

Sydney Water Planning Proposal Information Sheet for Proponent

Sydney Water has provided advice to the Department/Council on your proposed planning proposal. Further steps are required to ascertain servicing timescales and staging align with your development. Please read the information below to assist with your development. Further information can also be found on our website sydneywater.com.au.

Feasibility

Why have I been advised to carry out a Feasibility enquiry?

If the development presents potentially large water servicing demands on drinking water, wastewater, recycled water and stormwater where applicable or asset impacts are anticipated, further investigation may be required to determine the servicing requirements for the site.

It is recommended that a Water Servicing Coordinator is engaged to ensure early discussion on your proposed development so it is considered in any potential planning that we might be undertaking. We advise you do this as soon as possible to prevent potential delays to your development approvals or servicing.

This process is also evidenced in the referral criteria for authorities and government agencies in the State Government's [Local Environmental Plan Making Guideline – Attachment B Authority & Government Agency Pre-lodgement](#).

How do I apply for a Feasibility?

To apply for a Feasibility, you will need to contact a Water Servicing Coordinator. Tell them you have been advised to lodge a Feasibility as part of your development application.

Growth Data Form

Why do I need to complete a Growth Data Form as part of the Feasibility application?

If you have been requested to provide growth data, it is likely your planning proposal may lead to development with significant servicing needs, especially in areas not previously identified for substantial growth. To ensure thorough servicing advice and explore staged servicing options, we need anticipated growth data and indicative development staging, including yield per stage, as specified in the Growth Data Form in **Appendix 1**.

Trade wastewater for business customers

I am a business customer and my development may generate commercial or industrial trade wastewater. What do I do?

If your development is going to generate trade wastewater, you must have written approval to connect your business to our network, and properly install and maintain appropriate treatment equipment before any business activities can commence. It is illegal to discharge trade wastewater into the Sydney Water sewerage system without permission.

How to apply for approval to discharge?

Complete an application for connection to discharge trade wastewater at Sydney Water [Tap in®](#) or contact businesscustomers@sydneywater.com.au for further information.

Infrastructure Contributions

What are infrastructure contributions?

Infrastructure contributions are a payment towards the cost of infrastructure needed to provide water-related services to new developments. The contributions are set to be reintroduced by Sydney Water from 1 July 2024 followed a decision by the NSW Government.

Please note existing charges still apply for the recycled water schemes provided by Sydney Water.

How do infrastructure contributions impact me?

Infrastructure contributions for drinking water and wastewater will be payable for all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at [Infrastructure contributions | Sydney Water Talk](#).

I am building in the Western Sydney Aerotropolis Precincts. How does this impact me?

The NSW Government has appointed Sydney Water as the Regional Stormwater Authority in the initial Western Sydney Aerotropolis precincts, including the Mamre Road Precinct.

If you are building in the Aerotropolis Initial Precincts, you will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. The estimated amount of contributions for stormwater and recycled water servicing will be provided at the Notice of Requirements issued during the Section 73 application.

You can find more information on Mamre Road and Aerotropolis Infrastructure Contributions at [Mamre Road and Aerotropolis development](#).

Water Servicing Coordinator

What is a Water Servicing Coordinator?

Water Servicing Coordinators are accredited providers who can manage your Sydney Water applications for you.

They can design new pipes, manage applications for Section 73 Compliance Certificates and Feasibilities, applications for approval to move or extend our pipes, design and construction of new pipes, and applications for approval to build over or next to assets.

All Water Servicing Coordinators have designer accreditation and can provide design services.

How do I find a Water Servicing Coordinator?

Please follow this link to find a list of Water Servicing Coordinators: [Water servicing coordinators](#)

Quick Links

[Growth Servicing Plan](#)

[Water servicing coordinators](#)

[Infrastructure contributions](#)

[Steps for first time developers](#)

[Mamre Road and Aerotropolis development](#)

[Managing trade wastewater](#)

[Local Environmental Plan Making Guideline – Attachment B Authority & Government Agency Pre-lodgement](#)

Appendix 1. Example of growth data form and planning timescales

The following is an example of the level of intel that we require to assess the potential staging and phasing of asset upgrades. We acknowledge that this information is an indication only and is provided as a guide to assist SW to provide more nuanced feasibility or servicing advice. We note that timescales are often subject to developer intent/demand and approval timescales. Sydney Water uses the information at its own risk.

Anticipated planning timescales										
Reference number	Project name	Date updated	Pre-lodgement or lodgement	Submission to Gateway	PP Exhibition	Anticipated rezoning	Anticipated DA lodgement	Anticipated first connection	Status/Comments	Estimated growth numbers (or range) dwellings/jobs
Example: PP-2023-xxxx	100 Main Street, Leppington	Today's date	Jul-23	Dec-24	Jun-25	Dec-25	Mar-26	2027	Completed preliminary planning assessment. To be lodged to LPP in June 2024.	500 dwellings

Anticipated planning timescales								
Project name:	Address:		Sydney Water Ref. Number and PP Ref. Number:					
Development Type	Ultimate proposed new growth	Total #stages	2024	2025	2026	2027	2028	Continue as required
Example (dwelling multi)	700	2	0	0	0	350	350	
Example (job number)	700	3	0	0	200	200	300	
Dwellings (single)								
Dwellings (multi)								
Jobs (number)								
Jobs (GFA)								