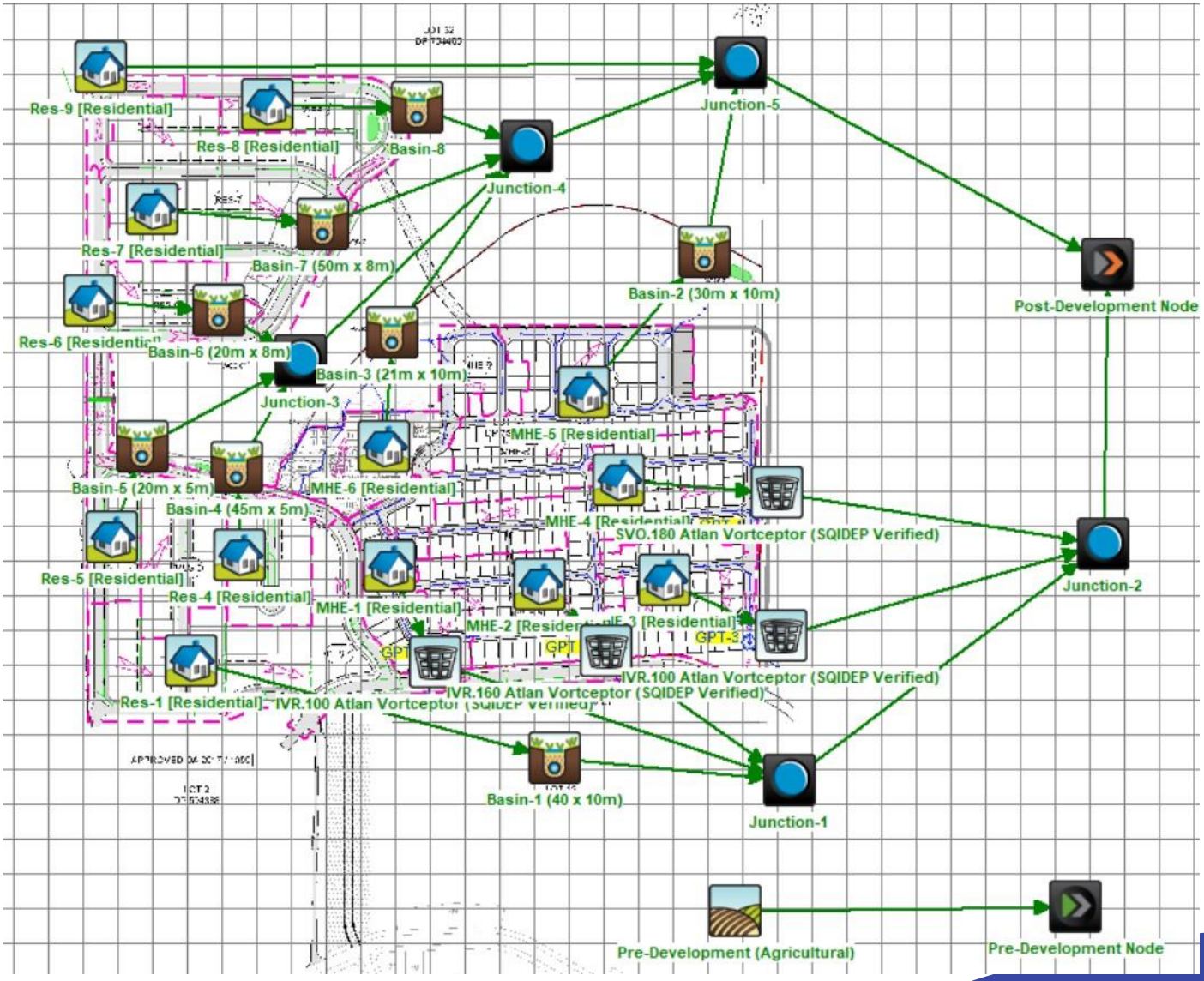
MUSIC Report

Woodlands North Estate

Ocean Drive, Kew

(DA 2025/097), 28th May 2026,

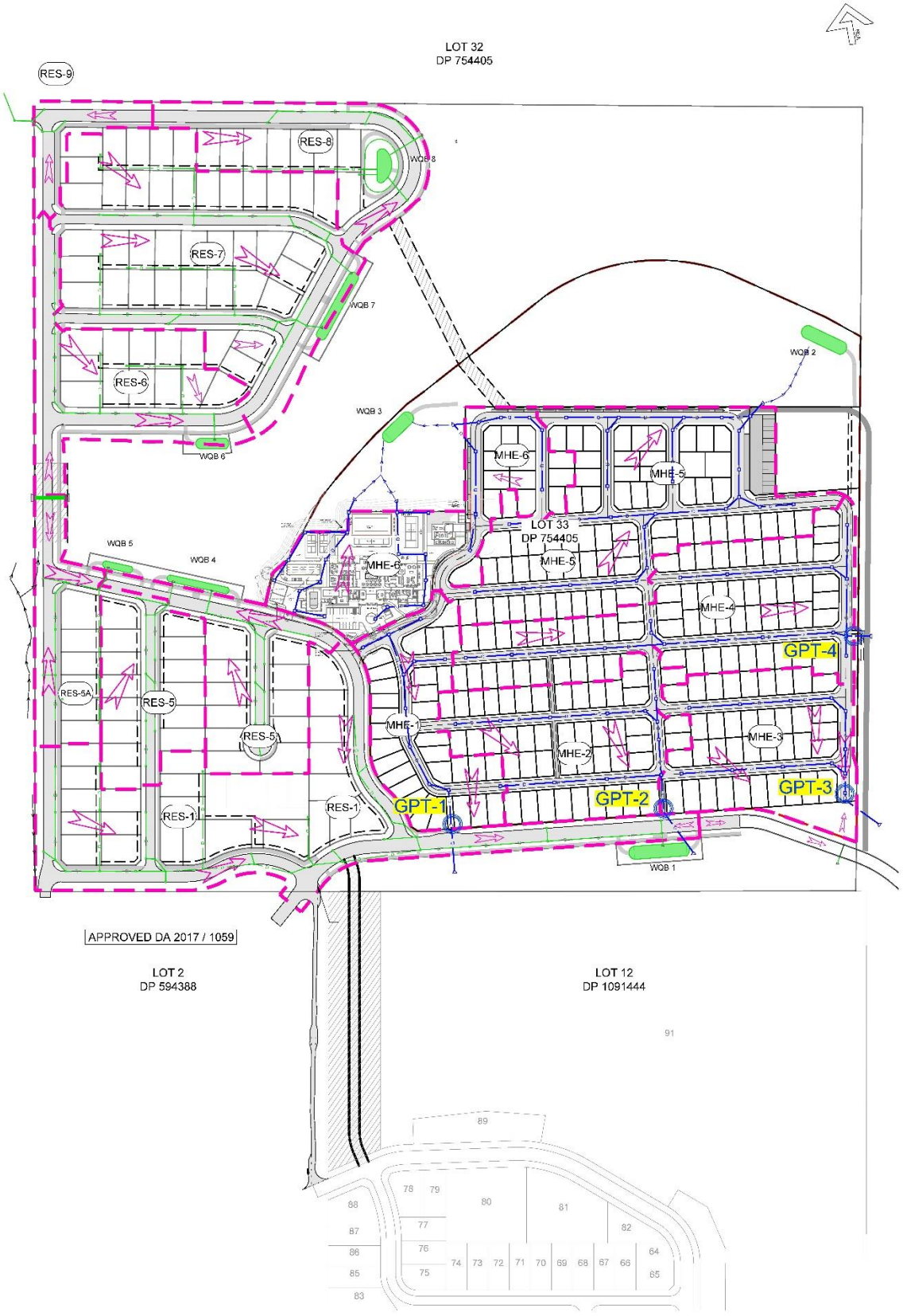
JOJENI INVESTMENTS Pty Ltd



MUSIC Model Diagram

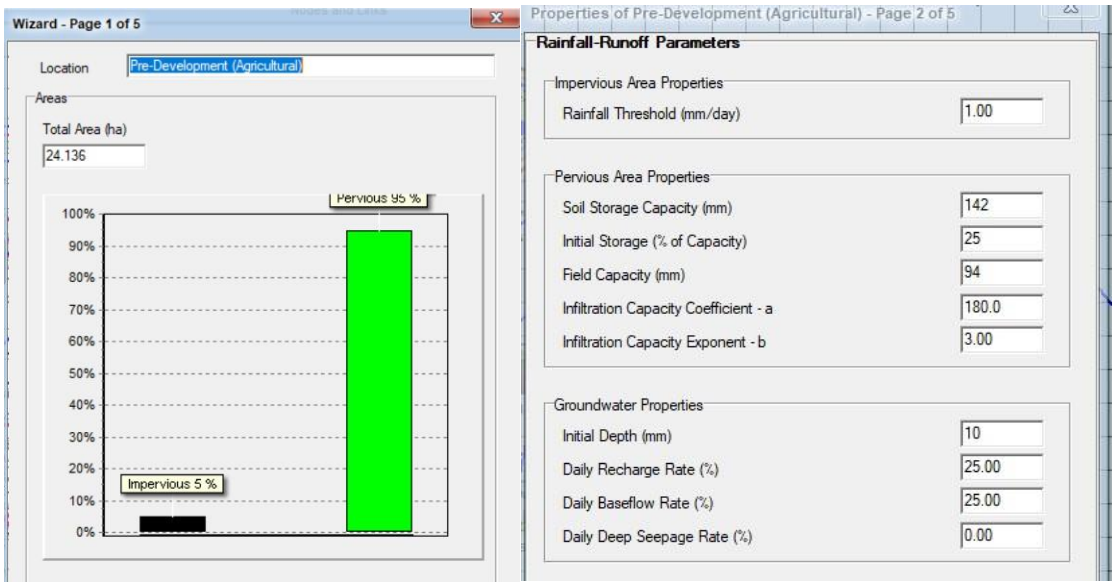
Telephone: (02) 6583 6722
Email: admin@hopcon.com.au
Suite 1, 109 William St
PO BOX 1556, Port Macquarie NSW 2444

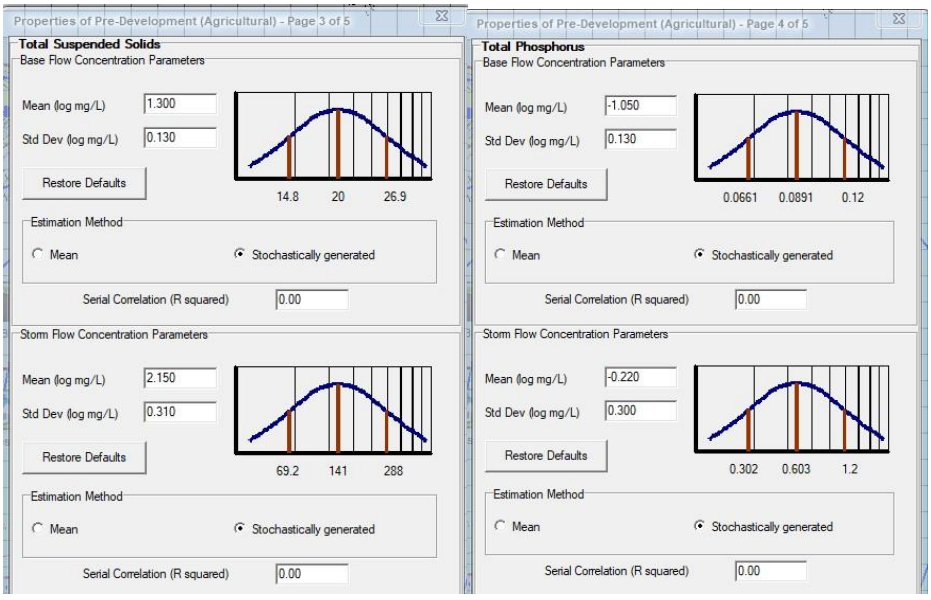
Hopkins Consultants Pty Ltd
ABN 27 055 060 878

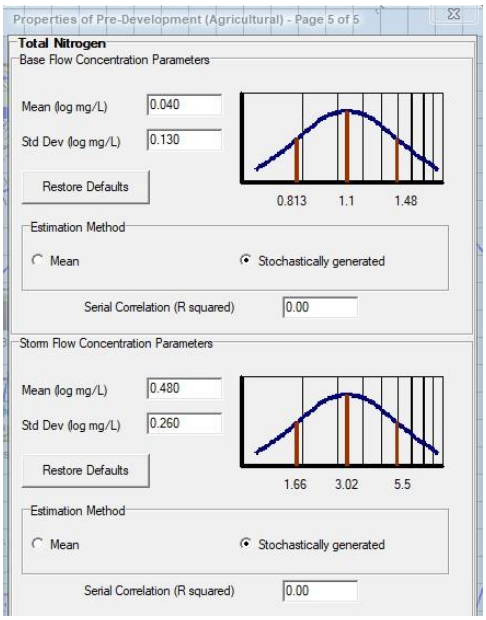


Stormwater Drainage Catchment Plan

PRE-DEVELOPMENT SOURCE NODE DATA - (Agricultural)







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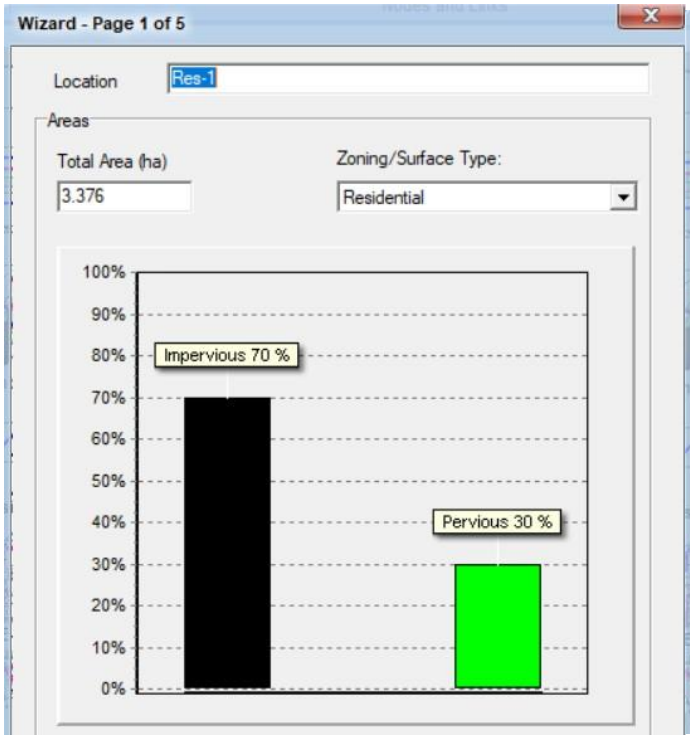
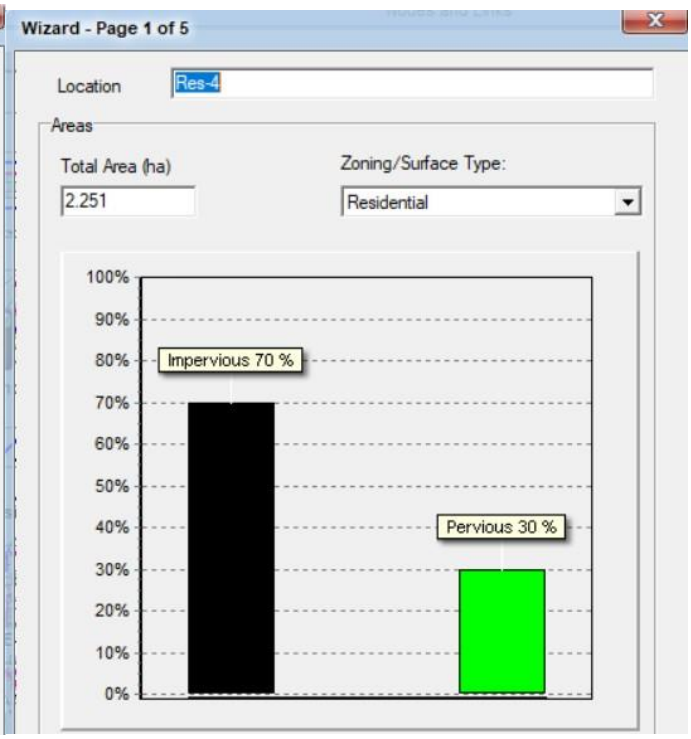
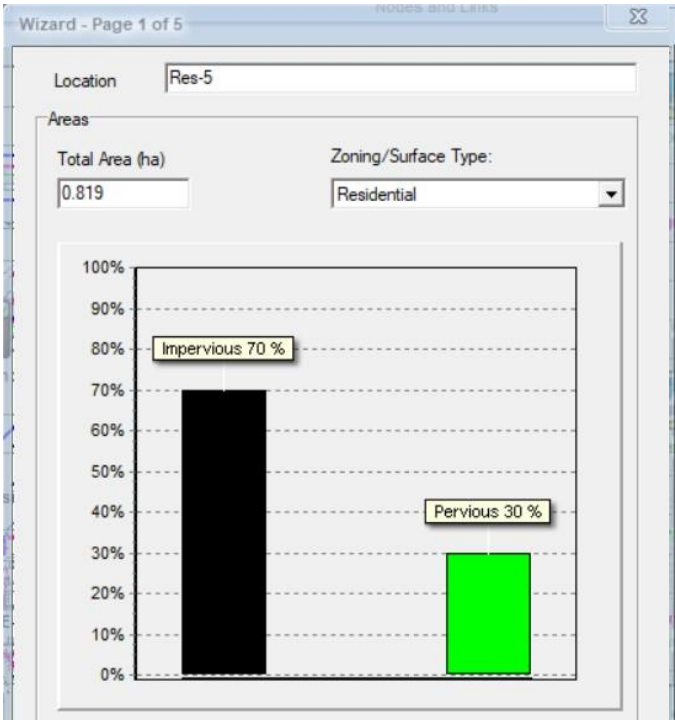
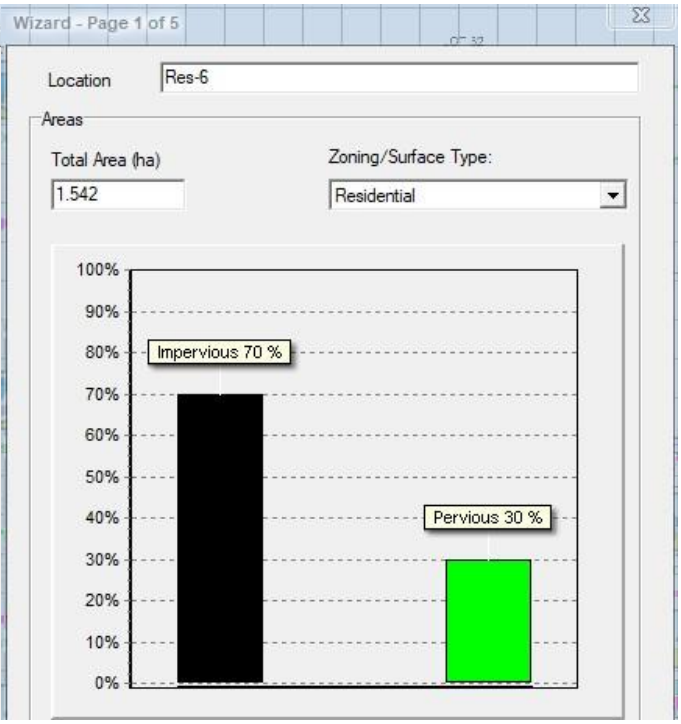
POST-DEVELOPMENT SOURCE NODE DATA

SUBDIVISION LOTS









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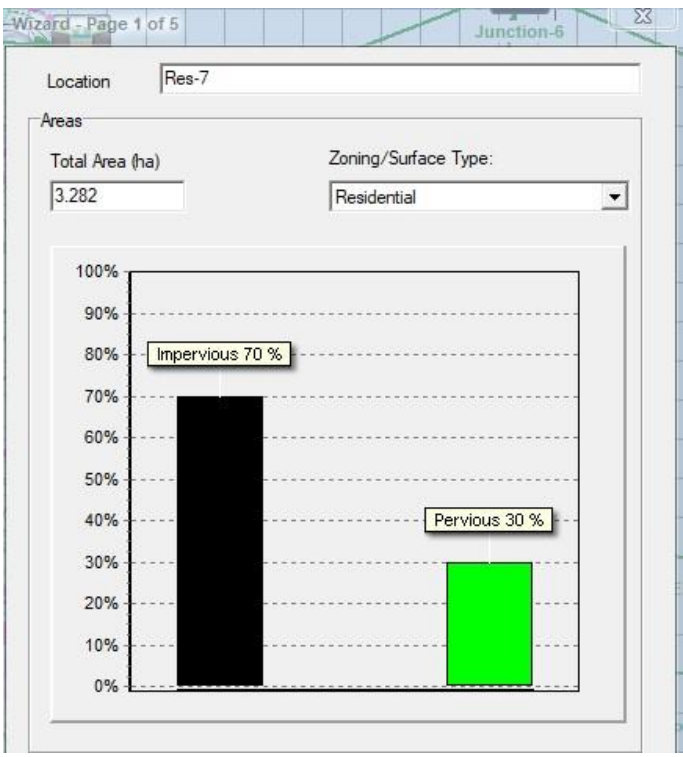

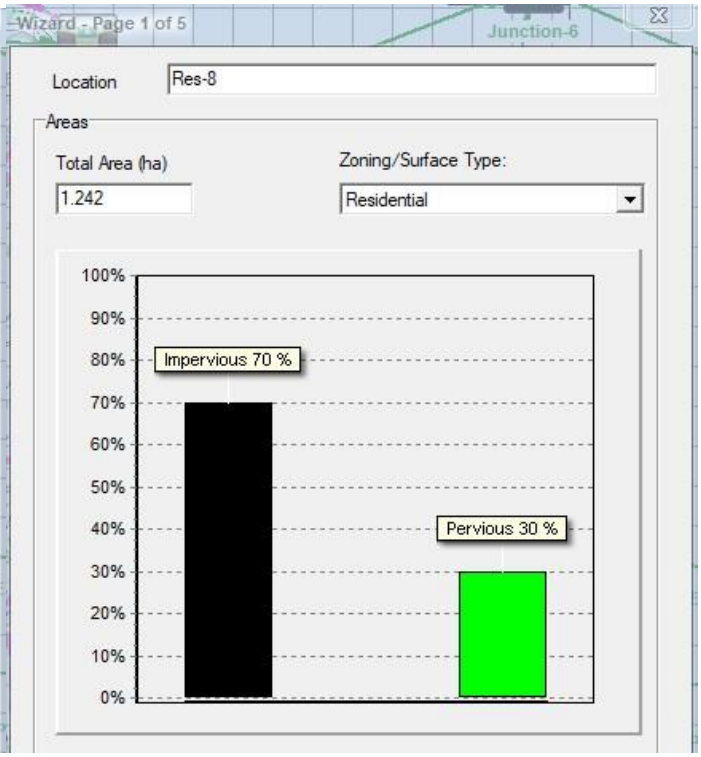

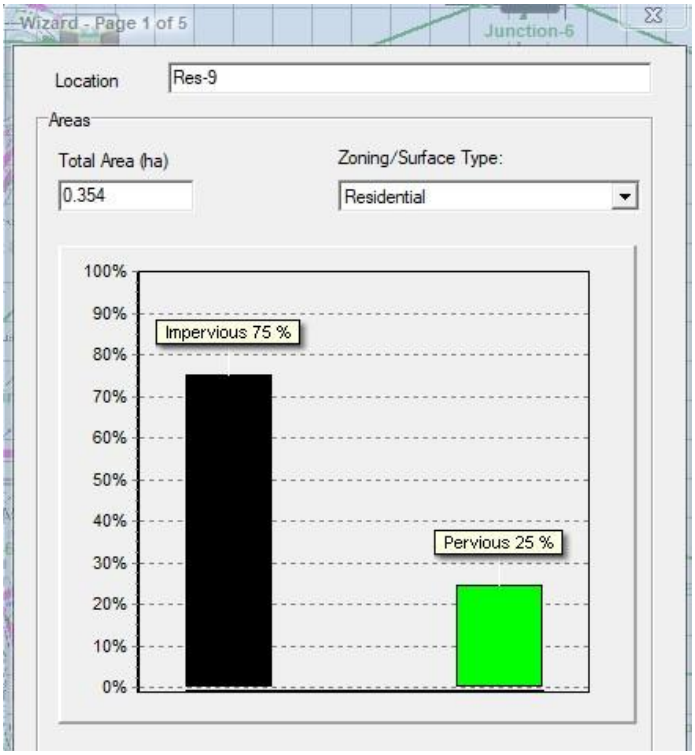

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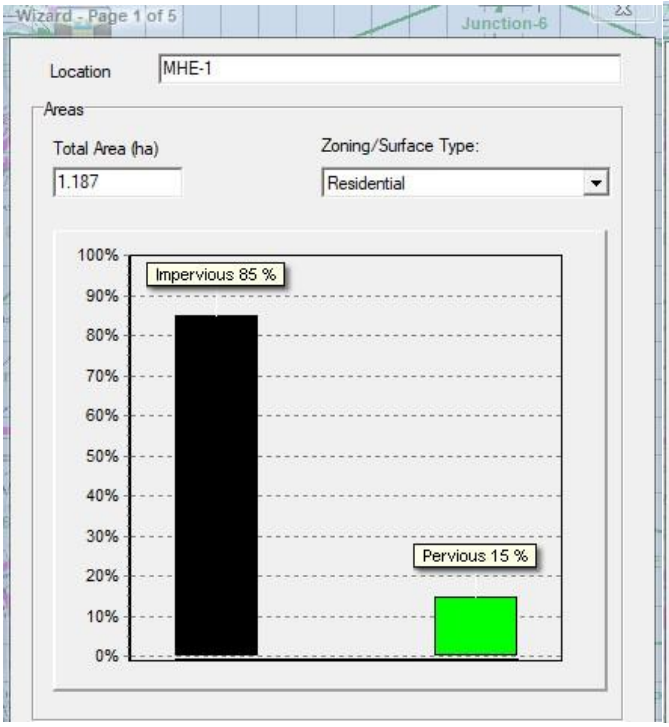
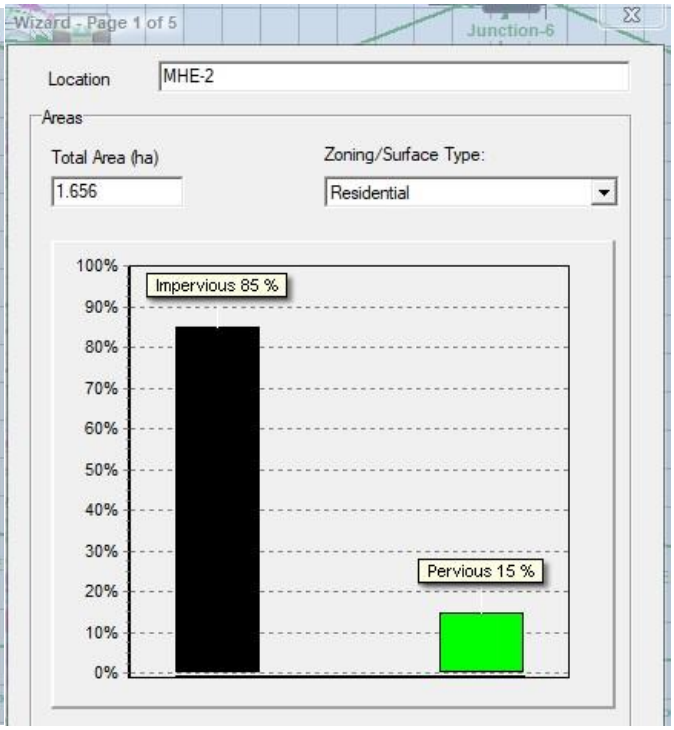
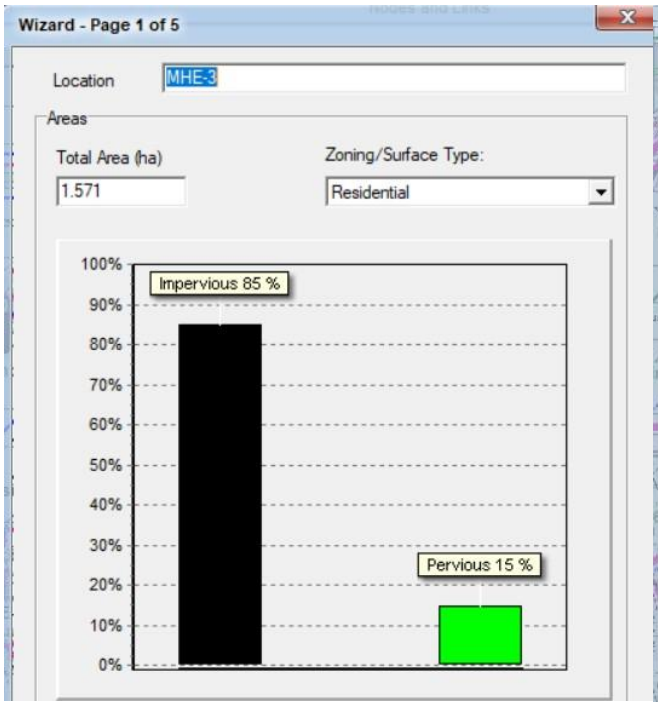
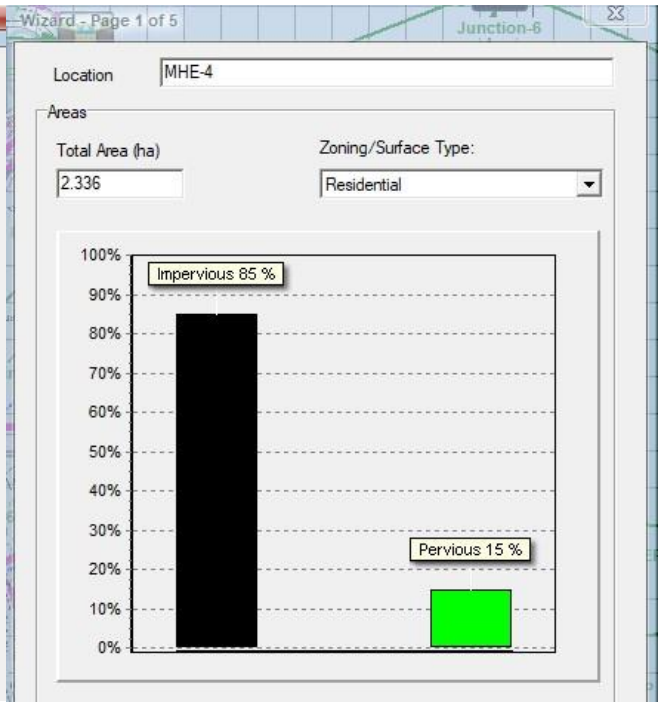
POST-DEVELOPMENT SOURCE NODE DATA

MHE DEVELOPMENT









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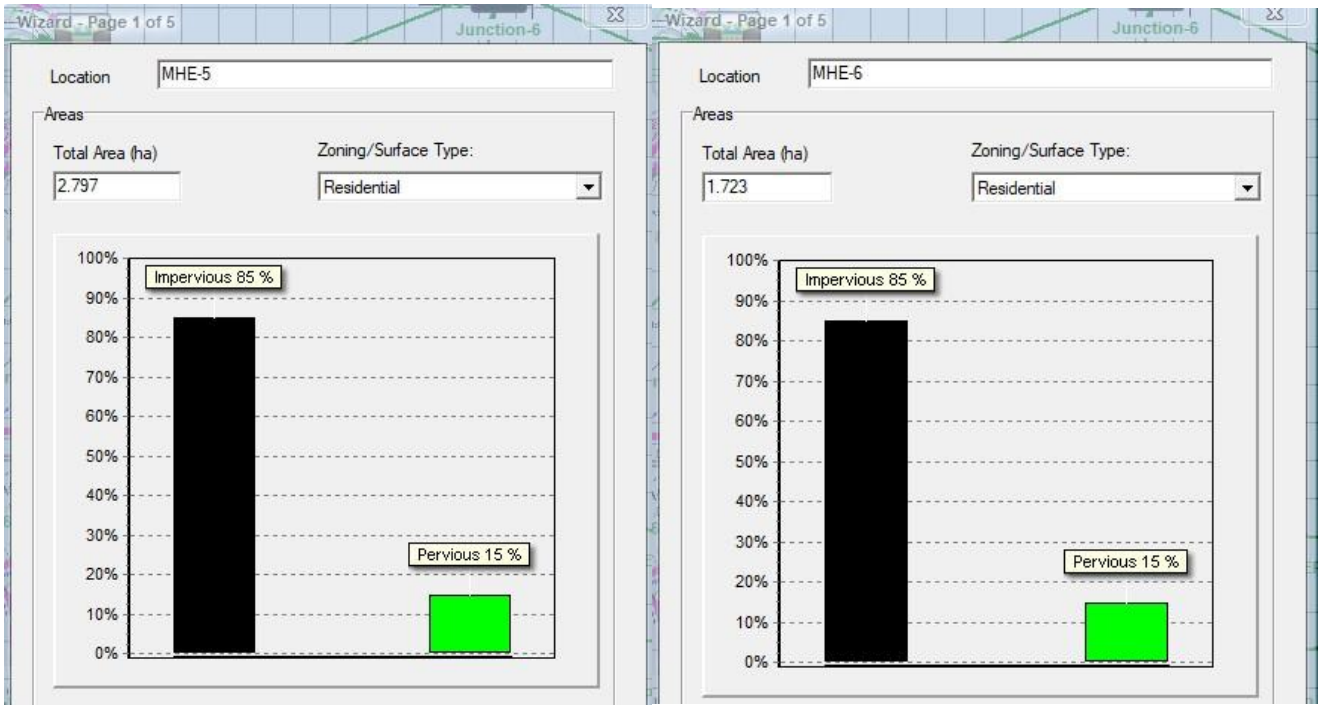

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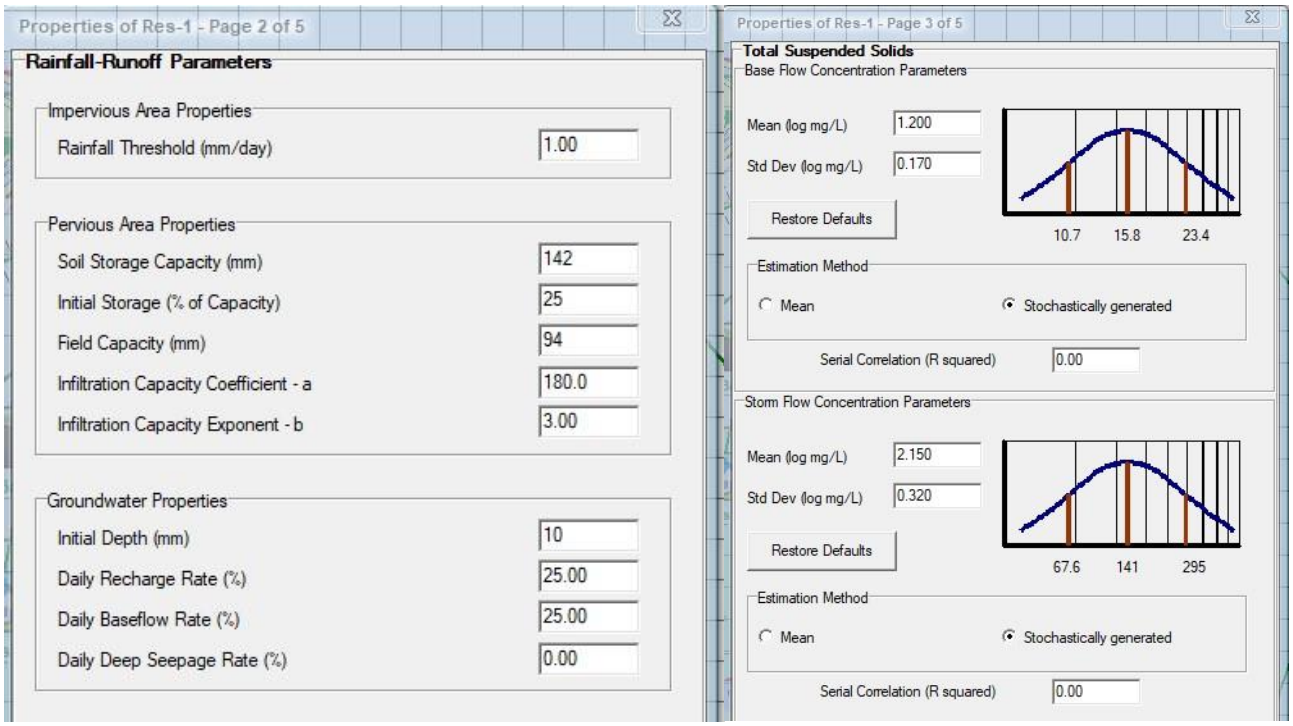

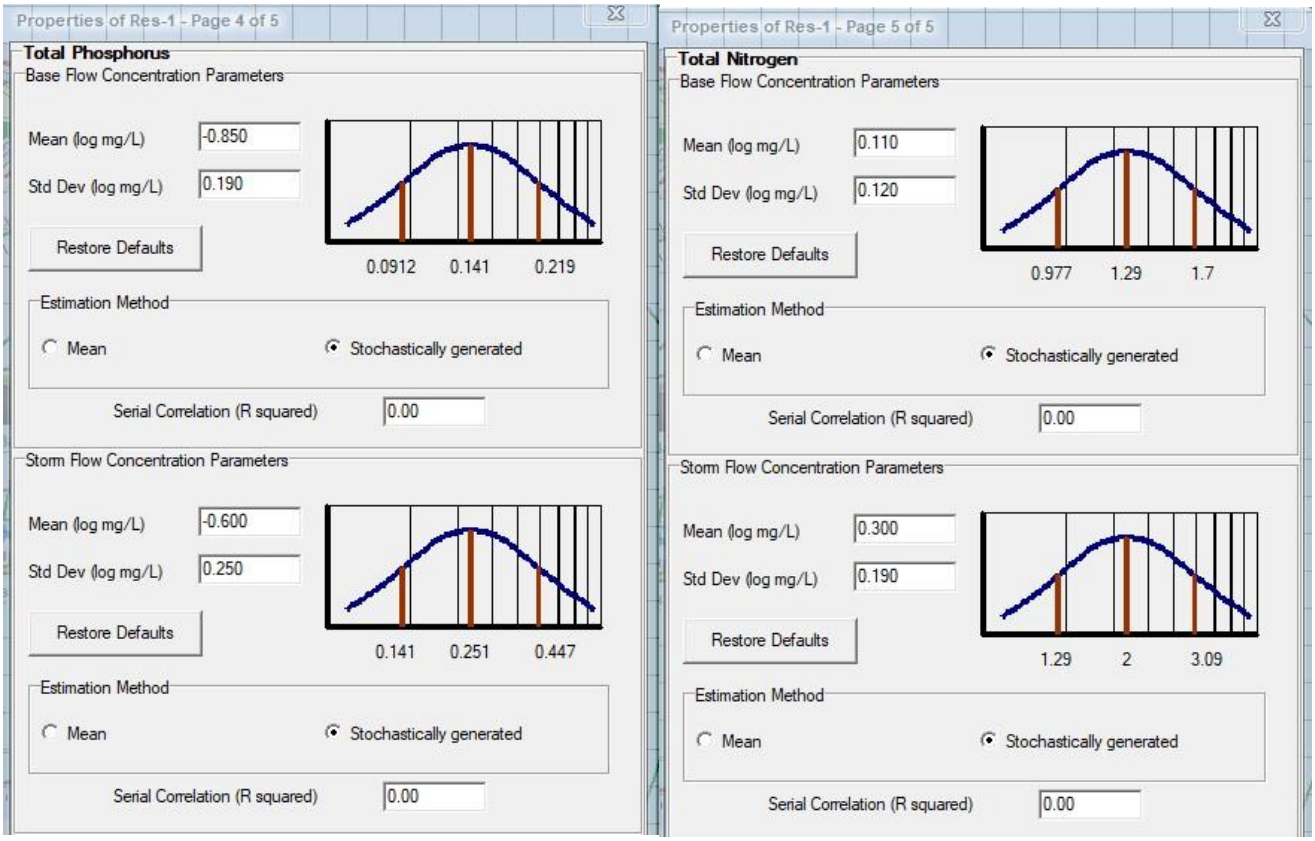

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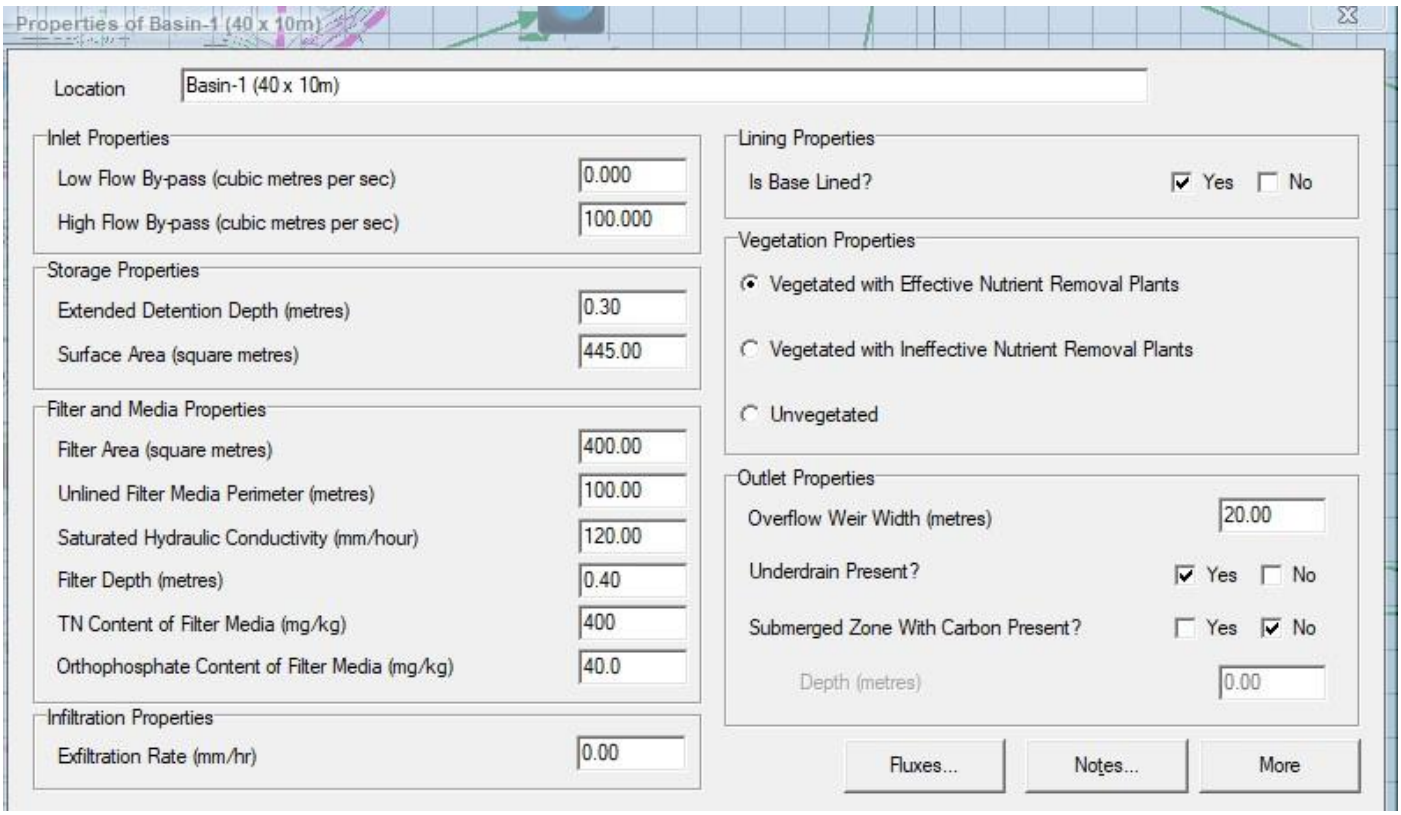
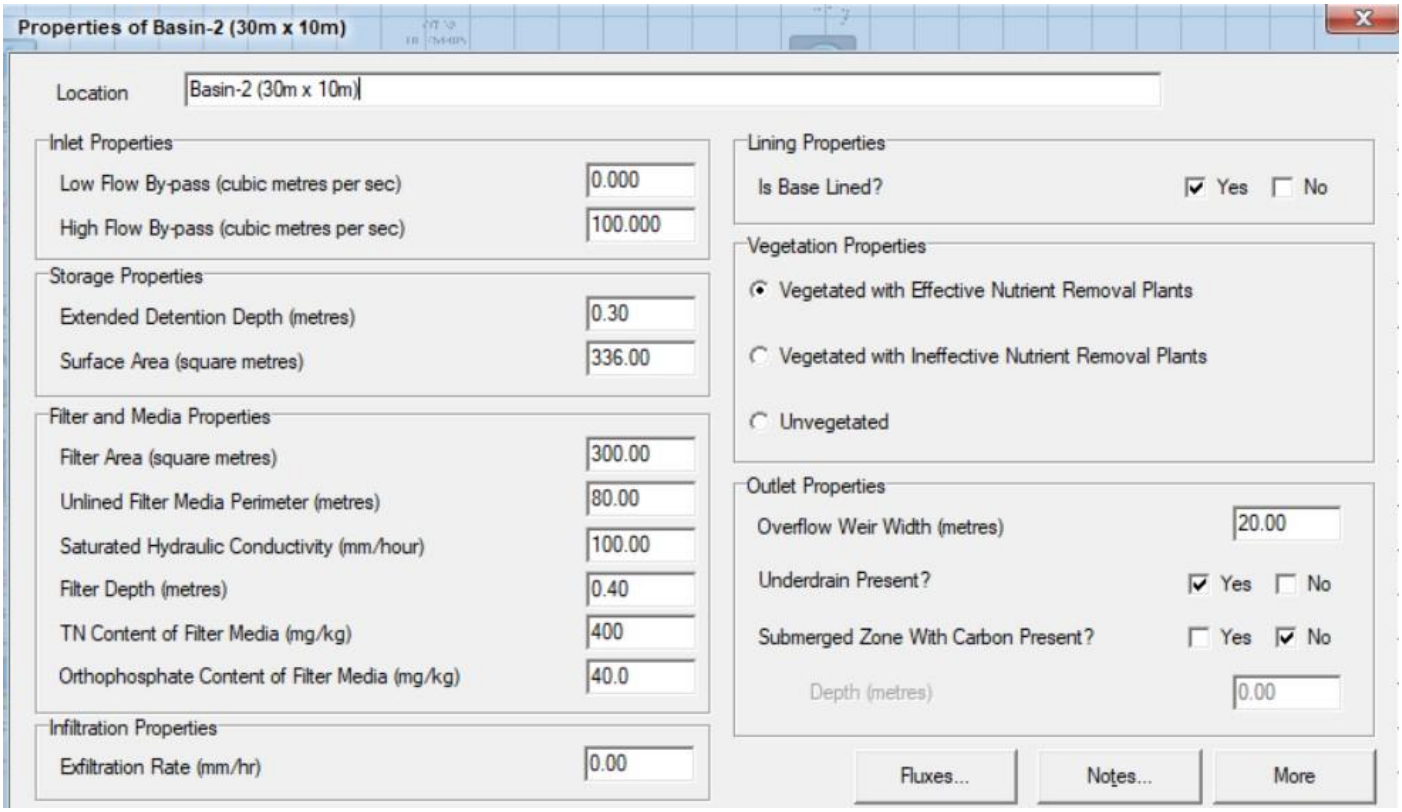
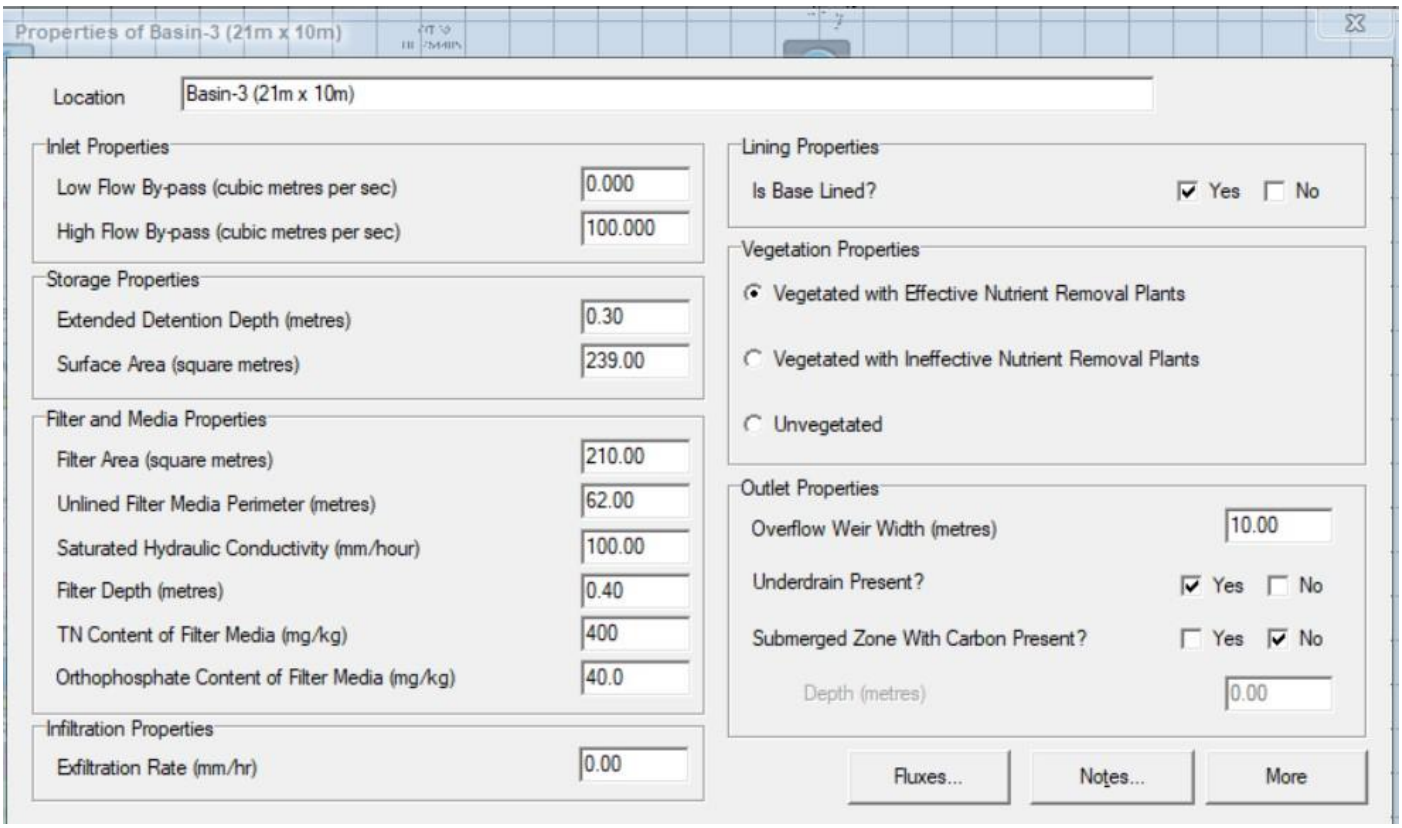
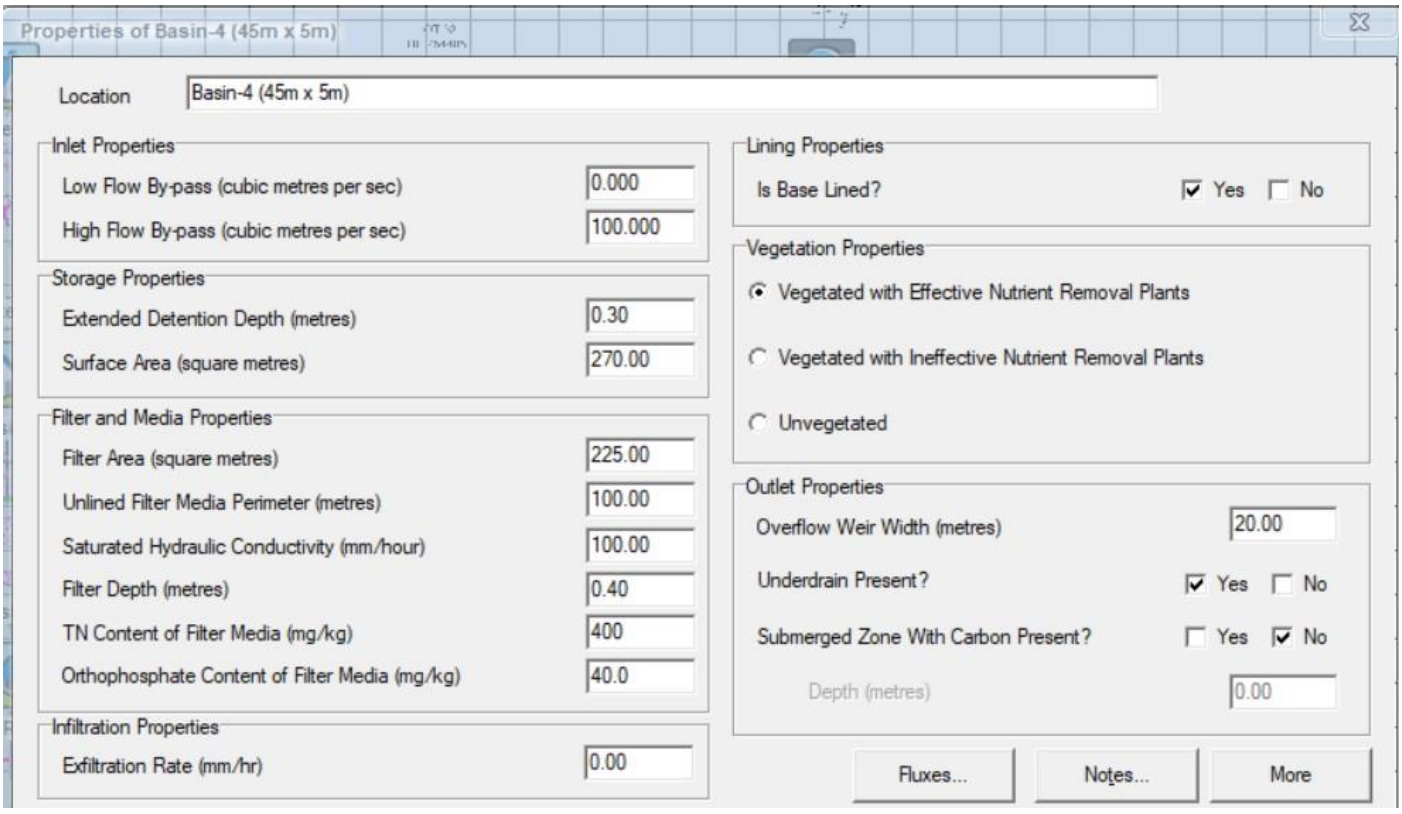
TREATMENT TRAIN DATA – Biofiltration System (Public)





TREATMENT TRAIN DATA – Biofiltration System (Private)





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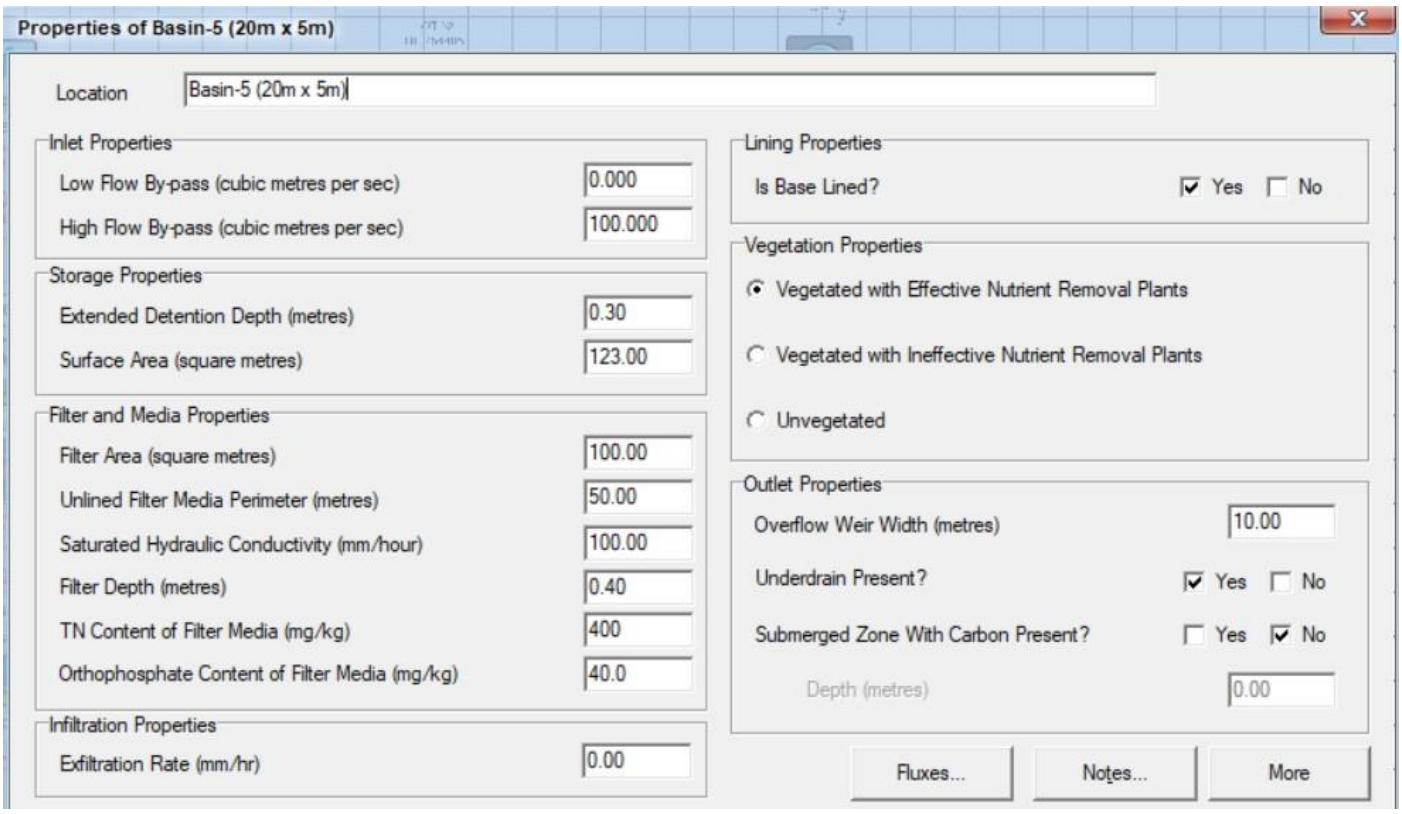

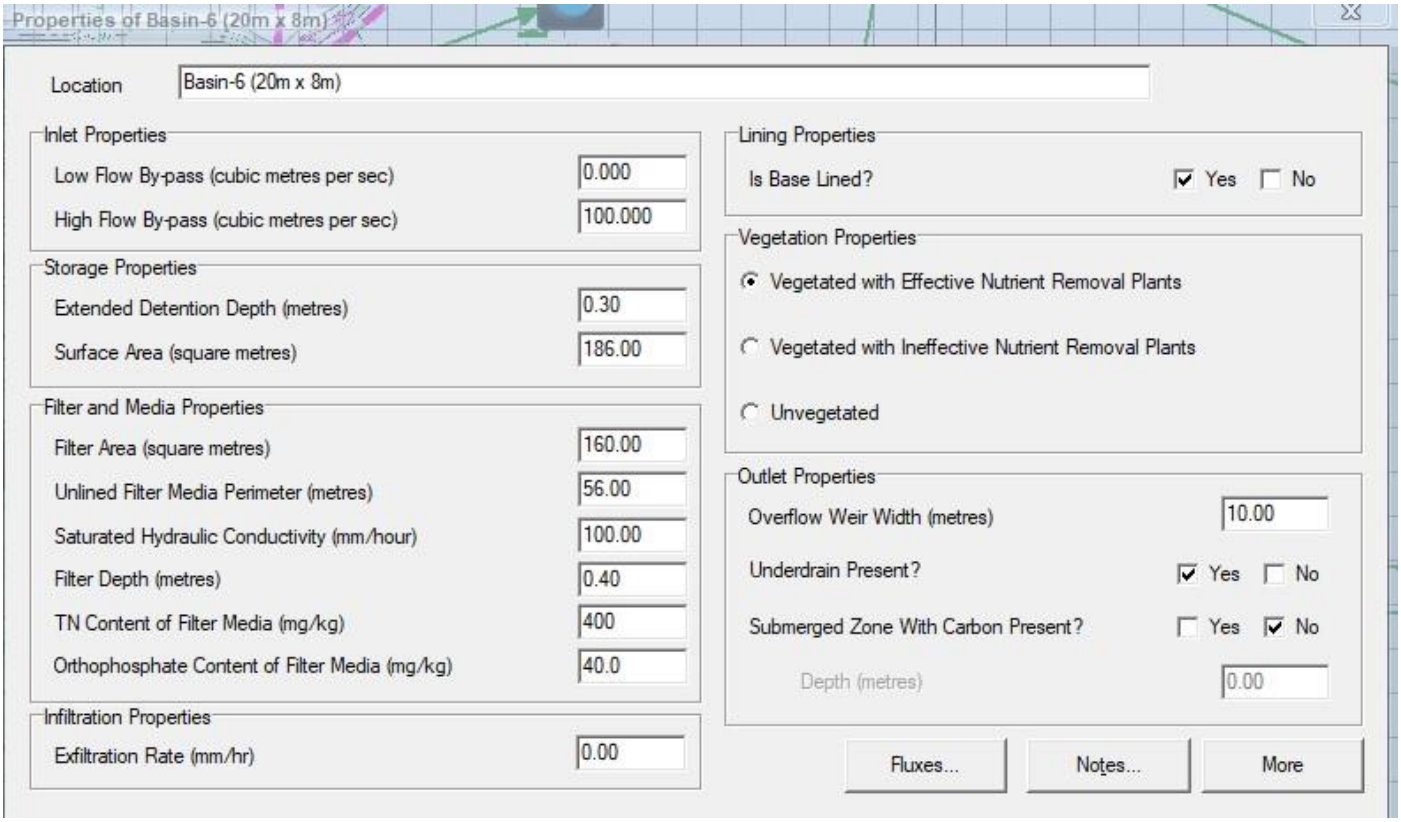

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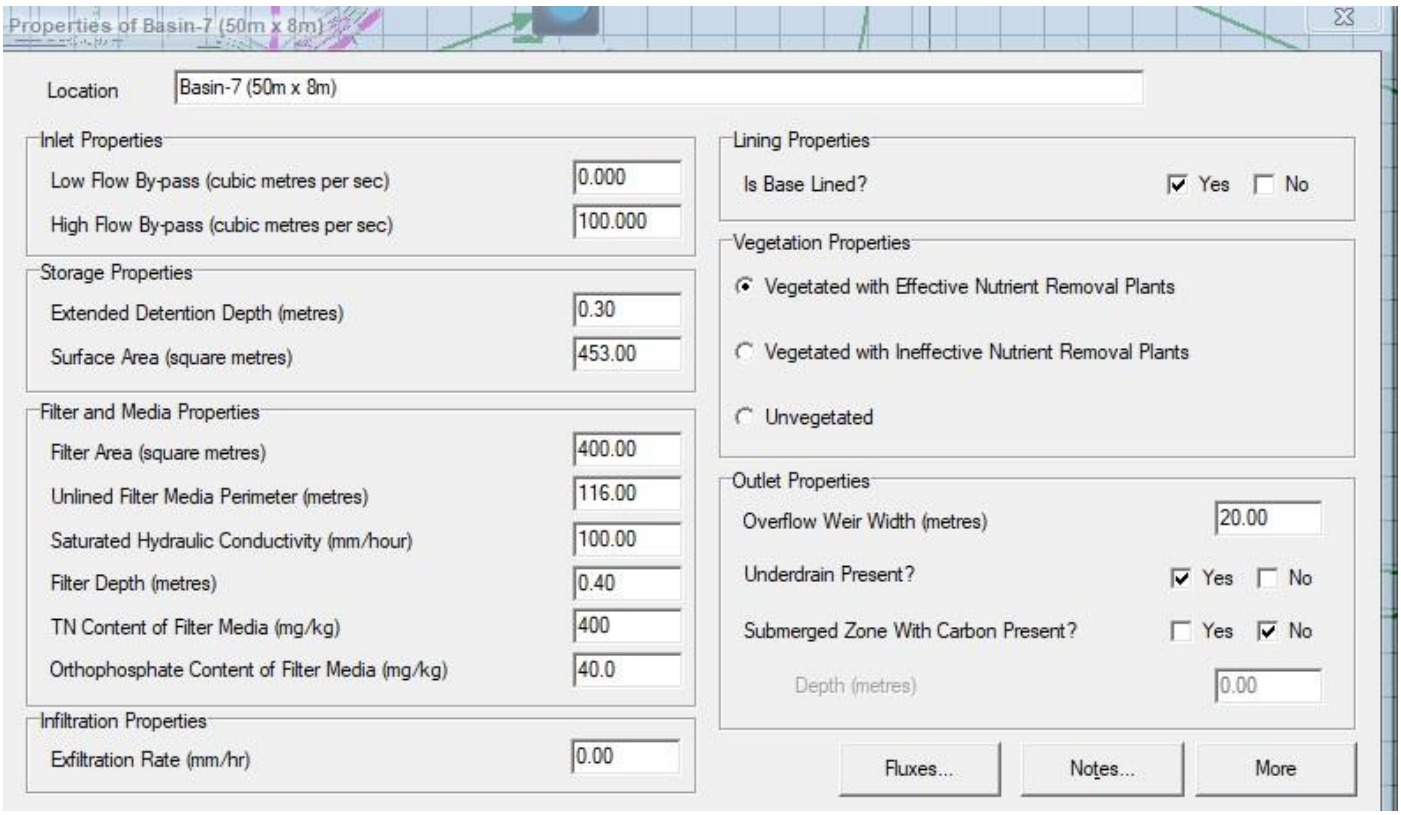
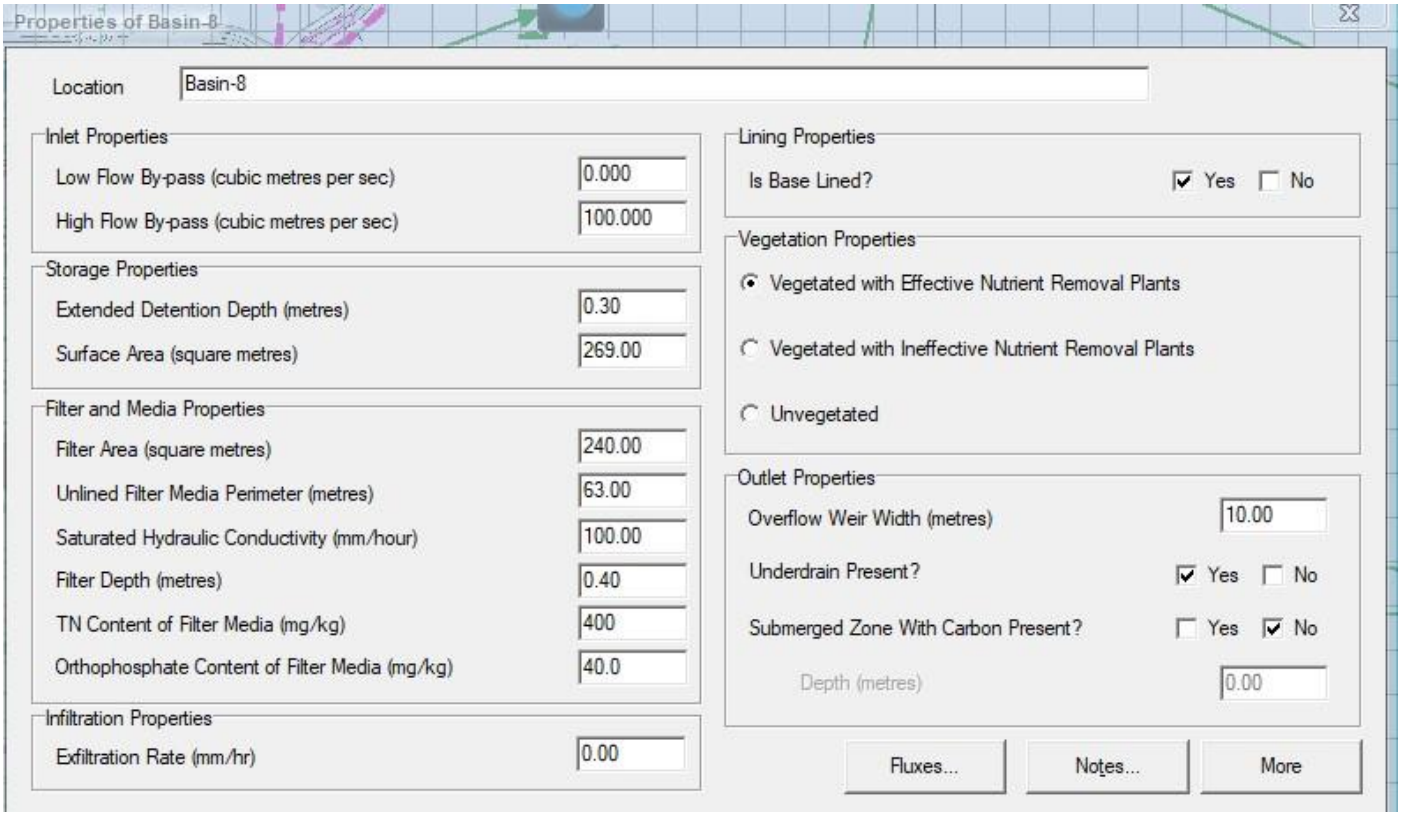
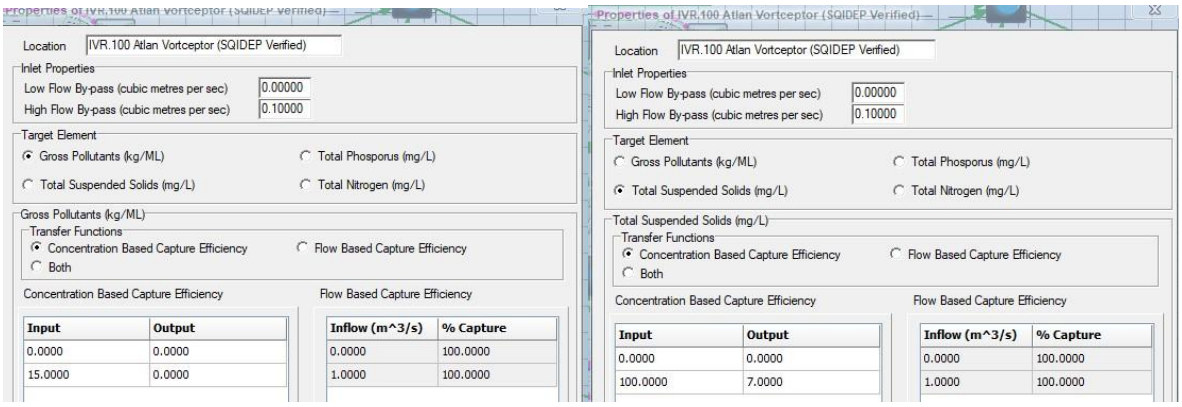
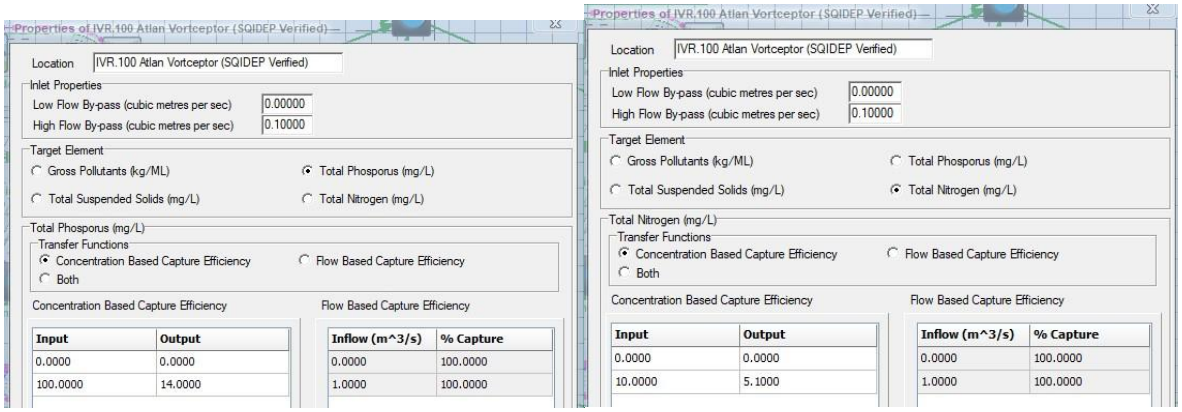




TREATMENT TRAIN DATA – GPT-1 (Private)





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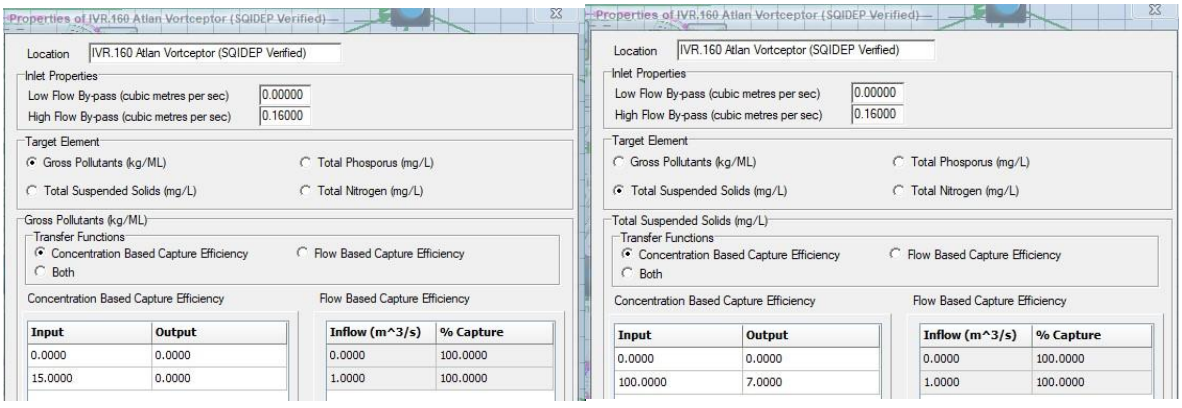

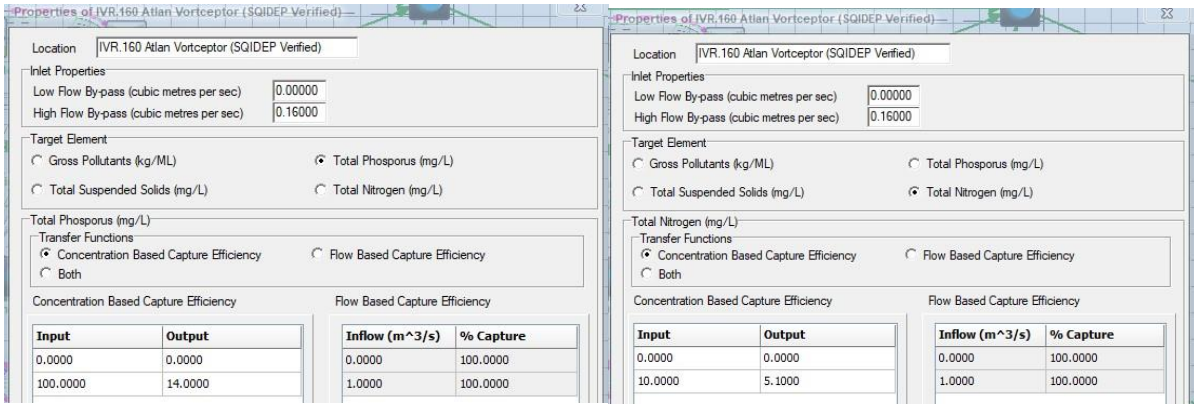

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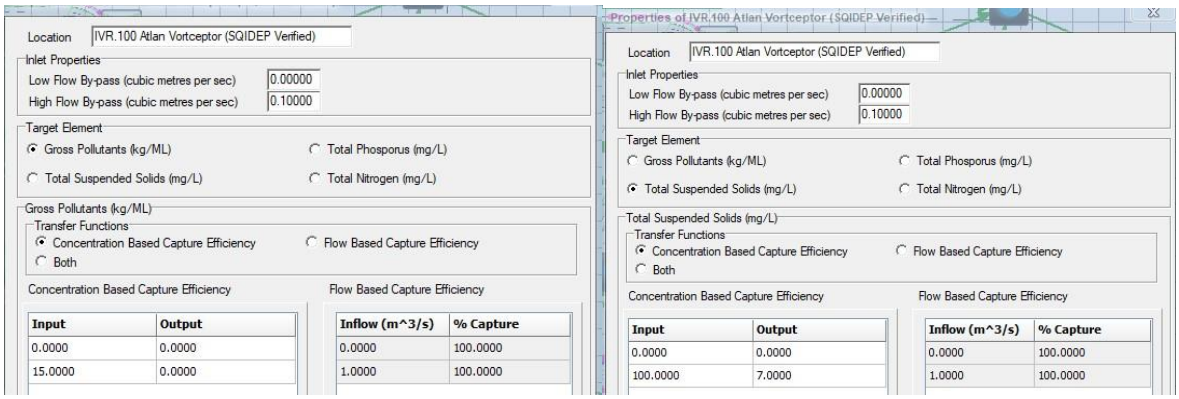

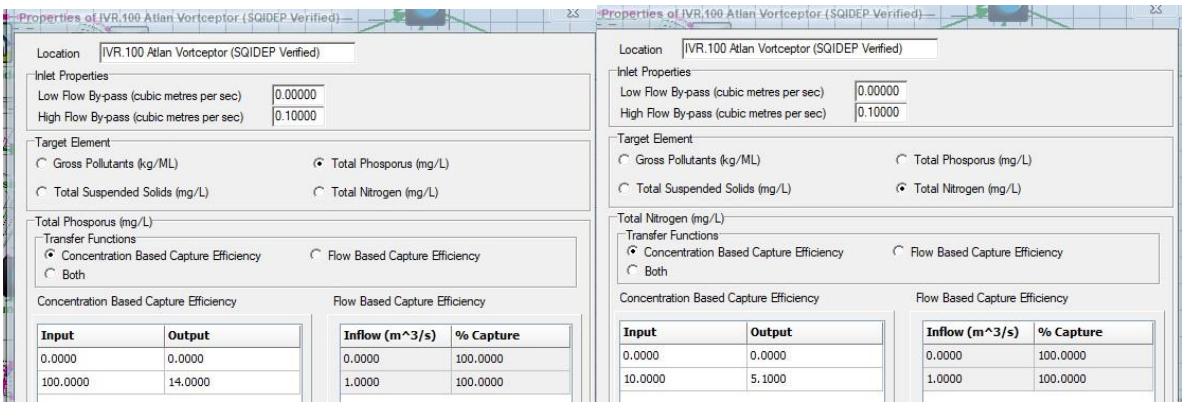

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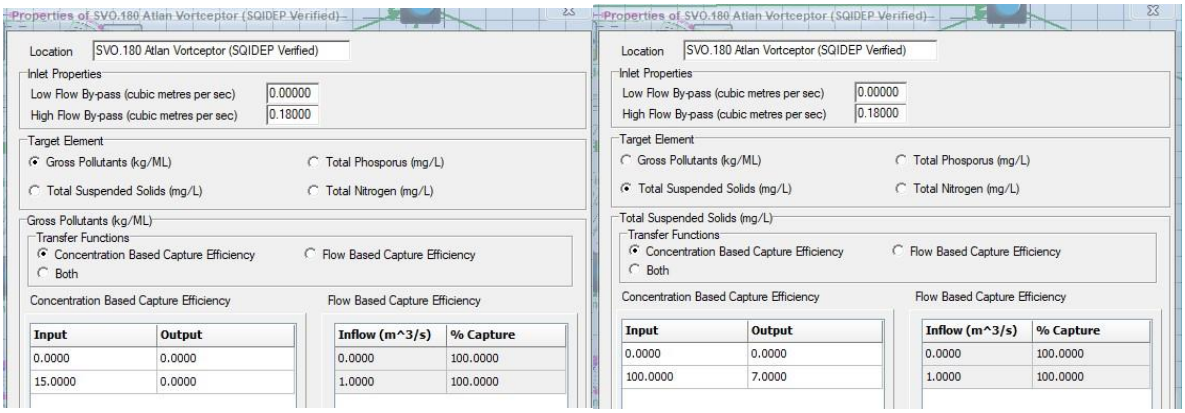
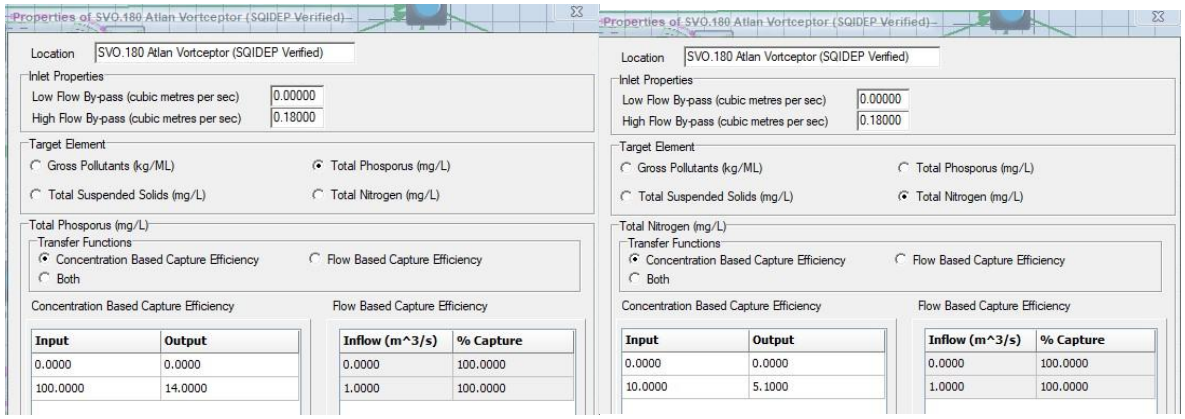
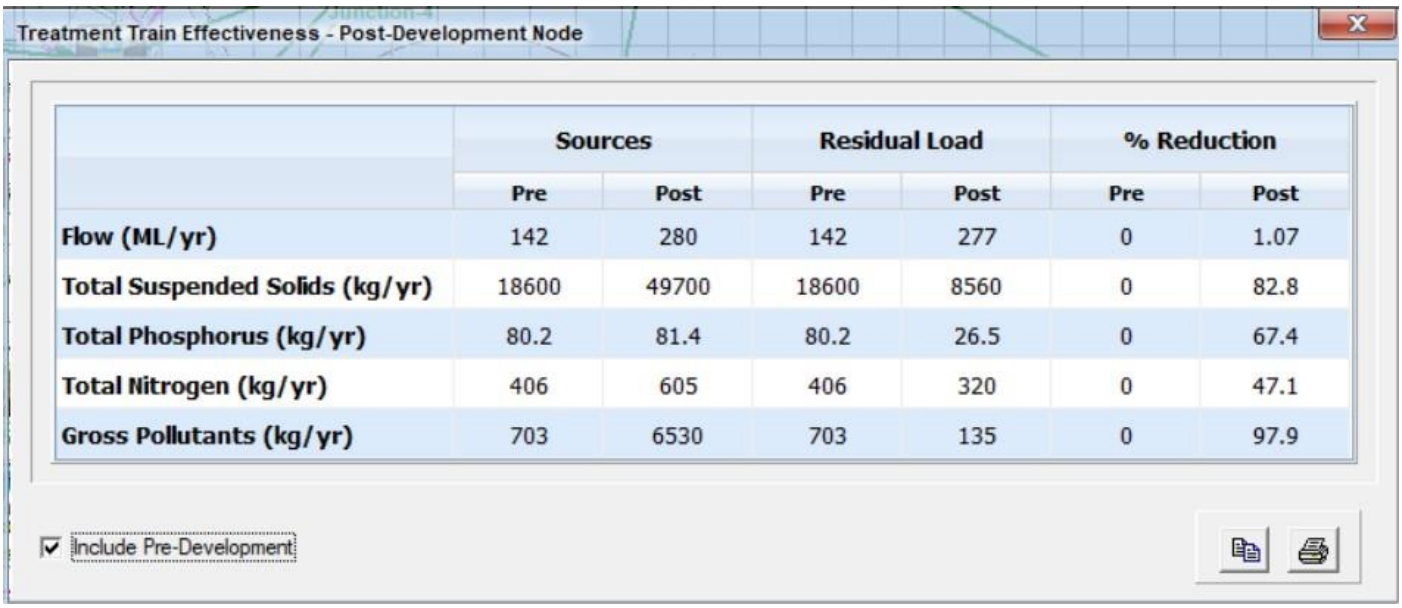




TREATMENT TRAIN EFFECTIVENESS

Post Development Receiving Node



	Sources		Residual Load		% Reduction	
	Pre	Post	Pre	Post	Pre	Post
Flow (ML/yr)	142	280	142	277	0	1.07
Total Suspended Solids (kg/yr)	18600	49700	18600	8560	0	82.8
Total Phosphorus (kg/yr)	80.2	81.4	80.2	26.5	0	67.4
Total Nitrogen (kg/yr)	406	605	406	320	0	47.1
Gross Pollutants (kg/yr)	703	6530	703	135	0	97.9

Gross Pollutants = 100% (PMHC Target) → Treatment Train Effectiveness Result = 97.9%

Total Suspended Solids = 80% (PMHC Target) → Treatment Train Effectiveness Result = 82.8%

Total Phosphorus = 60% (PMHC Target) → Treatment Train Effectiveness Result = 67.4%

Total Nitrogen = 45% (PMHC Target) → Treatment Train Effectiveness Result = 47.1%

N.B. – Modelling for Catchment Area Res-9 is shown to bypassing Water Quality Treatment & connecting directly to the Post-Development Receiving Node, which has influenced the Gross Pollutants % reduction (97.9%). The TSS, TP & TN % reductions comply with Port Macquarie Hastings Council AUS-SPEC D7 Stormwater Quality Target Reduction Loading & NorBE

Basins 2 & 3 along with G.P.T's 1-4 Water Quality devices to be owned, operated & maintained by Private Developers