

CONTRIBUTIONS PLAN NO. 31A

DRAINAGE

PENINSULA



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**CONTRIBUTIONS PLAN NO. 31A
DRAINAGE
PENINSULA**

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1 INTRODUCTION

1.1 Name of Plan

This Contributions Plans is called Contributions Plan No. 31A – Drainage - Peninsula.

This plan consists of this document and accompanying four (4) maps marked Contributions Plan No. 31A - Drainage - Peninsula.

The Contributions Plan came into effect on 28 December 1992.

Subsequent amendment came into effect on 19 April 2006.

1.2 Land to which Plan Applies

This Contributions Plan (CP) applies to land to which the Gosford Planning Scheme Ordinance (as amended) applies, as outlined by a bold black line on the accompanying map.

1.3 Purpose of Plan

The purpose of this CP is to enable the levying of development contributions for the provision and upgrading of drainage works on the Peninsula that will be required as a result of the increased drainage requirements generated by new development.

1.4 Operation of Plan

This CP has been prepared in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation, 2000.

This CP will come into force on the date of public notification pursuant to Clause 31 of the Environmental Planning and Assessment Regulation, 2000, being 18 April 2012.

1.5 Application of Plan

When a Development Application is lodged which relates to land to which this Contributions Plan applies, Council shall levy contributions on development in accordance with the provisions of this plan.

Compliance with this Contributions Plan does not necessarily imply that Council will consent to any application.

1.6 Relationship to Other Plans and Studies

This Contributions Plan is made under, and generally conforms with the deemed environmental planning instrument, the Gosford Planning Scheme Ordinance (as amended), which contains the legal planning controls for the development of the area to which this Contributions Plan applies.

This plan must also be read in conjunction with any other Development Control Plans or Contributions Plans that may apply to the area affected by this plan.

This plan is to be read in conjunction with the Woy Woy, Umina, Ettalong, Peninsula Drainage Strategy Study June, 1992, prepared by Webb, McKeown & Associates Pty Ltd.

1.7 Review Process

This Contributions Plan may be reviewed, amended or repealed in accordance with the provisions of the Environmental Planning & Assessment Regulation, 2000.

It is envisaged that the plan may be reviewed when determined appropriate, having regard to the rate of development and relationship to other contributions Plan or Development Control Plans.

1.10 Complying Development and the obligation of Accredited Certifiers

In accordance with section 94EC(1) of the Environmental Planning and Assessment Act 1979, accredited certifiers must impose a condition requiring monetary s94 contributions for any complying development which satisfies the requirements of this contributions plan. The amount of the contribution is to be determined in accordance with the formulae contained within the contributions plan and the current contributions' rate.

The conditions imposed must be consistent with Council's section 94 conditions relating to complying development in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to keep up to date with any amendments or changes to the plan (including changes to contributions' rate arising from indexation) accurately calculate the contributions and to apply the section 94 condition correctly.

1.11 Construction Certificates and the obligation of Accredited Certifiers

In accordance with section 94EC of the Environmental Planning and Assessment Act and Clause 146 of the Environmental Planning and Assessment Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the Environmental Planning and Regulation. The only exceptions to the requirement are where works in kind, material public benefit, dedication of land or a deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2 OBJECTIVES

- 2.1 To ensure, that infrastructure and works associated with urban and environmental enhancement are funded under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended.
- 2.2 To identify the additional services and facilities required to satisfy the needs of the future population.
- 2.3 Council to manage the Contributions Plan implementation and Section 94 funds to ensure provision of services and facilities to meet demand.
- 2.4 To take account of works already provided in the Contributions Plan's area whilst planning for future needs;

- 2.5 To provide a basis for determining fair and reasonable developer contributions.
- 2.6 To establish a nexus between anticipated development and contributions sought.
- 2.7 To enable the early provision of works;
- 2.8 To encourage public participation in the formulation of the plan.
- 2.9 To provide the development industry with early advice as to the amount of contributions which will be required for a particular development.
- 2.10 To facilitate proper financial management and accountability for the expenditure of contributions received.
- 2.11 To identify locations and costs of works to be provided.
- 2.12 To outline a schedule/priority list identifying when works are to be provided in consideration of development rates.

3 CONTRIBUTIONS

3.1 Nexus and Assessment of Contributions

The basis of all Section 94 Contributions paid to Council is that a nexus or connection exists between a development proposed and the need to either upgrade or provide additional services and facilities.

The drainage study prepared by Webb, McKeown & Associates Pty Ltd on behalf of Council has identified that new developments will require additional drainage works above and beyond those provided for within the existing drainage system and upgrading works to accommodate existing developments.

Contributions levied under this plan are to fund works required above the level of service of the existing system (as improved). Improvements required to the system to meet the current level of service are to be funded from other sources. Section 94 Contributions as levied under this plan will not be used to fund improvements required to the existing system to serve the existing population.

3.2 Payments of Contributions

Contributions for drainage levied under this plan will be payable as follows:

- 1 Development applications involving subdivision – payment prior to the release of the subdivision certificate.
- 2 Development applications involving building – payment prior to the release of the construction certificate.
- 3 Development applications where no building approval is required – prior to release of development consent.
- 4 Complying Development Certificates prior to the release of a complying development certificate.

Deferred payment may be accepted (Bank Guarantee or similar) and the form of payment will be considered at the Development Application stage.

4 DRAINAGE COST CALCULATIONS

The cost calculations were made in the Drainage Strategy Study. These costs were prepared from calculations of outflows and the pipe sizes required (and where appropriate open channels) to be constructed. The study includes calculation of the cost of minor drainage. Minor drainage is the extension of the trunk drainage for picking up the local drainage problems. However, this has not been carried out in detail as this would require extensive detailed survey of the area.

The costings for the drainage were carried out in accordance with the standards set out in the document to produce an adequate standard of drainage for the existing development in the area.

Further estimates were prepared for the works required to drain the areas zoned residential 2(b) to the standard required in these more intensively developed areas. The more intensive development causes a higher volume of runoff and many of the structures and drainage systems have to be increased for this zoning. The cost of the work in the Residential 2(b) zoned area was higher than the work required for the existing level of development before it had higher density usage.

The estimates prepared in the Study (See page 31 of the report Appendix A) to enable the costing of the differences to be determined between upgrading the existing system to an acceptable level and providing for the drainage needs for future medium density development. The difference of cost is then calculated to determine a contribution rate for Section 94 drainage contributions for the area zoned 2(b). The cost difference for trunk drainage has been calculated at \$7.318 million. (This figure is the difference between the summary total of the Residential 2(b) zone upgrading cost of \$12.484 million in Appendix B (proposed catchments) of the Study, and the summary of the Residential 2(b) zone area cost of \$5.166 million in Appendix C (existing catchments) of the Study. This is the equivalent of \$17,720 per hectare of 2(b) zoned land. The minor drainage cost of \$13,000 per hectare additional for 2(b) zoned land should be added to give a total figure of \$30,720 per hectare.

The provision of this drainage system for the areas zoned Residential 2(b) requires the purchase throughout the Peninsula area of approximately 40 residential blocks of land, which have houses built on them. It is estimated that the cost of acquiring these properties would be \$6.6 million. Acquisition costs of a further 10% should be added for valuations, legal fees, stamp duties and the like.

Detailed investigation and design costs for future drainage work will need to be included in the overall costs and 12% of the construction costs is considered appropriate for the nature of the work in this area. The cost of this current study as presented to Council, has also been included in the costing. The total costs of construction, reporting, detailed investigation and design, land costs and acquisition costs comes to \$21,554,440 which equates to \$52,190 per hectare, at 1990 figures. To adjust these figures to February 1992 figures, a factor of 1.022 is used for the capital costs and the final cost per hectare is \$52,952 as at February 1992 base date. The components of the cost are \$35,373 per hectare for the capital costs of drainage and \$17,578 per hectare for the land costs.

Council is also aware that dual occupancies, secondary dwellings and the like can contribute similar runoff to land zoned Residential 2(b). Due to the unknown and isolated nature of the applications that may be received, it is not possible to prepare specific calculations for dual occupancies and secondary dwellings. Thus it is considered reasonable that the drainage contribution rate be applied also to dual occupancies and secondary dwellings. The rate is considered transferable because of the regular topography of the area.

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Buildings and developments should be encouraged to use the minimum of non-porous paved areas in order to try and maintain the highly absorbent sand surfaces in the area. New developments in the area will be required to contribute (additional to the Section 94 sums) for kerb and gutter and footpaths. Development will be permitted to provide that kerb and gutter or footpath, where the drainage can be provided to an existing system and where provision will not cause problems to the drainage of the road or surrounding areas. If kerb, guttering and/or footpaths are unable to be built, Council will place the contributions within a trust fund to be allocated for provision of kerb and gutter or footpath following the carrying out of drainage works in the area. The new developments will be required to dispose of roof water to the street at the kerb and gutter alignment or to a satisfactory nearby location, which does not cause nuisance to the existing residents.

The Table below indicates Council's adopted dwelling size definitions.

Contributions will be levied based on dwelling size and includes medium density residential development. Medium density residential development includes units, villas, dual occupancies, townhouses, residential flat buildings, apartments, secondary dwellings and the like.

	AREA OF EACH DWELLING	SITE AREA REQUIRED
SMALL DWELLING	LESS THAN 70 SQU METRES	135 SQU METRES
MEDIUM DWELLING	70 SQU METRES TO 110 SQU METRES	190 SQU METRES
LARGE DWELLING	GREATER THAN 110 SQU METRES	260 SQU METRES

Dual occupancy and secondary dwelling developments assumes the same standards regarding size, ie small dwelling less than 70 sq metres.

5 FORMULA

CAPITAL COSTS: \$35,373 PER HECTARE, AND

LAND COSTS: \$17,578 PER HECTARE

To equate this on a per unit basis:

- a) Average subdivisional density = 12 Lots/hectare, the following densities can be achieved:

Small units @ 6 units/lot = 72 units/hectare

Medium Units @ 4 units/lot = 48 units/hectare

Large Units @ 3 units/lot = 36 units/hectare

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CAPITAL COSTS @ \$35,373 PER HECTARE ARE:

Small unit = \$35,373 ÷ 72 = \$491.00

Medium unit = \$35,373 ÷ 48 = \$737.00

Large unit = \$35,373 ÷ 36 = \$983.00

LAND COSTS @ \$17,578 PER HECTARE ARE:

Small unit = \$17,578 ÷ 72 = \$244.00

Medium unit = \$17,578 ÷ 48 = \$366.00

Large unit = \$17,578 ÷ 36 = \$488

Therefore, the following Section 94 Contributions will be levied against development for drainage on the Woy Woy Peninsula.

Small unit/dual occupancy/ secondary dwelling	=	Capital	\$491.00
		Land	\$244.00
Medium unit/dual occupancy/ secondary dwelling	=	Capital	\$737.00
		Land	\$366.00
Large unit/dual occupancy/ secondary dwelling	=	Capital	\$983.00
		Land	\$488.00

NOTE: As with all other Section 94 Contributions currently imposed, the above capital costs will be indexed quarterly using the "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician by multiplying by the indexation figures (I1/I2)

I1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.

I2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician = 107.4 (December 1992)

6 ACCOUNTS/FUND BALANCES

A register is kept by Council, which outlines the following information:

- funds held as at 27 December 1992, along with interest accrued.
- funds received from 28 December 1992 onwards, under the new regulations pertaining to Section 94 contributions.
- funds will be accounted for separately in keeping with the individual contribution plans, ie each Contribution Plan will have a separate account.
- source of all funds received from 28 December 1992 onwards, ie identifying the specific development.
- expenditure of all funds, identifying the date of expenditure, together with a description of the type and location of roadworks that were carried out.

These records are kept in accordance with the Environmental Planning and Assessment Act, Regulation, 2000 as amended. These records are available for public perusal at the ground floor counter.

In accordance with the Regulations, an annual statement will be prepared and be available for public perusal, along with the register of accounts.

APPENDIX A

RECOMMENDATIONS AND CONCLUSIONS OF WEBB, MCKEOWN & ASSOCIATES

Extract from “Woy Woy, Umina, Ettalong, Peninsula Drainage Strategy Study June 1992”

The purpose of this study was to develop a trunk drainage strategy for the whole of the Woy Woy, Umina, Ettalong Peninsula area. In developing the strategy, the works required to mitigate existing drainage problems and those required to allow for further development were considered separately, to enable calculation of Section 94 drainage contributions.

Costs were calculated for pipe and channel works including culverts and bridges, and services relocation, to upgrade to the proposed standards (refer to Section 5.2). The cost to upgrade all existing trunk systems to the proposed standard for existing development is \$14.2 million. The cost to upgrade to cater for ultimate future development is \$29.7 million.

The difference in cost was used in estimating appropriate Section 94 trunk drainage contributions. The rate was calculated to be \$17 720/ha, which includes only pipe and channel works, culverts and bridges, and services relocation. Land acquisition and compensation payments for easements have been excluded.

The estimated Section 94 minor drainage contribution is \$13 000/ha. Thus the Section 94 contribution for both trunk and minor drainage works is \$30 720/ha.

For the upgrading of the existing drainage system to cater for the existing level of development, funding of the works would be limited (refer to Gosford City Council's letter dated 20 December 1991) and a medium term timeframe is envisaged before all the works recommended in Appendix C could be implemented. The various sub-catchments should be ranked in order of priority to develop a program of works taking into account works which have the greatest hydraulic and social benefits. Implementation of minimum floor levels for new buildings or existing building extensions should be immediate.

For areas zoned 2(b) – medium density development – the collection of Section 94 funds sufficient to construct the works would only be collected over a long period. Therefore, minimum floor levels should be incorporated in all new development to ensure flood freedom in the meantime.

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APPENDIX B

WORKS SCHEDULE PROPOSED CATCHMENTS (can be viewed at Council's Administration Building 9th floor)

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APPENDIX C

RECOMMENDED SHORT/MEDIUM TERM UPGRADING OF EXISTING DRAINAGE SYSTEM FOR EXISTING LEVEL OF DEVELOPMENT (can be viewed at Council's Administration Building 9th floor)

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AA 1 no existing 1500mm pipe 1500mm pipe 1.7m wide channel	AD 1 750mm pipe 600mm pipe 1.2m wide channel	AG 1 600mm pipe 450mm pipe 1.2m wide channel	AI 1 2 x 375mm pipes 750mm pipe 600mm pipe 1.2m wide channel	AK 1 open channel 825mm pipe 625mm pipe 1.2m wide channel	BA 1 no existing 1200mm pipe 1200mm pipe 1.2m wide channel	DA 2 no existing 2 x 1500mm pipes 2 x 1500mm pipes 2.5m wide channel	GA 1 no existing 1200mm pipe 1200mm pipe 1.2m wide channel	IA 2 2400 no upgrade required 1300mm pipe 1300mm pipe 1.4m wide channel	JA 1 no existing 1350mm pipe 1300mm pipe 1.4m wide channel	JA 5 750mm pipe 2 x 1800mm pipes 2 x 1800mm pipes 4.8m wide channel	JB 3 600mm pipe 1500mm pipe 1500mm pipe 2.0m wide channel
AA 2 no existing 2 x 1500mm pipes 2 x 1500mm pipes 3.8m wide channel	AE 1 825mm pipe 975mm pipe 1050mm pipe 1.2m wide channel	AH 1 825mm pipe 975mm pipe 1050mm pipe 1.2m wide channel	AC 3 24180 + 825mm open channel 1050mm pipe 2 x 1500mm pipes 1.2m wide channel	AA 9 open channel 1800mm pipe 1500mm pipe 18.6m wide channel	BA 2 no existing 1800mm pipe 1500mm pipe 3.0m wide channel	UA 3 no existing 3 x 1500mm pipes 2 x 1500mm pipes 1.9m wide channel	GA 2 750mm pipe 1200mm pipe 1500mm pipe 1.3m wide channel	IA 3 open channel 2 x 1500mm pipes 2 x 1500mm pipes 3.0m wide channel	JA 2 no existing 1500mm pipe 1500mm pipe 2.2m wide channel	JB 1 no existing 900mm pipe 900mm pipe 1.2m wide channel	JB 4 1200mm pipe 1200mm pipe 1850mm pipe 2.5m wide channel
AA 3 open channel 2 x 1500mm pipes 3.8m wide channel	AF 1 1275mm pipe no upgrade required 1800mm pipe 1.2m wide channel	AC 2 5 x 1350mm pipes no upgrade required 1200mm pipe 1.2m wide channel	AA 6 open channel no upgrade required no upgrade required 3.7m wide channel	AL 1 750mm pipe 350mm pipe 1800mm pipe 1.2m wide channel	BA 3 no existing 1200mm pipe 1500mm pipe 3.0m wide channel	EA 1 no existing 1200mm pipe 1200mm pipe 1.0m wide channel	GA 3 no existing 1350mm pipe 1350mm pipe 1.5m wide channel	IA 4 1200mm pipe 1350mm pipe 2 x 1500mm pipes 2.5m wide channel	JA 3 no existing 1500mm pipe 1500mm pipe 1.7m wide channel	JB 2 no existing 1500mm pipe 1500mm pipe 1.7m wide channel	JB 5 1350mm pipe 1500mm pipe 1850mm pipe 2.5m wide channel
AB 1 2 x 600mm pipes 825mm pipe 1500mm pipe 1.9m wide channel	AF 2 1500mm pipe no upgrade required 1500mm pipe 1.9m wide channel	AC 4 2 x 1350mm pipes no upgrade required 1200mm pipe 1.2m wide channel	AA 7 open channel 4 x 1650mm pipes 4 x 1650mm pipes 9.8m wide channel	AL 2 600mm pipe 1350mm pipe 1500mm pipe 1.9m wide channel	BA 4 no existing 2 x 1500mm pipes 2 x 1500mm pipes 3.0m wide channel	EA 2 open channel 1500mm pipe 1500mm pipe 1.7m wide channel	HA 1 no existing 1350mm pipe 1350mm pipe 1.5m wide channel	IA 5 1050 + 1200mm pipes 1200mm pipe 2 x 1500mm pipes 2.7m wide channel	JA 4 no existing 2 x 1500mm pipes 2 x 1500mm pipes 3.4m wide channel	JB 6 1800mm pipe no upgrade required 1800mm pipe 2.4m wide channel	JB 7 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.8m wide channel
AB 2 2 x 600mm pipes 1500mm pipe 2 x 1500mm pipes 3.1m wide channel	AF 3 1950mm pipe no upgrade required 1200mm pipe 2.4m wide channel	AC 5 3 x 1350mm pipes no upgrade required 1200mm pipe 1.2m wide channel	AJ 1 900mm pipe 625mm pipe 8.8m wide channel	AL 3 1000mm pipe 1500mm pipe 2.4m wide channel	CA 1 750mm pipe 1200mm pipe 1500mm pipe 1.4m wide channel	EA 3 open channel 2 x 1500mm pipes 2 x 1500mm pipes 3.0m wide channel	HA 2 no existing 1500mm pipe 1500mm pipe 1.6m wide channel	IA 6 750mm pipe 750mm pipe 1050mm pipe 1.2m wide channel	JA 5 no existing 2 x 1800mm pipes 2 x 1800mm pipes 4.4m wide channel	JB 8 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.9m wide channel	JB 9 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.9m wide channel
AA 4 open channel 3 x 1650mm pipes 3 x 1650mm pipes 7.2m wide channel	AF 4 1800mm pipe 750mm pipe 2 x 1500mm pipes 3.0m wide channel	AC 6 3 x 1350mm pipes no upgrade required 1200mm pipe 1.2m wide channel	AJ 2 open channel 2 x 1500mm pipes 2 x 1500mm pipes 3.2m wide channel	AL 4 open channel 2 x 1500mm pipes 2 x 1500mm pipes 3.0m wide channel	CA 2 no existing 1500mm pipe 1500mm pipe 1.4m wide channel	EA 4 no existing 1350mm pipe 1500mm pipe 1.5m wide channel	HA 3 no existing 1500mm pipe 1500mm pipe 1.2m wide channel	IA 7 900mm pipe 750mm pipe 1050mm pipe 1.2m wide channel	JA 6 no existing 2 x 1800mm pipes 2 x 1800mm pipes 4.4m wide channel	JB 10 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.9m wide channel	JB 11 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.9m wide channel
AA 5 open channel 3 x 1650mm pipes 3 x 1650mm pipes 7.8m wide channel	AF 5 1800mm pipe 750mm pipe 2 x 1500mm pipes 3.1m wide channel	AC 7 3 x 1350mm pipes no upgrade required 1200mm pipe 1.2m wide channel	AJ 3 no existing 3 x 1650mm pipes 3 x 1650mm pipes 7.1m wide channel	AL 5 open channel 2 x 1500mm pipes 2 x 1500mm pipes 3.1m wide channel	CA 3 1050mm pipe 900mm pipe 1350mm pipe 1.5m wide channel	EA 5 no existing 1500mm pipe 1500mm pipe 2.0m wide channel	HA 4 no existing 825mm pipe 825mm pipe 1.2m wide channel	IA 8 no existing 825mm pipe 825mm pipe 1.2m wide channel	JA 7 no existing 2 x 1800mm pipes 2 x 1800mm pipes 4.4m wide channel	JB 12 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.2m wide channel	JB 13 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.2m wide channel
AC 1 750mm pipe no upgrade required 675mm pipe 1.2m wide channel	AC 2 2 x 1350mm pipes 450mm pipe no upgrade required 2 x 1500mm pipes 1.2m wide channel	AC 8 2x1850 + 825mm open channel 5 x 1800mm pipes 1200mm pipe 15.6m wide channel	AA 8 open channel 5 x 1800mm pipes 7 x 1800mm pipes 15.6m wide channel	AL 6 open channel 2 x 1500mm pipes 2 x 1500mm pipes 2.1m wide channel	DA 1 600mm pipe 750mm pipe 1200mm pipe 1.2m wide channel	EA 6 open channel 1500mm pipe 1500mm pipe 1.5m wide channel	HA 5 no existing 1500mm pipe 1500mm pipe 1.5m wide channel	IA 9 no existing 825mm pipe 825mm pipe 1.2m wide channel	JA 8 no existing 2 x 1800mm pipes 2 x 1800mm pipes 4.4m wide channel	JB 14 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.2m wide channel	JB 15 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.2m wide channel



JB 6 1800mm pipe no upgrade required 1800mm pipe 2.4m wide channel	KA 3 no existing 2 x 1500mm pipes 2 x 1500mm pipes 1.7m wide channel	LA 1 1350mm pipe no upgrade required 1350mm pipe 1.5m wide channel	LB 3 1350mm pipe no upgrade required 1350mm pipe 2.1m wide channel
JA 7 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.8m wide channel	KB 1 no existing 1500mm pipe 1500mm pipe 1.7m wide channel	LA 2 1500mm pipe 750mm pipe 1850mm pipe 2.1m wide channel	LA 4 2x1200 + 1050mm no upgrade required 2 x 1500mm pipes 3.0m wide channel
JA 8 1800mm pipe 2 x 1500mm pipes 3 x 1650mm pipes 5.9m wide channel	KB 2 600mm pipe 1900mm pipe 1800mm pipe 2.5m wide channel	LA 3 1500mm pipe 1500mm pipe 1850mm pipe 2.1m wide channel	LB 1 1500mm pipe 750mm pipe 1200mm pipe 1.2m wide channel
KA 1 1200mm pipe 1500mm pipe 2 x 1500mm pipes 2.2m wide channel	KA 4 600mm pipe 1500mm pipe 2 x 1500mm pipes 4.8m wide channel	LB 2 750mm pipe 1200mm pipe 1200mm pipe 1.2m wide channel	LB 3 750mm pipe 1200mm pipe 1200mm pipe 1.2m wide channel
KA 2 1350mm pipe 1500mm pipe 2 x 1500mm pipes 2.9m wide channel	KA 5 no existing 3 x 1650mm pipes 3 x 1650mm pipes 5.2m wide channel	LB 4 600mm pipe 1200mm pipe 1350mm pipe 1.6m wide channel	LB 5 600mm pipe 1200mm pipe 1350mm pipe 1.6m wide channel

LEGEND

- 1% AEP Upgrade Options
- Branch and Resion
- Existing Pipe Size
- Option 1 - Additional Pipes
- Option 2 - New Pipes
- Option 3 - Open Channel

"Track Spot" locations
 Water
 Proposed Catchment Boundary
 Proposed main pipe reserve

Scale: 0 40 80 120 160 200m

Figure 4a
PROPOSED CATCHMENTS
NORTH

SUPERVISING DRAFTSPERSON *Agella* DATE 21/12/11

NO.	DETAILS OF AMENDMENT	DATE

CONTRIBUTIONS PLAN 31A PENINSULA DRAINAGE

THIS PLAN COMES INTO FORCE FROM 28/12/92 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSFORD PLANNING SCHEME ORDINANCE OR ANY SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA.

COUNCIL FILE NO. 377.85	SCALE 1:4000
RELATED TO GOSFORD PLANNING SCHEME ORDINANCE	COUNCIL REGISTERED PLAN NO.
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1978 AND REGULATIONS	36/92
TOWN CLERK	DATE 21/12/11

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DRAINAGE
SHEET 2



ABA 1 10% AEP open drain 1 x 375mm dia pipe	ABA 2 1% AEP open drain 1 x 750mm dia pipe	ABA 3 1% AEP open drain 1 x 750mm dia pipe	ABA 4 10% AEP open drain 1 x 150mm dia pipe	ABA 5 10% AEP open drain 1 x 150mm dia pipe	ABA 6 10% AEP open drain 1 x 150mm dia pipe	ABA 7 10% AEP open drain 1 x 150mm dia pipe	ABA 8 10% AEP open drain 1 x 150mm dia pipe	ABA 9 10% AEP open drain 1 x 150mm dia pipe	ABA 10 10% AEP open drain 1 x 150mm dia pipe	ABA 11 10% AEP open drain 1 x 150mm dia pipe	ABA 12 10% AEP open drain 1 x 150mm dia pipe	ABA 13 10% AEP open drain 1 x 150mm dia pipe	ABA 14 10% AEP open drain 1 x 150mm dia pipe	ABA 15 10% AEP open drain 1 x 150mm dia pipe	ABA 16 10% AEP open drain 1 x 150mm dia pipe	ABA 17 10% AEP open drain 1 x 150mm dia pipe	ABA 18 10% AEP open drain 1 x 150mm dia pipe	ABA 19 10% AEP open drain 1 x 150mm dia pipe	ABA 20 10% AEP open drain 1 x 150mm dia pipe	ABA 21 10% AEP open drain 1 x 150mm dia pipe	ABA 22 10% AEP open drain 1 x 150mm dia pipe	ABA 23 10% AEP open drain 1 x 150mm dia pipe	ABA 24 10% AEP open drain 1 x 150mm dia pipe	ABA 25 10% AEP open drain 1 x 150mm dia pipe	ABA 26 10% AEP open drain 1 x 150mm dia pipe	ABA 27 10% AEP open drain 1 x 150mm dia pipe	ABA 28 10% AEP open drain 1 x 150mm dia pipe	ABA 29 10% AEP open drain 1 x 150mm dia pipe	ABA 30 10% AEP open drain 1 x 150mm dia pipe	ABA 31 10% AEP open drain 1 x 150mm dia pipe	ABA 32 10% AEP open drain 1 x 150mm dia pipe	ABA 33 10% AEP open drain 1 x 150mm dia pipe	ABA 34 10% AEP open drain 1 x 150mm dia pipe	ABA 35 10% AEP open drain 1 x 150mm dia pipe	ABA 36 10% AEP open drain 1 x 150mm dia pipe	ABA 37 10% AEP open drain 1 x 150mm dia pipe	ABA 38 10% AEP open drain 1 x 150mm dia pipe	ABA 39 10% AEP open drain 1 x 150mm dia pipe	ABA 40 10% AEP open drain 1 x 150mm dia pipe	ABA 41 10% AEP open drain 1 x 150mm dia pipe	ABA 42 10% AEP open drain 1 x 150mm dia pipe	ABA 43 10% AEP open drain 1 x 150mm dia pipe	ABA 44 10% AEP open drain 1 x 150mm dia pipe	ABA 45 10% AEP open drain 1 x 150mm dia pipe	ABA 46 10% AEP open drain 1 x 150mm dia pipe	ABA 47 10% AEP open drain 1 x 150mm dia pipe	ABA 48 10% AEP open drain 1 x 150mm dia pipe	ABA 49 10% AEP open drain 1 x 150mm dia pipe	ABA 50 10% AEP open drain 1 x 150mm dia pipe	ABA 51 10% AEP open drain 1 x 150mm dia pipe	ABA 52 10% AEP open drain 1 x 150mm dia pipe	ABA 53 10% AEP open drain 1 x 150mm dia pipe	ABA 54 10% AEP open drain 1 x 150mm dia pipe	ABA 55 10% AEP open drain 1 x 150mm dia pipe	ABA 56 10% AEP open drain 1 x 150mm dia pipe	ABA 57 10% AEP open drain 1 x 150mm dia pipe	ABA 58 10% AEP open drain 1 x 150mm dia pipe	ABA 59 10% AEP open drain 1 x 150mm dia pipe	ABA 60 10% AEP open drain 1 x 150mm dia pipe	ABA 61 10% AEP open drain 1 x 150mm dia pipe	ABA 62 10% AEP open drain 1 x 150mm dia pipe	ABA 63 10% AEP open drain 1 x 150mm dia pipe	ABA 64 10% AEP open drain 1 x 150mm dia pipe	ABA 65 10% AEP open drain 1 x 150mm dia pipe	ABA 66 10% AEP open drain 1 x 150mm dia pipe	ABA 67 10% AEP open drain 1 x 150mm dia pipe	ABA 68 10% AEP open drain 1 x 150mm dia pipe	ABA 69 10% AEP open drain 1 x 150mm dia pipe	ABA 70 10% AEP open drain 1 x 150mm dia pipe	ABA 71 10% AEP open drain 1 x 150mm dia pipe	ABA 72 10% AEP open drain 1 x 150mm dia pipe	ABA 73 10% AEP open drain 1 x 150mm dia pipe	ABA 74 10% AEP open drain 1 x 150mm dia pipe	ABA 75 10% AEP open drain 1 x 150mm dia pipe	ABA 76 10% AEP open drain 1 x 150mm dia pipe	ABA 77 10% AEP open drain 1 x 150mm dia pipe	ABA 78 10% AEP open drain 1 x 150mm dia pipe	ABA 79 10% AEP open drain 1 x 150mm dia pipe	ABA 80 10% AEP open drain 1 x 150mm dia pipe	ABA 81 10% AEP open drain 1 x 150mm dia pipe	ABA 82 10% AEP open drain 1 x 150mm dia pipe	ABA 83 10% AEP open drain 1 x 150mm dia pipe	ABA 84 10% AEP open drain 1 x 150mm dia pipe	ABA 85 10% AEP open drain 1 x 150mm dia pipe	ABA 86 10% AEP open drain 1 x 150mm dia pipe	ABA 87 10% AEP open drain 1 x 150mm dia pipe	ABA 88 10% AEP open drain 1 x 150mm dia pipe	ABA 89 10% AEP open drain 1 x 150mm dia pipe	ABA 90 10% AEP open drain 1 x 150mm dia pipe	ABA 91 10% AEP open drain 1 x 150mm dia pipe	ABA 92 10% AEP open drain 1 x 150mm dia pipe	ABA 93 10% AEP open drain 1 x 150mm dia pipe	ABA 94 10% AEP open drain 1 x 150mm dia pipe	ABA 95 10% AEP open drain 1 x 150mm dia pipe	ABA 96 10% AEP open drain 1 x 150mm dia pipe	ABA 97 10% AEP open drain 1 x 150mm dia pipe	ABA 98 10% AEP open drain 1 x 150mm dia pipe	ABA 99 10% AEP open drain 1 x 150mm dia pipe	ABA 100 10% AEP open drain 1 x 150mm dia pipe
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LEGEND
Recommended Upgrading, Short to Medium Term
AP 4 1% AEP - Pipe & Reach, Design Standard
1800 mm dia pipe - Existing Pipe Size
2 x 1800mm dia pipe - Recommended Upgrade Size
Note: Text in *italics* denotes reaches to be upgraded

NOTE
This plan should be read in conjunction with the contributions plan schedule and WOY WOY, UMINA and ETTALONG PENINSULA DRAINAGE STRATEGY STUDY

[Signature]
SUPERVISING DRAFTSPERSON
DATE 21/12/92

NO.	DETAILS OF AMENDMENT	DATE

**CONTRIBUTIONS PLAN 31A
PENINSULA
DRAINAGE**

THIS PLAN COMES INTO FORCE FROM 28/12/92 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSFORD PLANNING SCHEME ORDINANCE OR ANY SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA.

COUNCIL FILE NO. 377.85 SCALE 1:4000
RELATED TO GOSFORD PLANNING SCHEME ORDINANCE
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS 36/92
TOWN CLERK
DATE 21/12/92

Figure 3b
EXISTING CATCHMENTS
SOUTH

**CONTRIBUTIONS PLAN NO. 31A
DRAINAGE
PENINSULA**



C.P. 31A PENINSULA
DRAINAGE
SHEET 3

MA 1 no existing 1500mm pipe 1900mm pipe 1.7m wide channel	MA 2 no existing 1800mm pipe 1900mm pipe 2.7m wide channel	MA 3 no existing 2 x 1500mm pipes 3.1m wide channel	MA 4 no existing 2 x 1800mm pipes 4.6m wide channel	MA 5 no existing 2 x 1800mm pipes 3.1m wide channel	MA 6 no existing 1900mm pipe 1500mm pipe 1.8m wide channel	MA 7 no existing 200mm pipe 2 x 400mm pipes 2.4m wide channel	MA 8 no existing 1200mm pipe 1350mm pipe 1.6m wide channel	MA 9 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 10 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 11 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 12 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 13 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 14 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 15 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 16 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 17 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 18 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 19 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 20 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 21 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 22 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 23 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 24 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 25 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 26 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 27 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 28 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 29 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 30 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 31 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 32 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 33 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 34 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 35 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 36 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 37 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 38 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 39 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 40 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 41 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 42 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 43 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 44 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 45 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 46 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 47 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 48 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 49 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 50 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 51 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 52 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 53 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 54 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 55 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 56 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 57 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 58 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 59 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 60 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 61 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 62 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 63 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 64 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 65 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 66 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 67 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 68 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 69 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 70 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 71 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 72 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 73 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 74 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 75 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 76 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 77 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 78 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 79 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 80 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 81 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 82 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 83 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 84 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 85 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 86 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 87 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 88 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 89 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 90 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 91 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 92 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 93 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 94 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 95 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 96 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 97 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 98 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 99 no existing 1350mm pipe 1350mm pipe 1.6m wide channel	MA 100 no existing 1350mm pipe 1350mm pipe 1.6m wide channel
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LEGEND

- 1% ASP Upgrade Options
- Branch and Reach
- Existing Pipe Size
- Option 1 - Additional Pipes
- Option 2 - New Pipes
- Option 3 - Open Channel
- "Black Spot" locations (Source: Council Maps)
- Natural depression (Source: 1:2 000 Orthophotomaps)
- Proposed Catchment Boundary
- Proposed drainage reserve



Figure 4b
PROPOSED CATCHMENTS
SOUTH

SUPERVISING DRAFTSPERSON
[Signature] DATE 21/10/12

NO.	DETAILS OF AMENDMENT	DATE

**CONTRIBUTIONS PLAN 31A
PENINSULA
DRAINAGE**

THIS PLAN COMES INTO FORCE FROM 28/12/92 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSSFORD PLANNING SCHEME ORDINANCE OR ANY SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA.

COUNCIL FILE NO. 377.85 SCALE 1:4000
RELATED TO GOSFORD PLANNING SCHEME ORDINANCE
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS
[Signature] DATE 21/10/12
COUNCIL REGISTERED PLAN NO. 36/92

CONTRIBUTIONS PLAN NO. 31A DRAINAGE PENINSULA

This plan should be read in conjunction with the contributions plan schedule and WOY WOY, UMINA and ETTALONG PENINSULA DRAINAGE STRATEGY STUDY

LEGEND

Recommended Upgrading, Short to Medium Term

AP 2 1% AEP - Pipe & Reach, Design Standard
 1800 mm dia pipe - Existing Pipe Size
 2 x 1800mm dia pipe - Recommended Upgrade Size

Note: Ten in italics denotes reaches to be upgraded

C.P. 31A PENINSULA DRAINAGE SHEET 4



AA1 10% AEP 475 mm pipe 1 x 425mm dia pipe No Upgrade Required	AD3 1% AEP 1200 mm pipe 1 x 1800mm dia pipe No Upgrade Required	AL4 10% AEP 1800 mm pipe No Upgrade Required	AM8 10% AEP 2x1000 + 225 mm sp No Upgrade Required	AN8 10% AEP open drain No Upgrade Required	BB1 1% AEP open drain 1 x 425mm dia pipe No Upgrade Required	CA3 10% AEP 1000 mm pipe No Upgrade Required	DA1 1% AEP 400 mm pipe 1 x 100mm dia pipe No Upgrade Required	EA8 10% AEP open drain 2.5m wide channel	FA2 1% AEP open drain 1 x 425mm dia pipe No Upgrade Required	GA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	HA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	IA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	JA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	KA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	LA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	MA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	NA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	OA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	PA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	QA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	RA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	SA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	TA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	UA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	VA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	WA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	XA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	YA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required	ZA8 10% AEP open drain 1 x 425mm dia pipe No Upgrade Required
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GC1 10% AEP 750 mm pipe No Upgrade Required	HA2 1% AEP 300 mm pipe 1 x 165mm dia pipe No Upgrade Required	IC3 10% AEP open drain 1 x 165mm dia pipe No Upgrade Required	JA2 10% AEP 600 mm pipe 1 x 180mm dia pipe No Upgrade Required	KA3 10% AEP 1000 mm pipe No Upgrade Required	LA3 10% AEP 1000 mm pipe No Upgrade Required	MA3 10% AEP 1000 mm pipe No Upgrade Required	NA3 10% AEP 1000 mm pipe No Upgrade Required	OA3 10% AEP 1000 mm pipe No Upgrade Required	PA3 10% AEP 1000 mm pipe No Upgrade Required	QA3 10% AEP 1000 mm pipe No Upgrade Required	RA3 10% AEP 1000 mm pipe No Upgrade Required	SA3 10% AEP 1000 mm pipe No Upgrade Required	TA3 10% AEP 1000 mm pipe No Upgrade Required	UA3 10% AEP 1000 mm pipe No Upgrade Required	VA3 10% AEP 1000 mm pipe No Upgrade Required	WA3 10% AEP 1000 mm pipe No Upgrade Required	XA3 10% AEP 1000 mm pipe No Upgrade Required	YA3 10% AEP 1000 mm pipe No Upgrade Required	ZA3 10% AEP 1000 mm pipe No Upgrade Required
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G. J. ...
 SUPERVISING DRAFTSPERSON
 DATE 2/1/12

NO.	DETAILS OF AMENDMENT	DATE

CONTRIBUTIONS PLAN 31A PENINSULA DRAINAGE

THIS PLAN COMES INTO FORCE FROM 28/12/12 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSFORD PLANNING SCHEME ORDINANCE OR ANY SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA.

COUNCIL FILE NO. 377.85
 SCALE 1:4000
 RELATED TO GOSFORD PLANNING SCHEME ORDINANCE
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 TOWN CLERK
 DATE 2/1/12
 36/92