



CIVIL

Site Servicing Report

for

Lot 332 DP18234 & Lot 1 DP335574 216-234 Pacific Highway, Charmhaven

for Capital Property Solutions Pty Ltd

1 March 2022

NL223970-00

Capital Property Solutions Pty Ltd
Chris Smith
PO Box 192
Terrigal NSW 2260

Dear Chris

Re: Lot 332 DP18234 & Lot 1 DP335574 216-234 Pacific Highway, Charmhaven

Northrop has undertaken an assessment of water and wastewater servicing requirements to enable the proposed seniors living development at 216-234 Pacific Highway, Charmhaven.

Site Description

The site is located within the Central Coast Council (CCC) LGA. The combined total area of the site is 6.74 ha. The site ranges from RL 18.5 to 6.00, falling from the Pacific Hwy frontage to the west of the development site.

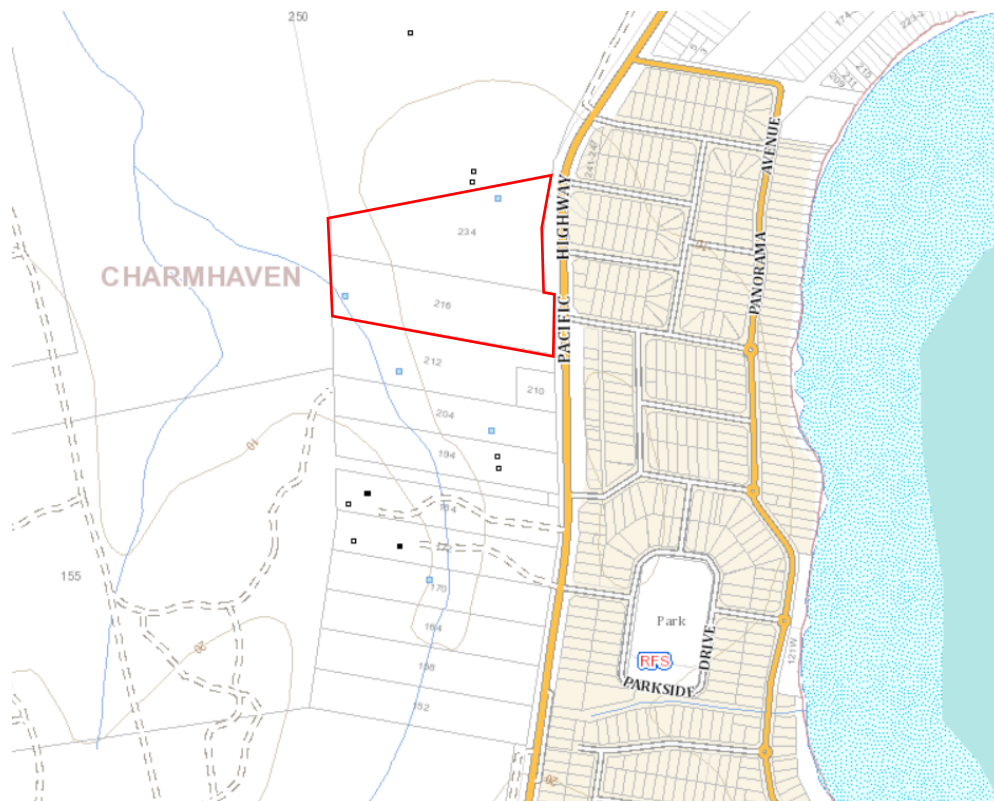


Figure 1 – Locality Diagram (Source: six maps)

		Date
Prepared by	MR	01/03/2022
Checked by	LM	01/03/2022
Admin	BBR	01/03/2022

NL223970-00 / 1 March 2022 / Revision A
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SERVICING\NL223970_E01.MR.docx

Proposed Development

The proposed community title development consists of 71 two and three-bedroom villas, a 25m lap pool, leisure areas and administration buildings. A further 34 residential villas are proposed for future development and have been included within this assessment.

The resulting estimated ET is approximately 105 ET.

Water Supply

The site has frontage to an existing DN600, DN100 and DN250 watermain located within the Pacific Highway. (Refer to Appendix A for further details.)

Connection to the DN600 trunk water main will not be permitted. Connection to the DN250 water main on the east of the Pacific Highway is possible and is suitably sized for potable and firefighting services. Alternatively, augmentation works to the existing DN100 could be undertaken to provide the development with suitable connection.

Detailed design will be undertaken by an accredited Hydraulic Consultant prior to construction and will ensure compliance with AS/NZS3500 and CCC requirements.

Wastewater Transportation

The site has been identified in Council's Development Servicing Plan (DSP) as being located within a growth area. As can be seen in Appendix A, the site as noted above falls adjacent to proposed wastewater assets including DN225 gravity trunk sewer main and proposed CH31 regional Wastewater Pumping Station (WWPS).

Due to the scale of the development, it is considered unfeasible for this development to deliver these regional assets. As such the following wastewater servicing is proposed.

A suitably sized private WWPS is proposed to be constructed and located on the southwest boundary of the site, adjacent to the proposed alignment of the future DN225 gravity trunk main. Wastewater will then be transported via a privately owned sewer rising main (SRM) and discharge into either an existing CCC maintenance hole located within Awaba Ave or into a proposed CCC MH provided through a sewer main extension and as illustrated in Appendix A.

A private sanitary drainage system will convey wastewater from the proposed retirement buildings and associated amenities to the private WWPS.

This system is considered an interim measure. It is proposed that during construction works of the DN225 gravity trunk main, WWPS and associated SRM is being installed, that a maintenance hole and new sewer point of connection be provided with the development lot as per above address. This will enable the development site to decommission the private WWPS, SRM and connect to the regional gravity trunk main through a traditional gravity connection.

It is envisaged that the private WWPS and SRM remain in use until such times as regional sewer asset are constructed.

Council Review

A meeting was held on 17 February 2022 with Central Coast Council regarding the proposed water and wastewater servicing of the site.

It is understood from this meeting and subsequent consultation with Council that Council in principle support the servicing as described above. It is also noted that prior to detailed design Council will provide further information regarding the existing gravity sewer and wastewater pump station capacity proposed for connection. Further items for discussion such as sewer venting and additional emergency storage at the existing pump station (if required) will also be addressed in future design stages of the development. A copy of the inception meeting minutes with Central Coast Council as well as Council advice is included in Appendix B).

Recommendation

In conclusion, servicing of Lot 332/DP18234 & 1/DP335574 216-234 Pacific Hwy, Charmhaven is considered feasible and consistent with WSA02 & 03 and Central Coast Council requirements.

Should you have any queries, please feel free to contact the undersigned on (02) 4943 1777.

Yours faithfully,



Lachlan McRae

Principal | Group Manager | Senior Civil & Environmental Engineer
BEng (Civil & Environmental) (Hons) MIEAust CPEng NER (Civil)

Limitation Statement

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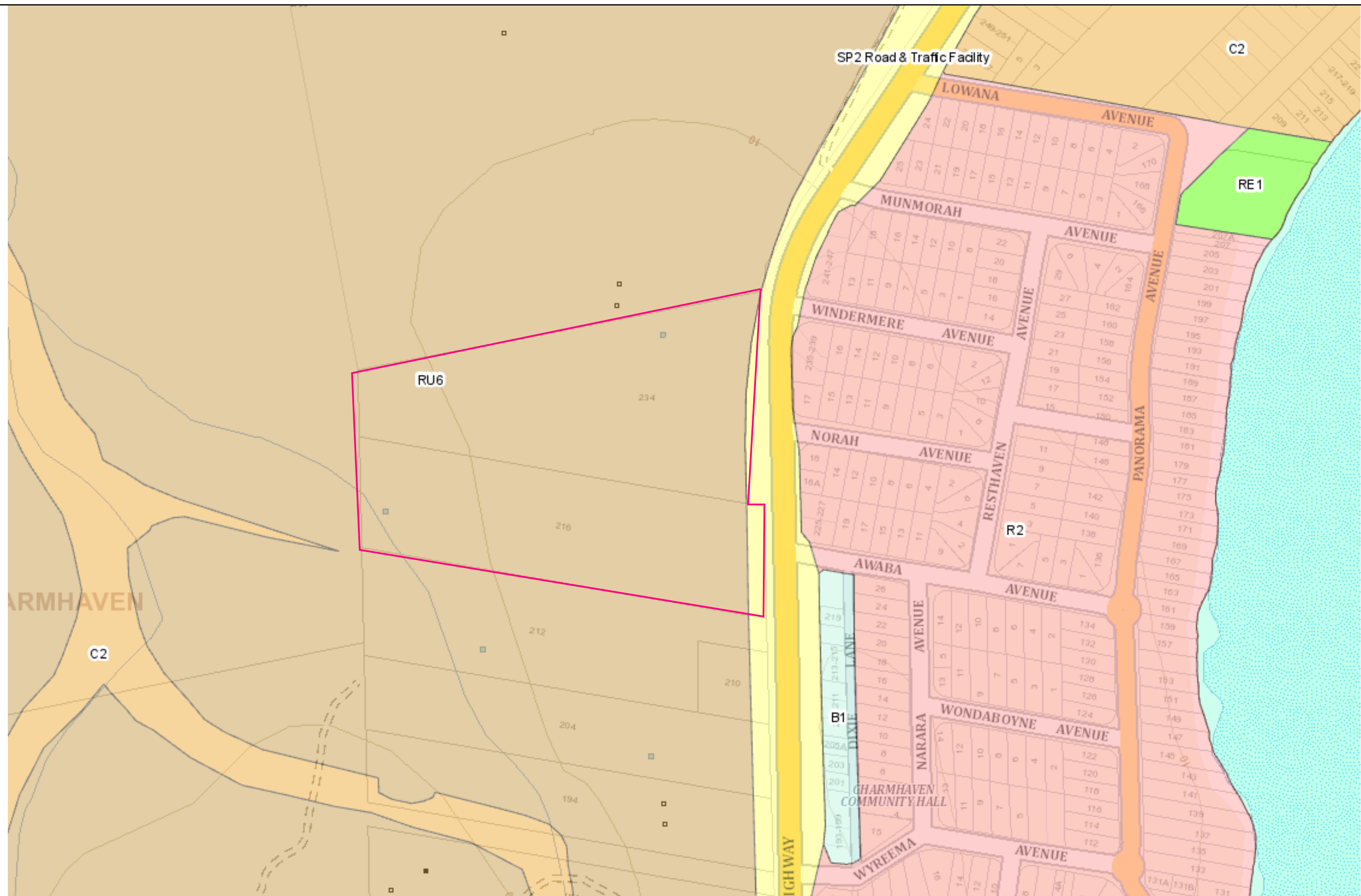
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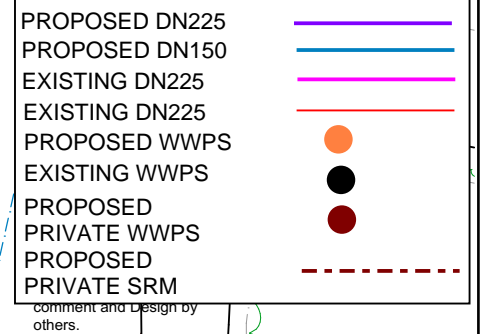
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Appendix A – Concept Servicing Drawings



REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	 <p>ALL SETOUT TO ARCHITECT'S DRAWINGS, DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.</p>	 <p>Northrop Newcastle Suite 4, 215 Pacific Hwy, Charlestown NSW 2290 P.O. Box 180, Charlestown NSW 2290 Ph (02) 4943 1777 Fax (02) 4943 1577 Email newcastle@northrop.com.au ABN 81 094 433 100</p>	PROJECT	DRAWING TITLE	JOB NUMBER
1	ISSUED FOR INFORMATION	MR		LM		CAPITAL PROPERTY SOLUTION PTY LT				216-234 PACIFIC HWY CHARMHAVEN	INTERIM SEWER SERVICING	NL223970
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD	NOT TO SCALE				
									DRAWING NUMBER		REVISION	
									SKM 001_2		1	
									DRAWING SHEET SIZE = A3			

Stage 1 Seniors Living - 71 lots
Stage 2 Dual Occupancy Villas - 34 lots



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1	ISSUED FOR INFORMATION	MR		LM		CAPITAL PROPERTY SOLUTION PTY LTD			216-234 PACIFIC HWY CHARMHAVEN	INTERIM SEWER SERVICING	NL223970

Appendix B – Central Coast Council Meeting Minutes

Matthew Russell

From: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Sent: Monday, 28 February 2022 10:50 AM
To: Lach McRae
Cc: Chris Smith; Matthew Russell; yeong@yeongsuhrealestate.com
Subject: RE: 216-234 Pacific Hwy, Charmhaven - sewer and water servicing

Hi Lach

I can advise that Council Water and Sewer concurs with the proposed sewer servicing plan. However, the connection point and existing system capacity will be assessed in detail during the Development Application stage.

Regards

Please be advised that although Council continues to operate business hours through the developing Covid 19 Situation, it is likely that Council staff may be required to intermittently or permanently work from home or outside of the office. During this time, the preferred communication method is via email. If you wish to speak to a staff member, please email the relevant staff member to advise that you request a call back, and they will contact you via email and return phone call.

Johnson Zhang

Team Leader

Water Assessment

Central Coast Council

P.O. Box 20 Wyong, NSW 2259

t: 02 4350 5766

m: 0447 355 168

e: Johnson.Zhang@centralcoast.nsw.gov.au



COVID-19 information and updates

We are continuing to monitor daily developments in response to COVID-19. Find out the latest

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Please consider the environment before printing this email

From: Lach McRae <LMcRae@northrop.com.au>
Sent: Thursday, 24 February 2022 11:53 AM
To: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Cc: Chris Smith <chris@interfaceplanning.com.au>; Matthew Russell <MRussell@northrop.com.au>; yeong@yeongsuhrealestate.com
Subject: RE: 216-234 Pacific Hwy, Charmhaven - sewer and water servicing

Hi Johnson, good to chat to you earlier. As discussed we are seeking Council feedback on the below as the project team needs to respond to DPIE in the next few days.

Kind regards,

Lach McRae

Principal | Civil & Environmental Engineer

Northrop Consulting Engineers

T 02 4943 1777

M 0448 831 345



From: Lach McRae

Sent: Thursday, 17 February 2022 6:45 PM

To: Johnson Zhang <johnson.zhang@centralcoast.nsw.gov.au>

Cc: Chris Smith <chris@interfaceplanning.com.au>; Matthew Russell <MRussell@northrop.com.au>;
yeong@yeongsuhrealestate.com

Subject: 216-234 Pacific Hwy, Charmhaven - sewer and water servicing

Hi Johnson, thankyou for meeting with us this morning regarding the proposed seniors living development at 216-234 Pacific Hwy, Charmhaven and associated application for a Site Compatibility Certificate.

As discussed, the proposed community title development includes 71 two and three bedroom villas, a 25m lap pool, leisure areas, administration and amenity buildings to service the site. We have made allowance for possible future development of 34 dual occupancy villas in our calculations with the resulting total ET approximately 106ET.

Wastewater Transportation

The development site does not currently have a connection to a CCC owned sewer and has been identified in Council's DSP as being located within a growth area that will require future construction of a DN225 gravity trunk sewer main and CH31 regional Wastewater Pumping Station (WWPS). An extract of the DSP is attached. As discussed, due to the scale of the development it is considered unfeasible for this development to deliver these regional assets.

As shown on the attached sketch (and as discussed in our earlier meeting) the following wastewater servicing is proposed:

- Construction of a suitably sized private WWPS located on the southwest boundary of the development site, adjacent to the proposed alignment of the DN225 gravity trunk sewer main. The WWPS would utilise a private sewer rising main constructed and connecting into a proposed CCC MH provided as part of a sewer main extension. A second option to discharge a non-standard service to CCC assets within Awaba Ave is shown on the attached sketch however we note your preference for extension of the gravity sewer to the lot. Private sanitary drainage would convey wastewater from the proposed buildings and associated amenities to the private WWPS.
- It is proposed that during future construction works of the regional DN225 gravity trunk main, WWPS and associated SRM, that a maintenance hole and new sewer point of connection be provided for the development lot. This will enable the development lot to decommission the private WWPS, SRM and connect to the regional gravity trunk main through a traditional gravity connection.

Water Supply

The development site has frontage to an existing DN600, DN100 & DN250 watermain located within the Pacific Hwy. We understand connection will not be permitted to the DN600 trunk main. Connection will be possible to the other watermain noting the road is an TfNSW road and the DN100 would likely have insufficient capacity and thus may require augmentation. We understand that any further review of the water supply can be undertaken at DA / detailed design phases to ensure compliance with CCC and AS/NZS3500 requirements.

We understand from our meeting that you will need to make enquiries regarding capacity of the existing assets / pumps station etc however believe the above would be supported in principle by Council. As discussed in the meeting we are confident items such as sewer venting and additional emergency storage at the existing pump station (if required) can be addressed in future design stages of the development.

We look forward in hearing from you ASAP re the above after which we will be able to finalise our servicing report for submission to DPIE for further assessment.

Kind regards,

Lach McRae

Principal | Civil & Environmental Engineer

Northrop Consulting Engineers

T 02 4943 1777

M 0448 831 345

