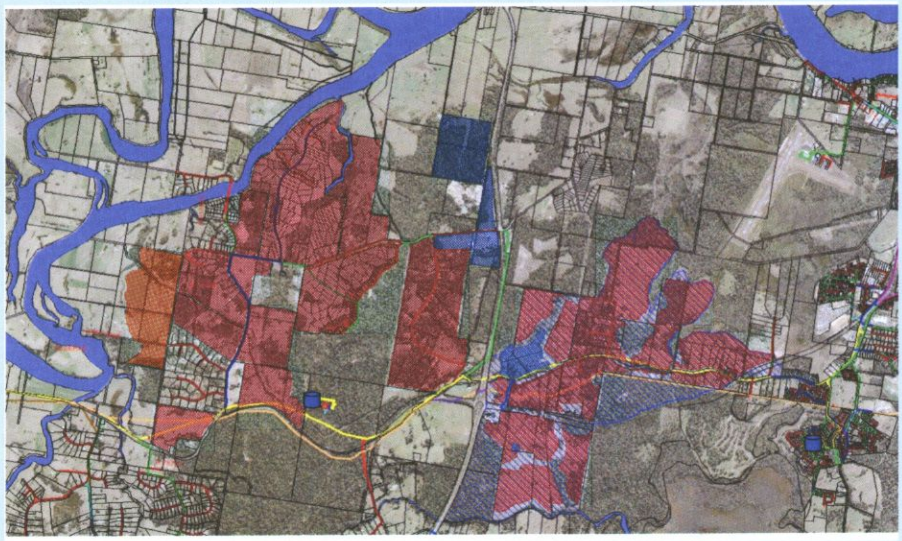


Sancrox Supply Zone Investigation Area

Proposed customers

No of lots

		User Type										
		B1 PMBC Buildings	C1 Commercial	CU Business Strata Units	F1 Farmland	I1 Industrial	N1 Rated Water Only	P1 Parks & Gardens	R1 Residential	Rural Residential	U1 Strata Units & Flats	Dual Retic - Potable Supply
Proposed no of lots												
	Sancrox Rural Residential											
	Le Clos Verdun									146		
	Le Clos Sancrox									132		
	Bushlands Drive									49		
	Gloucester Hts (FFS)									50		
	Byrnes									12		
	Rawdon is Rd DP 754434									13		
	Rawdon is Rd DP 102987									36		
	Blair									112		
	Nurse									23		
	SE Cnr Sancrox & Rawdon									25		
	Rawdon									37		
	Subdivide nth of Byrnes									12		
	Other Future RR (see Map)									181		
	Area 13	10	588			150						4819
	Future											
	North (node HRD1)											200
	Sorth (node LID1)											200
	West - Murcott (nodes											40
	East - - charley (nodeNS24)											80
	West South Oxley (Nodes SO04, SO012)											150
	Sancrox Industrial											
	Pearsons (3000 kl/yr, 8kl/d)					4						
	Bitumen batching (2000kl/yr, 6kl/d)					3						
	Concrete batching (5500kl/yr, 20kl/d)					10						
	HF Hand (O, not connected)											
	Other Units (assumed 1000 l/d)					33						
	Murcott land east of highway				??							
	Total Proposed	**10**	**588**	-	-	**200**	-	-	-	**828**	-	**5,489**

20 yr Design Lot Yield

No of lots		Staging												
		2007/08	2008/09	2009/10	2010/11	2011/12	2012/2013	2013/2014	2014/15	2015/16	2016/17	2017/18	10 - 15 years	15 - 20 years
Proposed no of lots														
	Sancrox Rural Residential													
	Le Clos Verdun	146												
	Le Clos Sancrox				132									
	Buchlands Drive		49											
	Gloucester Rte (PPS)				50									
	Byrnes				12									
	Rawdon Is Rd DP 754434				13									
	Rawdon Is Rd DP 1025887				36									
	Blair						112							
	Surrey				23		23							
	SE Clos Sancrox & Rawdon						25							
	Rawdon						37							
	Subdivide nth of Byrnes				12		12							
	Other Future RR (see Map)													
	Area 13	51	101	151	151	201	201	201	201	201	201	201	1255	1545
		51	152	303	454	655	856	1057	1258	1459	1660	1861	3116	4661
	Future													
	North (node HRD1)													
	South (node LID1)													
	West - Muroott (nodes													
	East - Ghurley (nodeNS04)													
	West South Otley (Nodes SO04, SO012)													
	Sancrox Industrial													
	Pearsons (900 kl/yr, 6kl/d)													
	Bitumen batching (2000kl/yr, 6kl/d)													
	Concrete batching (5500kl/yr, 30kl/d)													
	HF Hotel (0, not connected)													
	Other Units (assumed 1000 l/d)													
	Muroott land east of highway													
	Total Proposed	197	150	151	429	201	410	201	201	201	201	201	1,255	1,545
		197	347	498	927	1,128	1,538	1,739	1,940	2,141	2,342	2,543	3,798	5,343

End of table missing

Lot Development Staging

Main Findings – Major Assets

Sancrox Reservoir

- Area 13 development rate drives the construction of Sancrox reservoir
- It is needed in 2011 based on the Thrumster Structure Plan development rates
- Realistically, the new 20 ML Sancrox Reservoir will be operational prior to significant development west of the Pacific Highway.
- The security of supply to the existing Sancrox Reservoir will be improved by enlarging the Rawdon Island Booster Water Pumping Station

Main Points

Rural Residential and Industrial

Assumptions:

- Rural residential lots will be BASIX homes with rainwater tanks to supply WC, garden, washing machine. Potable topup water to be restricted to 700 l/d (not instantaneous topup).
- Industrial lots using peak day 7500l/d. (Inst 0.15l/s, Avge 5000 l/d)

Results

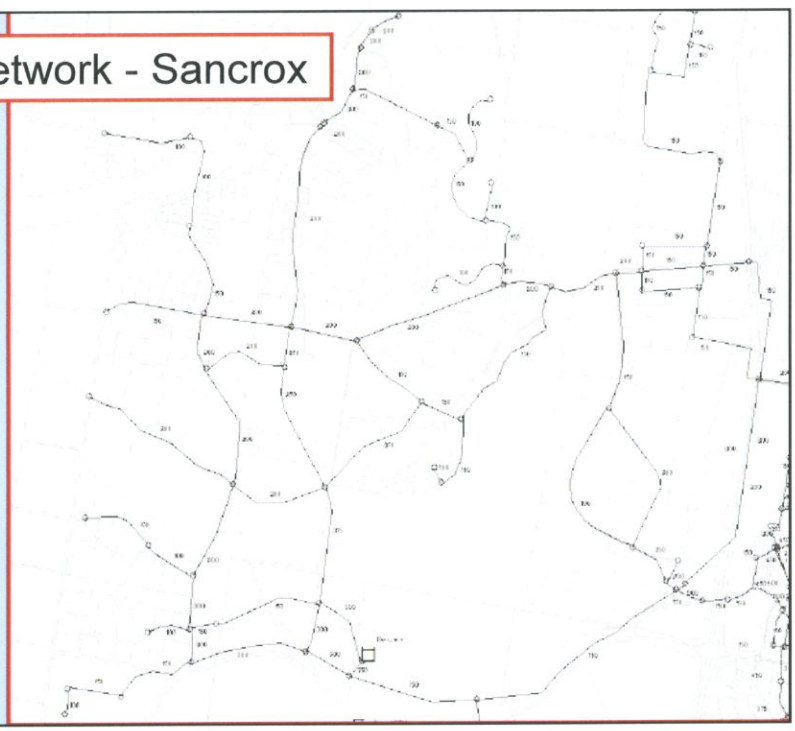
- The existing system can supply Verdun and Stage 1 Industrial
- Current rezoning applicants can develop provided local watermain and booster pumping station amplifications are completed.

Conclusion

Rural Residential & Industrial Development can proceed.

Specific additional contributions have been calculated and need to be further developed

Final Network - Sancrox



Final Network - Area 13

Asset Costs

New Assets

Asset Types	Total Cost	Who Pays				Grand Total
		Contribution	Dev funded	Council funded		
Reservoirs						
Sancrox Reservoir (20ML)		***		*	**	
Cost dissection		84.5%		4.5%	11%	
Costs	**$5,450,000**	**$4,605,250**		**$245,250**	**$599,500**	**$5,450,000**
Water Pumping Stations						
Augment Rawdon Island Rd BPS		**$100,000**				
Pipelines		New Pipelines (200 & above)	New Pipelines (100,150mm)			
Trunk 8km 750mm pipeline Cowarra to Sancrox Reservoir and 750mm main from Sancrox Res to Pacific Hwy.	$8,992,748	$8,992,748				
Area 13 mains	$9,094,569	$6,228,805	$2,865,765		** ?? Check	
A13 West Lindfield (east)	$988,540	$677,044	$311,496			
Sancrox mains	$6,014,345	$2,874,474	$3,139,871			
Flowmeters (8 off)	$240,000	$240,000				
Pipeline sub total	**$25,330,203**	**$18,773,071**	**$6,317,132**			**$25,330,203**
					Total value of new assets	**$30,780,203**

Rural Residential Contribution Costs

Rural Residential Distribution Costs

Portion of Reservoir	6.3%	$5,450,000	$343,350	Credit ?		
Portion of Trunk	6.3%	$8,992,748	$566,543	Credit ?		
Sancrox Booster Pumping Station	100.0%	$100,000	$100,000	Credit ?		
Sancrox Distribution Watermains	100.0%	$2,874,474	$2,874,474			
			$3,884,367			
Contribution per lot						
525 additional Lots	525	Cont per lot:	$7,399			
		Credits	$1,924			
		Additional	$5,475			

Estimate of Contribution per lot (as at Sept 2007)

Headworks costs = $6 400

Distribution costs = $5 500- $7,400

Total Contribution = $11 900 - $13 800

Staging