



Sydney Water

Responses to Questions taken on Notice



Portfolio Committee No. 6 – Transport

Inquiry – Acquisition of land in relation to major transport
projects

Hearing Date – Friday 18 March 2022

QUESTION

The Hon. JOHN GRAHAM: It certainly is within the scope of this Committee. One of the reasons I am struggling with the evidence you are giving is that in budget estimates hearings on 10 March, when asked the same questions about that water deal when it was announced, Minister Ayres said that Sydney Water will pay for that and Celestino will probably make a contribution.

PAUL PLOWMAN: I will have to take that on notice to get some specific answers for you.

ANSWER

As servicing has been accelerated, Celestino takes development risk by forward-funding water and wastewater services. Under a commercial agreement with Sydney Water, some funding is reimbursable as regulated or standard servicing, and some is non-reimbursable, being unregulated enhanced services that are delivered on a purely commercial basis.

In line with the NSW Government's zero developer charges, the forward funding for standard servicing will be reimbursable. The non-standard, enhanced services are not reimbursable.

Celestino has agreed to pay up-front the enhanced services for recycled water, including the recycled-water developer charges and recycled-water usage charges to irrigate public open space. That is a commercial decision by Celestino. The arrangement complies with Sydney Water's regulatory model and is not reimbursable.

Over the full life of the development to its ultimate stages over 30 years, investment of around \$200m is forecast. This high-level planning estimate of investment over 30 years was provided as background information only to the Water Minister and does not reflect the transaction with Celestino. This investment is staged, subject to demand, and may require further commercial agreements.

QUESTION

The Hon. JOHN GRAHAM: Does that mean you are standing by the evidence that you have just given or are you withdrawing that evidence.

The Hon. SCOTT FARLOW: I think he has taken it on notice.

The CHAIR: No, let us have the clarification.

The Hon. JOHN GRAHAM: That stands. I am now asking him about the evidence that he has given up until now.

PAUL PLOWMAN: I gave the evidence as I understood it. If I have misunderstood it—the evidence, as I understand—I will have it corrected on the record on notice, okay?

ANSWER

This is addressed in the response to the prior question taken on notice.

QUESTION

The Hon. JOHN GRAHAM: Again, one of the concerns is that documents available show that on 3 December Sydney Water's media lead is telling then Minister Pavey's office, "Sydney Water is investing around \$200 million over the next 30 years to build an integrated water cycle system and associated infrastructure at Sydney Science Park." That does not sound like a developer paying for it, Mr Plowman; that sounds like Sydney Water paying for it.

PAUL PLOWMAN: No, I think I can only say what I said before. I understand the question that you have asked, and I will take it on notice and make sure the record is correct.

ANSWER

Celestino will provide funding to Sydney Water, who will invest the funds to build and operate the integrated water-cycle system and associated infrastructure.

The total investment forecast over 30 years is estimated to be around \$200 million. Some of that funding will be reimbursable on customer occupancy and some will be paid for by Celestino under the current and potential future commercial agreements.

QUESTION

The Hon. JOHN GRAHAM: I invite you to come back with that information. I want to rewind. One of the reasons why this is of some surprise is that Sydney Water, earlier on, had been taking quite a hardline position about this proposal. The Sydney Water view in September 2015 describes this site as a "proponent-led, out-of-sequence, at no cost to government planning proposal" and advises that

Sydney Water has "no servicing strategy for the area and would not be funding trunk or lead-in infrastructure for the proposed development". You have used some of those terms as you have described these sorts of arrangements that might be in place. That is pretty clear cut in 2015. Do you agree with that?

PAUL PLOWMAN: I will have to take the question on notice.

ANSWER

The information provided in 2015 outlined Sydney Water's position. Sydney Water followed due process in events subsequent to that advice.

In September 2015, Sydney Water responded to Penrith Council on a planning proposal for the Proposed Sydney Science Park and advised it had met with the proponent in mid-2014. It advised the proponent that Sydney Water did not have an integrated water servicing strategy for the Broader Western Sydney Employment Area investigation area and the proposed development, and it had made no additional system capacity allowance for the servicing of the project. Potential servicing of the site was not included in Sydney Water's recently completed Growth Servicing Strategy and was not included in Sydney Water's Growth Servicing Plan.

Sydney Water did not agree with various funding claims made in a report submitted by the proponent's consultant as part of its application, where the consultant had failed to consult with Sydney Water on its funding policies. In relation to a claim in the consultant's report that a specific lead-in pipeline would likely be funded by Sydney Water, the response to Council stated that, under current funding principles, Sydney Water would not be funding trunk or lead-in infrastructure for the proposed science park development.

Sydney Water also advised Penrith Council that the servicing strategy submitted by the proponent's consultant was unacceptable. To progress the development, the proponent was required to prepare an integrated water management plan at its own cost, and that Sydney Water could provide the proponent with a Strategic Planning Requirements Package to assist in its development. The proponent subsequently proceeded with the pathway outlined by Sydney Water.

In January 2016, the proponent then advised Sydney Water that it had engaged a consultant to perform the strategic planning activity for Sydney Water's endorsement and would do so at its own cost. It was noted at this time that the development site was within the NSW Government's Broader Western Sydney Employment Area and the Western Sydney Priority Growth Area. Strategic planning was carried out during 2016 and was submitted to and endorsed by Sydney Water in October 2017.

Sydney Science Park was rezoned in 2016 by Penrith Council.

In May 2017, the Australian Government announced it would create a Government-owned company, WSA Co, to build the Western Sydney Airport. The

Sydney Science Park Development would be 5km from the Western Sydney Airport and within the Aerotropolis Northern Gateway Precinct.

Rezoning and the establishment of the Western Sydney Airport Aerotropolis precincts, meant that Sydney Water needed to include this area within its capital program for servicing. Sydney Science Park development would be accelerated ahead of this program, meaning the policy of forward funding by the developer would still be required to manage development risk.

To progress service planning, the proponent entered into two further detailed planning agreements with Sydney Water, fully funded by the proponent. The joint planning provided a pathway and servicing vision that was aligned to Sydney Water's future business direction and the NSW Government objectives for Western Sydney. Both parties commenced negotiation of commercial arrangements to provide accelerated and enhanced water, wastewater and recycled water services.

A commercial Delivery Agreement between Sydney Water and Celestino was signed in June 2020.

QUESTION

The Hon. DANIEL MOOKHEY: Mr Plowman, can you table or provide us on notice with that out-of-sequence policy that you just referred to?

PAUL PLOWMAN: Yes, if it has not already been tabled as part of the Standing Order 52—

The Hon. DANIEL MOOKHEY: No, it needs to be tabled in the inquiry. Do you mind doing that on notice?

PAUL PLOWMAN: Okay, sure. I will take that on notice.

ANSWER

Funding Infrastructure to Service Growth – Attachment A
Precinct Acceleration Protocol Funding Guidelines for Application of Commercial Principles – Attachment B
Growth Servicing Plan 2020-25 – Attachment C

QUESTION

The Hon. JOHN GRAHAM: So under that policy, if there is a significant investment—say, hundreds of millions of dollars—in water infrastructure, who stumps up the cash? Is it the developer or Sydney Water, or is that to be negotiated?

PAUL PLOWMAN: As I said, I will take it on notice. But the philosophy is that customers do not take the development risk for development, so it is generally future funded by developers. I will take it on notice and I will provide you with both the policy—

ANSWER

If a developer wants to accelerate ahead of Sydney Water's Growth Servicing Plan, they can negotiate a commercial agreement with Sydney Water. Under these negotiated agreements, the developer takes the risk that the development is delayed or not successful in attracting customers, by forward funding the Sydney Water infrastructure. Under a zero developer-charges policy setting, the developer forward funds the infrastructure and Sydney Water reimburses the developer if, and only when, paying customers construct and occupy houses or businesses within that development. The policy is so to ensure Sydney Water does not take the development risk on out-of-sequence developments.

The funding and reimbursement policy (Funding Infrastructure to Service Growth) covers larger trunk pipelines, pump stations, reservoirs and the like that are used to deliver standard services. The developer is responsible to pay for minimum reticulation serving their land, interim or temporary services and for non-standard, enhanced services.

QUESTION

The Hon. JOHN GRAHAM: That is a useful clarification. Thank you for that. Is that clear under the policy? The developer would normally pay—not Sydney Water, not the customer—as it is passed on?

PAUL PLOWMAN: I will take that on notice. The information that I will be providing, which I have already committed to taking on notice, would have the answers to that.

ANSWER

In 2008, a ministerial direction set developer contributions for water infrastructure for Sydney Water and Hunter Water to zero. Under the zero developer-charges operating environment, Sydney Water's policy requires developers to forward fund

major water infrastructure where there was development risk. Sydney Water would then reimburse major infrastructure costs to the developer as development occurred.

The cost of assets reimbursed under commercial agreements are included within Sydney Water's Regulated Asset Base. The Independent Pricing and Regulatory Tribunal allows Sydney Water to then achieve a rate of return on these assets from all water customers over future years. Sydney Water's policy under a zero developer-charges operating environment, is to shift development risk to developers where it believes development risk exists. Reimbursement, if any, is subject to bill-paying customers occupying the development. That way, if development does not occur, Sydney Water is not left with stranded assets that are being paid for by the broader customer base.

A commercial agreement with a developer will outline the requirements and responsibilities of the developer and Sydney Water, including financing arrangements and if applicable, reimbursement from Sydney Water.

Under the Funding Infrastructure to Service Growth policy, Sydney Water has two funding principles:

- 1) Developers are required to pay for minimum reticulation serving their land
- 2) Developers aren't required to pay for infrastructure that provides capacity for other developments or provides frontage or a connection point to either another developer's land or a potential developer's land. (Larger trunk pipelines, pump stations, reservoirs and the like that are used to deliver standard services fit this definition)

QUESTION

The Hon. DANIEL MOOKHEY: Mr Plowman, can I just be clear here? There is what is called "in sequence"—I could only infer if there is an out-of-sequence process—that there is a sequence by which you build water infrastructure for new areas. Is that correct?

PAUL PLOWMAN: Yes.

The Hon. DANIEL MOOKHEY: And that is planned, is it? Is that strategically planned? Over what time horizon?

PAUL PLOWMAN: It can vary depending on the areas, but we have a growth servicing plan that we put out for people to see where the sequence of development is happening every so often.

The Hon. DANIEL MOOKHEY: What is "every so often"?

PAUL PLOWMAN: I do not know the answer to that. I have to take that on notice.

ANSWER

Growth Servicing Plans are normally published on an annual basis. The current Growth Servicing Plan shows the expected availability of trunk water-related infrastructure over the next 5 to 15 years across major greenfield and infill areas.

QUESTION

The Hon. DANIEL MOOKHEY: Can we get, on notice, the plan that applied? Did you describe it as the growth areas plan or—

PAUL PLOWMAN: The growth servicing plan.

The Hon. DANIEL MOOKHEY: The growth servicing plan that existed in 2015, if that is possible. And on notice as well, can we get the one that applies now?

PAUL PLOWMAN: That is all available on our website.

The Hon. DANIEL MOOKHEY: Yes, but can we still ask you to formally provide it as evidence?

PAUL PLOWMAN: If that is appropriate, yes.

ANSWER

Growth Servicing Plan 2020-2025 – Attachment C
Growth Servicing Plan 2014-2019 – Attachment D

QUESTION

The Hon. DANIEL MOOKHEY: Thank you. "Out of sequence", can you explain to me, is when a developer wishes to deviate by bringing forward an area or, for that matter, having an area connected that otherwise would not be connected. Is that fair?

PAUL PLOWMAN: That is correct.

The Hon. DANIEL MOOKHEY: Do you have a policy in place to guide how Sydney Water is to act in that circumstance?

PAUL PLOWMAN: That is correct, and that is what I will provide on notice.

ANSWER

The following documents apply where accelerated development occurs:

- Funding infrastructure to service growth – Attachment A
- Precinct Acceleration Protocol Funding Guidelines for Application of Commercial Principles – Attachment B
- Growth Servicing Plan 2020-2025 – Attachment C

QUESTION

The Hon. DANIEL MOOKHEY: And a developer has a right—actually, any person who wishes to have water infrastructure put anywhere out of sequence is entitled to come and speak to Sydney Water directly about an adjustment under that policy, in broad terms?

PAUL PLOWMAN: Indeed.

The Hon. DANIEL MOOKHEY: Did Celestino come and ask?

PAUL PLOWMAN: To the best of my knowledge, yes.

The Hon. DANIEL MOOKHEY: Do you know when?

PAUL PLOWMAN: No, I do not know when.

The Hon. DANIEL MOOKHEY: Can you take that on notice to find out when?

PAUL PLOWMAN: I can indeed.

ANSWER

Sydney Water's records show first contact in March 2013, when a consultant representing the developer approached Sydney Water regarding the Sydney Science Park site.

QUESTION

The Hon. JOHN GRAHAM: Minister Ayres and Minister Pavey were at that announcement on 17 December 2020. Minister Pavey would have been there in her capacity as Water Minister and Minister Ayres in his capacity, perhaps, as the western Sydney Minister. Do you recall?

PAUL PLOWMAN: I cannot recall who attended the event.

The Hon. JOHN GRAHAM: Could you take on notice any details about which Ministers' offices were contacted about the announcement and the terms on which they were contacted?

PAUL PLOWMAN: Certainly.

ANSWER

No event was held on 17 December 2020. A media release was issued by the then Minister for Water. Sydney Water liaised with the Water Minister's office regarding the media release. Sydney Water did not contact any other Minister's offices.

QUESTION

The Hon. DANIEL MOOKHEY: I am going to continue. Would it usually take a number of years to negotiate on this scale.

PAUL PLOWMAN: It could do.

The Hon. DANIEL MOOKHEY: Can we infer from that that Celestino would have asked for this a few years ago?

PAUL PLOWMAN: I would have to take on notice the exact dates.

The Hon. DANIEL MOOKHEY: Do you have any idea? I am not asking necessarily for the exact date, but on notice I will happily accept it. But do you have any idea as to when it started?

PAUL PLOWMAN: It would have been a number of years, maybe two or three years, but I will get the exact time frames.

ANSWER

Celestino first made representations to Sydney Water in March 2013.

Formal negotiations on a commercial agreement commenced in February 2018, when Sydney Water's Managing Director approved Sydney Water to conduct non-binding discussions with Celestino for the innovative servicing of Sydney Science Park, to develop commercial arrangements for consideration by the Board.

QUESTION

The Hon. DANIEL MOOKHEY: And that investment evaluation decision is done in-house?

PAUL PLOWMAN: Yes. Generally speaking, that is an expertise we have.

The Hon. DANIEL MOOKHEY: Do you use external consultants to verify your work?

PAUL PLOWMAN: Occasionally, but I could not answer whether it was done on this particular project or not.

The Hon. DANIEL MOOKHEY: Can you take that on notice and inquire as to whether it was?

PAUL PLOWMAN: I can.

ANSWER

To inform commercial negotiations, Sydney Water engaged Frontier Economics to complete a Science Park economic assessment model; KPMG to provide regulatory advice; PriceWaterhouseCoopers to develop the financial assessment model; and King & Wood Mallesons to provide taxation advice.

Final investment was completed in-house using this advice as well as tools and models developed in conjunction with the external advisors.

QUESTION

PAUL PLOWMAN: Yes. The board would be involved in various points along the way—but, yes, prior to the final decision.

The Hon. DANIEL MOOKHEY: Can you take on notice when the board approved this partnership?

PAUL PLOWMAN: Yes.

ANSWER

The approval delegation for the Stage 1 agreement with Celestino and associated capital expenditure rests with Sydney Water's Board of Directors. The Board approval for the Delivery Agreement with Celestino and initial investment was on 27 May 2020.

QUESTION

The Hon. DANIEL MOOKHEY: Mr Plowman, you said that your best understanding was that this \$200 million is being paid by Celestino. In practical terms, does that mean you build it and send them an invoice?

PAUL PLOWMAN: I would have to take on notice exactly the transaction process.

ANSWER

A \$200 million estimate of investment over the next 30 years for the ultimate development was provided as background information only to the Water Minister and does not reflect the transaction with Celestino.

Payments by Celestino are made based on development milestones, with Sydney Water issuing a tax invoice for payment. The approved investment and payments are commercial- in-confidence and were provided within privileged documents to a Standing Order 52.

QUESTION

The Hon. DANIEL MOOKHEY: Do they pay all the money up-front or do they pay it off in instalments over time?

PAUL PLOWMAN: I will take that on notice to provide that information to the Committee.

ANSWER

Payments by Celestino are made based on satisfaction of agreed development milestones, with Sydney Water issuing a tax invoice for payment.

QUESTION

The Hon. DANIEL MOOKHEY: Can I ask in respect to the \$200 million, do you have to acknowledge a provision or a risk on that in terms of the money that has been provided to you or not? How do you effectively reflect this \$200 million contribution in your accounts?

PAUL PLOWMAN: I will take that on notice.

ANSWER

A \$200 million high-level planning estimate of investment over the next 30 years for the ultimate development was provided as background information only to the Water Minister and does not reflect the transaction value.

Payments by Celestino are made based on satisfaction of agreed development milestones, with Sydney Water issuing a tax invoice for payment. Once a tax invoice is issued, a receivable and corresponding liability are created, as Sydney Water is yet to complete the delivery agreement works. When work is completed and assets are built, they will be reflected as a Sydney Water asset. There is no overall exposure of Sydney Water to any underlying risk other than to complete its development and construction obligations under the agreement with Celestino.

QUESTION

The Hon. DANIEL MOOKHEY: Why did Mr Gantt not play a role?

PAUL PLOWMAN: I would take that on notice.

ANSWER

A Sydney Water employee was previously employed by Celestino up to March 2019. The employee was recruited by Sydney Water in May 2019.

After taking a position with Sydney Water and in accordance with internal policy, the employee met with Sydney Water's Internal Audit team to declare any potential or perceived conflicts of interest and a conflict-of-interest management plan was put in place.

The employee did not participate in any negotiations, nor any development of commercial proposals or investment decisions for the Sydney Science Park transaction, as mandated by the conflict-of-interest management plan.

The conflict-of-interest management policy and annual attestation process are part of Sydney Water's procedure for employees to declare actual or perceived conflicts and to develop a management plan if required.

QUESTION

The Hon. DANIEL MOOKHEY: What was Mr Gould's background prior to becoming the head of that unit?

PAUL PLOWMAN: I do not know. I would have to take that on notice.

ANSWER

Mr Gould joined Sydney Water in July 2016 as Head of Lifestream Transformation. He was then Head of Long-term Strategy Programs followed by being Head of City Growth and Development, before starting his current role as General Manager Business Development.

Prior to working at Sydney Water, Mr Gould worked at Strategy&.

QUESTION

The Hon. DANIEL MOOKHEY: Fair enough. Was there a probity adviser at all engaged in respect of inspecting this partnership?

PAUL PLOWMAN: I would have to take that on notice.

ANSWER

Sydney Water employed appropriately qualified staff, engaged external professional advice and provided the Board of Directors with detailed business papers.

QUESTION

The Hon. DANIEL MOOKHEY: What probity checks were in place by Sydney Water in order to assure itself that all policies, procedures and requirements were adhered to?

PAUL PLOWMAN: I would have to take that on notice.

ANSWER

Sydney Water's probity principles include seeking to deliver best value-for-money outcomes, being fair and impartial, avoiding or promptly declaring and effectively managing any actual or perceived conflict of interest, being transparent and accountable, and ensuring appropriate confidentiality is maintained.

Sydney Water complies with its statutory and regulatory requirements including following relevant policies and procedures. Appropriately qualified staff are employed, and Sydney Water engaged professional work from KPMG, PricewaterhouseCoopers, King & Wood Mallesons and Frontier Economics to assist in its dealings with Celestino. Detailed business papers were provided to assist Sydney Water's Board of Directors in making its decisions.

Funding infrastructure to service growth

1. Overview

1.1 At a glance

Developers construct new mains that become part of our network. We then manage and maintain these assets going forward. Generally, developers hand over smaller assets to us free of charge, but we pay for larger trunk assets.

Our [Growth Service Plan](#) (GSP) and this policy explain exactly what we pay for.

1.2 Scope

Our policy applies to all developers who are building water, wastewater, stormwater and recycled water infrastructure needed to service urban growth. It applies equally to greenfield and brownfield areas.

Our policy doesn't apply to:

- developments under the Water Industry Competition Act 2006 where we aren't the service provider
- minor service extensions applicants, because the funding structure for these is set by the Independence Pricing and Regulatory Tribunal (IPART)
- infrastructure constructed by our Priority Sewerage Program.

1.3 Objective

Our policy helps developers understand who pays to construct the water, wastewater, recycled water and stormwater infrastructure needed to service urban growth.

2. Policy in detail

The funding of infrastructure depends whether the works will be constructed under a commercial agreement.

2.1 Funding of infrastructure covered by a commercial agreement

If a developer wants to service land ahead of our Growth Servicing Plan (GSP), they can negotiate a commercial agreement with us. Under this agreement, the developer will be responsible for constructing the trunk infrastructure to our requirements.

Appendix 1 of the GSP outlines the circumstances where we'll pay 'reasonable and efficient' costs of this infrastructure. These principles allocate risk to the developers when they develop land 'out of sequence'. (Note: This can include a recycled water scheme where the scheme is regulated by IPART.)

Developers must follow the process outlined in Appendix 2 of the GSP to accelerate the servicing of their land 'out of sequence'. The decision to enter into a commercial agreement will always be at our discretion.

2.2 Funding of infrastructure not covered by a commercial agreement

Developers will fund the design, construction and commissioning stages of infrastructure.

When the developer transfers ownership of this infrastructure to us, we'll pay the developer for infrastructure under this policy.

This includes reasonable overheads but excludes the cost of the developers share of minimum reticulation outlined below.

Our principles for funding

We have two principles, they are:

1. Developers are required to pay for minimum reticulation serving their land.
2. Developers aren't required to pay for infrastructure that provides capacity for other developments or provides frontage or a connection point to either another developer's land or a potential developer's land.

The minimum amount we'll pay

We'll pay a minimum of \$5,000 for professional services and construction costs. This ensures the cost of procuring works in line with our procurement guidelines doesn't exceed the value of the reimbursement.

The allocation of professional service charges

The allocation of professional services must be set out in the Project Brief Package referred to in our procurement guidelines. This will be determined in the same way as the allocation of the design fees, unless we determine otherwise.

Our criteria for funding

- a) The developer will fund 100% of any minimum reticulation that serves the developer's land exclusively, and hand it over to us free of charge.
- b) The developer will fund 50% of any minimum reticulation that serves other land, as well as the developer's land. We will fund the other 50%. For example, this may include a water main that serves land on the opposite side of a road to the development, or a wastewater main along the development boundary that also drains an adjoining lot.

- c) We'll fund 100% of lead-in and lead-out mains that serve other developers' land.
- d) We'll fund 100% of costs to upsize reticulation mains above minimum reticulation.
- e) We'll treat lead-in and lead-out mains, within the development site that don't serve another site, as minimum reticulation and determine funding using criteria 'a' and 'b'. Any upsizing of these mains will be funded using criteria 'd'.
- f) We'll fund 100% of major infrastructure, such as pumping stations, storage reservoirs or treatment plants.
- g) We won't fund the cost of amplification or adjustment of stormwater assets.
- h) We'll consider funding interim infrastructure on a case-by-case basis, (except where excluded by a Memorandum of Understanding (MOU) or Agreement with the applicant, for example, RMS or Local Government Association).
- i) The applicant will fund all adjustments and deviations to our existing mains, except where the funding is covered by a MOU or Agreement with that applicant. A developer or applicant may be required to upsize an existing main as a part of an adjustment or deviation. We'll fund the difference in cost between the existing pipe size and the larger pipe size for water, recycled water and wastewater assets only, except where funding is covered by an MOU or Agreement.
- j) We'll determine the funding of infrastructure amplification using criteria 'a' to 'd' above.
- k) Where we agree to fund infrastructure, the developer must use our procurement guidelines. A choice of one of two pathways, tendering or Schedule of Rates may be used.

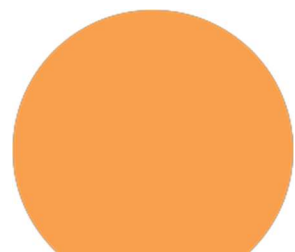
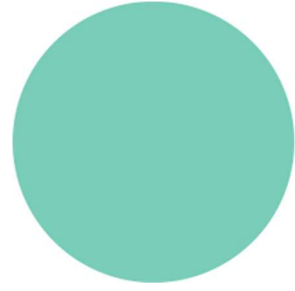
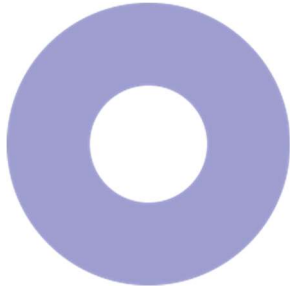
3. Definitions

Term	Definition
Amplification	Where a larger main size is required to serve a development because the existing main size doesn't meet the minimum required under the Codes.
Applicant	Anyone who applies for approval to adjust or deviate our existing water, wastewater, recycled water and stormwater asset.
Brownfield areas	Urban areas where Sydney Water generally already has services.
Codes	The relevant codes of the Water Services Association of Australia, including Sydney Water editions.
Commercial agreement	A negotiated agreement that allows a developer to accelerate the delivery of major infrastructure earlier than shown in our Growth Servicing Plan (GSP).
Developer	A person or entity who either: <ul style="list-style-type: none"> • has been given approval under Part 6, Division 9 of the <i>Sydney Water Act 1994</i> and is seeking a Section 73 Compliance Certificate, or • is seeking approval to adjust, deviate or extend our assets.
Development	Any activity relating to land that needs an approval as specified in Section 69 of the <i>Sydney Water Act 1994</i> .
Minor service extension	A property owner seeking the extension of water-related services to an existing property to make a new connection. (IPART determinations refer to this as a 'minor service extension'). This applicant will not be a Developer or an owner whose property is already connected. The property is not identified as part of our Priority Sewerage Program.
Greenfield areas	Generally, there are areas where we have limited or no services available. These areas are usually the subject of an overall servicing strategy for increased land use such as urban subdivision.
GSP	Our five-year Growth Servicing Plan (shown on our website)

Term	Definition
Interim infrastructure	Water and wastewater infrastructure constructed on the basis that it is likely to be made redundant by the delivery of our ultimate servicing strategy before the end of its engineering life.
Lead-in-main	This is the section of water, recycled water or wastewater main from where it connects to the existing mains system to where the minimum reticulation mains for the development starts
Lead-out-main	This is the section of water, recycled water or wastewater main from where the minimum reticulation mains end, to the end of the main required to cater for future development
Major infrastructure	Works associated with the construction of permanent storage reservoirs, treatment plants, pumping stations and trunk mains
Minimum reticulation	The minimum size main required under the Codes for the height and zoning of the development only. This applies for: <ul style="list-style-type: none"> • water and recycled water mains – to the section of water main providing frontage for each lot in the development. (Frontage to each lot is generally from boundary to boundary but may include the lead-in or lead-out main where the developer is the only beneficiary) • wastewater - to the section of wastewater main from one metre inside the first lot in the development to one metre past the last lot in the development but may include the lead-in or lead-out main where the developer is the only beneficiary.
Priority Sewerage Program	Our program for improving wastewater services to unsewered urban areas identified as environmentally sensitive.
Project Brief Package	A package that contains (but is not limited to) the project background, scope of works, program, project cost estimate and risk assessment.
Upsizing	The difference between the size of minimum reticulation and the size of the main required by Sydney Water.
Urban Growth	New housing, industrial and commercial development and subdivisions.



**Precinct Acceleration
Protocol Funding
Guidelines for Application
of Commercial Principles**



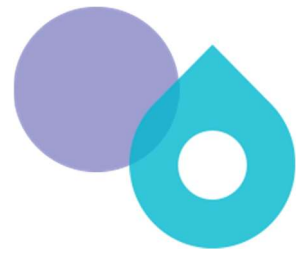


Table of Contents

1 Principles	2
1.1 Introduction	2
1.2 General principles for PAPs	2
2 Applying the new principles	3
2.1 Infrastructure costs	3
2.2 Infrastructure delivery	3
2.3 Interim infrastructure	3
2.4 Other infrastructure costs incurred by Sydney Water directly related to servicing the PAP development.....	3
3 Infrastructure repayment	5
3.1 Repayment mechanism.....	5
3.2 Repayment terms.....	5
4 Non-PAP proponent(s) within the PAP development.....	6
5 Definitions.....	7





1 Principles

1.1 Introduction

We provide valued water solutions. We must invest in infrastructure to meet the water and wastewater needs of a growing city. We must deliver services to our customers in a timely and cost-effective manner. We're committed to funding and delivering growth assets when developers and landowners can demonstrate demand.

The NSW Government has a program that sets the timeframe for the release and development of Sydney's growth centres. However, a developer or landowner may apply to the Government to advance the release of precincts within the growth centres ahead of schedule. This developer or landowner is known as the PAP 'proponent'.

The main requirement for this advance in release is that planning, and infrastructure must be delivered at 'no cost to government', and must serve the entire precinct. This means that we, and other government agencies, must minimise any risk to their return on investment in any 'Precinct Acceleration Protocol (PAP)' development. We do this by placing the risk of development timing and unpredictable demand for connections back onto the developer. This ensures we can control any flow-on costs to our customers.

If a PAP 'proponent' is applying to have a precinct accelerated, they've already decided there is enough commercial demand to develop the area ahead of the NSW Government's release program. So, it's appropriate that the proponent accept most of the risk.

1.2 General principles for PAPs

The following principles for funding PAP developments will apply:

- The proponent will fund and construct the infrastructure needed to service the PAP area
- We'll pay the proponent progressive payments until 50% of lots are connected to the infrastructure
- Once development reaches 50%, we'll pay the proponent a single payment for the rest of the infrastructure costs.



2 Applying the new principles

2.1 Infrastructure costs

The infrastructure that the proponent must construct and/or fund includes all works necessary to service the development. The infrastructure costs may include:

- all water and wastewater infrastructure within the PAP development
- water and wastewater infrastructure to connect the PAP development to major infrastructure (this may include constructing the major infrastructure)
- any 'interim infrastructure' approved by us that the proponent constructs
- any costs we believe result directly from servicing the PAP development.

The proponent must fund the cost of the minimum distribution system for the PAP development and must give this to us free of charge.

2.2 Infrastructure delivery

The proponent must plan and deliver the necessary water and wastewater infrastructure within the PAP area. We and the proponent will agree on the how much of the infrastructure planning and delivery the proponent must do outside the immediate PAP development.

The proponent may stage the infrastructure delivery for the PAP development to defer their capital expenditure and better align infrastructure delivery to anticipated growth. We must approve any 'infrastructure staging' including:

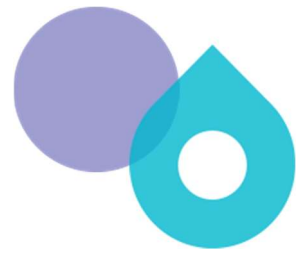
- the area to be served by each asset or group of assets within each infrastructure stage
- the number of lots to be served by individual assets or groups of assets within each infrastructure stage.

2.3 Interim infrastructure

The proponent may nominate to construct 'interim' or 'temporary infrastructure' to service the PAP development. We'll only fund interim infrastructure that forms part of the long-term servicing solution. Any approved funding of interim infrastructure will follow the repayment principles outlined in Section 3.

2.4 Other infrastructure costs incurred by Sydney Water directly related to servicing the PAP development

Accelerating the PAP development may also bring forward other capital expenditure by us that's solely to support the PAP development. If we must upgrade or accelerate the delivery of major



infrastructure to allow development, we will ask the proponent to fund this early capital expenditure.





3 Infrastructure repayment

3.1 Repayment mechanism

We'll refund each infrastructure stage's cost as lots are connected to the infrastructure, as defined by Sydney Water's *Customer Contract* ('Connected lots'). Once 50% of the entire infrastructure stage's dwellings are 'connected lots', we'll pay the proponent the remaining costs. We'll only repay costs for infrastructure that we've agreed is required to service the infrastructure stage.

3.2 Repayment terms

- We'll make payments quarterly for a minimum of 20 lots.
- We'll not reimburse the proponent for any financing costs.
- Proponents must follow Sydney Water's *Procurement guidelines* to procure assets to ensure that we refund fair and reasonable costs of asset delivery.
- Proponents must transfer ownership of infrastructure to us once assets have been commissioned.
- The proponent is responsible for obtaining all regulatory approvals required to deliver the assets.
- If several developers want to share infrastructure delivery costs, we'll not be part of these arrangements, and will only deal with the nominated PAP proponent.



4 Non-PAP proponent(s) within the PAP development

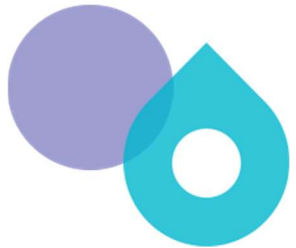

A non-PAP proponent may seek to develop their land within the PAP development earlier than the timing proposed by the proponent.

We'll apply the same overarching cost and repayment principles to the non-PAP proponent. This means the non-PAP proponent will accept appropriate risk over the connection rate to infrastructure.

We'll only deal with the PAP proponent in such a case. The PAP proponent and non-PAP proponent will need to make their own commercial arrangements relating to the servicing of the non-PAP proponent's land and the associated infrastructure funding.

5 Definitions

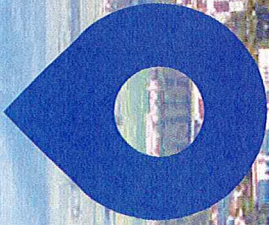
Term	Meaning
Connected lot	<p>A property covered by Sydney Water's Customer Contract (as defined under Clause 2). A customer owns a 'connected lot under Clause 2 if 'they:</p> <ul style="list-style-type: none"> are the owner of property within our area of operations that is connected to a water main or wastewater system owned by us and that connection has been authorised or approved by us receive water and/or wastewater services from us.
Interim infrastructure	Water and wastewater infrastructure that will only be used in the short to medium term, until a developer or Sydney Water constructs permanent infrastructure.
Infrastructure stages/Infrastructure staging	<p>We may approve the staged roll out of infrastructure to service a PAP development. We'll only approve staging if it:</p> <ul style="list-style-type: none"> defers capital expenditure is the lowest life cycle cost forms part of the endorsed servicing strategy. <p>Any staged infrastructure that does not meet these criteria will be considered 'interim infrastructure'.</p> <p>We must approve the area, which will be serviced by each asset, or group of assets, that the proponent is to construct and/or fund. We will also determine the number of lots each infrastructure stage is to service.</p>
Major infrastructure	Works associated with constructing permanent storage reservoirs, pumping stations and trunk mains.
Non-PAP proponent	Another developer(s) or landowner(s) whose land is located within the PAP development that is to be serviced by major infrastructure that a PAP proponent has provided.
Precinct Acceleration Protocol (PAP)	The set of regulations that allow proponents to accelerate the release of precincts within nominated growth centres. The key condition for this acceleration is that there will be no cost to the NSW Government.
PAP development	The area of a precinct rezoned by the Minister for Infrastructure and Planning as part of the PAP process in the North West and South West growth centres.
PAP proponent	The developer(s) or landowner(s) who apply under the PAP process to bring forward the release of land. This can include part or all a precinct



within the North West and South West growth centres. The proponent must commit to financing and delivering the infrastructure to service the precinct and any connecting infrastructure required to link the precinct to existing urban areas.

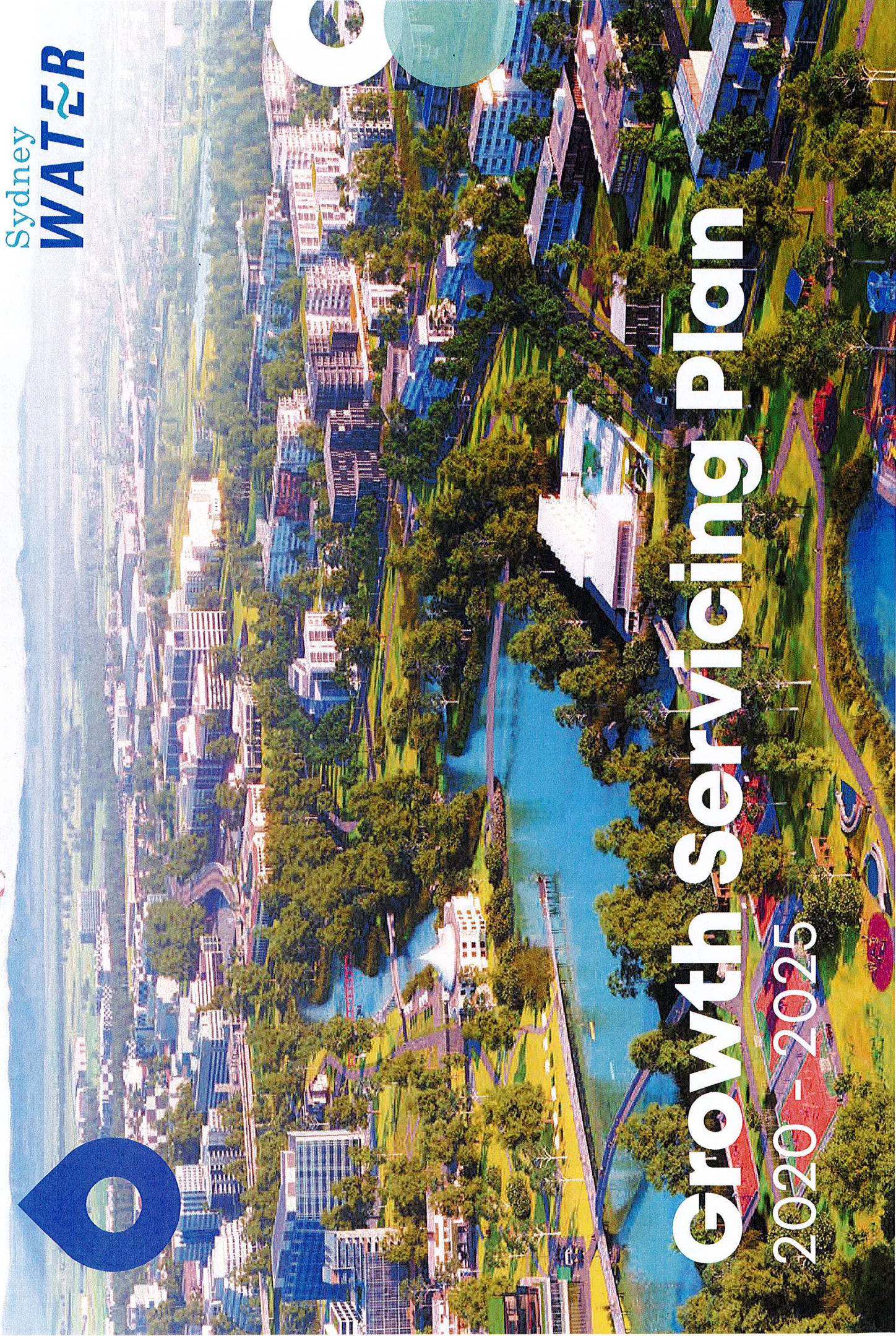
Temporary infrastructure

Water and wastewater infrastructure that will provide services to customers, while a developer or Sydney Water is constructing interim or permanent infrastructure, for example temporary pump outs.



Growth Servicing Plan

2020 - 2025



Acknowledgement of Country

Sydney Water respectfully acknowledges Aboriginal people as the traditional custodians of Sydney, Illawarra and the Blue Mountains where we work, live and learn. We pay our respects to Elders, past and present. We acknowledge their deep connections to land and waters. In the spirit of reconciliation, we remain committed to working in partnership with local Traditional Owners to ensure their ongoing contribution to the future of the water management landscape, learning from traditional and contemporary approaches, while maintaining and respecting their cultural and spiritual connections.

Aboriginal rock art, Woronora

A message from Roch Cheroux

Greater Sydney, the Blue Mountains and the Illawarra regions faced unprecedented challenges in 2020. Despite extreme drought conditions, bushfires and the ongoing COVID-19 pandemic, Sydney Water continues to shape this great city. We are committed to servicing growth and supporting the Australian and NSW Government's objective of revitalising the economy. We consider ourselves to be an essential part of the recovery effort and even more essential to ensuring we are future ready.

Therefore, I am pleased to present the *Growth Servicing Plan (GSP) 2020-2025*, highlighting our plans for capital investment in water related infrastructure to support growth over the next 5-15 years and to achieve our vision where we create a better life with world-class water services.

To fulfil our vision we are:

- building stronger relationships with our stakeholders to ensure we remain responsive to changing market conditions and maintain trust
- listening to our customers, so we can achieve a shared ambition for thriving, sustainable and liveable cities
- moving towards a circular economy strategy and adopting Integrated Water Management practices in the planning and delivery of products and services
- making prudent investment decisions to ensure the right type of services are delivered at the right time.

This *Growth Servicing Plan 2020-2025* is intended to provide visibility to developers and the community on where we are investing in infrastructure and our priorities over the next five

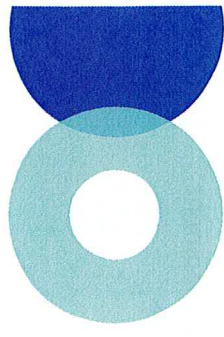
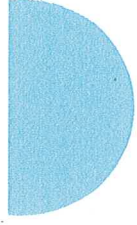
years. This year, we've linked the GSP to other key capacity information on our website and provided supplementary spatial information. We continue to investigate options for a digital GSP along with sharing spatial data with other planning agencies to facilitate better understanding of our data sets and planning requirements.

We've been serving Greater Sydney Water for over 130 years. You can trust Sydney Water to be the first choice for our customers and partners.

We look forward to working with the community and developers to continue delivering a world-class service.



Roch Cheroux
Managing Director
Sydney Water





Sydney is growing and so are we. We're taking an innovative and collaborative approach to servicing Sydney, the Blue Mountains and the Illawarra.

It's an exciting time to introduce the newly formed Business Development Group who are working to deliver affordable and essential water services, healthy waterways and vibrant, cool, green places.

Greater Sydney's population is expected to increase to 8 million people by 2056, making Sydney a true global city. The Western Parkland City's population is anticipated to double to 1.5 million people by 2056 and it is expected that overall, more than half of Sydney's population will converge at Parramatta and the River City alone.

A message from Chris Gould

The exciting new Parkland City will be Australia's first 22nd Century city, built around the new Western Sydney Airport and the existing town centres of Penrith, Campbelltown and Liverpool. Our new Business Development Group structure creates a unified servicing strategy with a circular economy and Integrative Water Management mindset. We're proud to be working within a multi-agency, multi-utility collaborative framework to deliver on this crucial objective and create new and improved ways of providing services in the West.

This year, our customers and partners have helped us shape the *Growth Servicing Plan 2020-2025* which highlights our aims to:

- deliver a longer term planning outlook for water and wastewater infrastructure
- provide ongoing commitment to working with you on 'out-of-sequence' developments
- increase transparency of our planning, design and delivery processes

- entrench the dedicated team of Account Managers who will work with you on your projects.

At Sydney Water, we're passionate about growing our cities sustainably. We look forward to working with you as we continue to create opportunities to improve our urban landscape, reduce our impact on the environment and change the way we ultimately come together to live, work and play in a thriving global city.

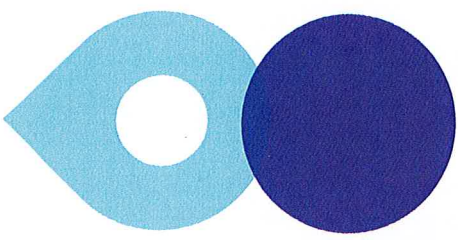
If you would like to have a conversation on how your development fits into the GSP, please feel free to send me an email or contact your Account Manager.

Chris Gould

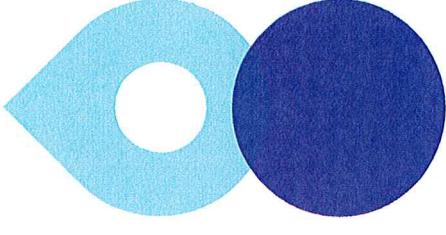
General Manager Business Development

Chris.Gould@sydneywater.com.au

Contents



1. Planning for the long-term future	2	Greater Penrith and WSEA	18
2. Servicing new growth areas	4	South West Region	20
Sydney Water funded infrastructure	5	Greater Macarthur Region	22
Pathways for servicing new growth areas	6	Illawarra Region	24
Working together to deliver the right services at the right time	7	Various Precincts including Ingleside and Redbank	26
3. Our commercial arrangements	8	Indicative Options Maps	27
4. Mapping our future directions	10	6. Quicklinks	32
5. Maps	12	7. Disclaimer	33
How to read our maps	13		
Central and Eastern City Region	14		
North West Region	16		



Planning for the Long-term future

Our Growth Servicing Plan shows the expected availability of trunk water-related infrastructure over the next 5-15 years across the major greenfield and infill areas.

We will update the plan each year with new insights and potential timing of our new infrastructure.

Our long-term planning supports the NSW Government's vision of three sustainable, productive and liveable cities – the Western Parkland City, the Central River City and the Eastern Harbour City – and incorporates the coastline city in the Illawarra region.

By 2056, we will be providing water services to about eight million customers. We see our role going beyond our current high-quality water and wastewater services, with water playing a lead role in cooling and greening the city. This will be particularly important in the Western Parkland City where temperatures are regularly 6-10 °C higher than the coastal parts of Sydney.

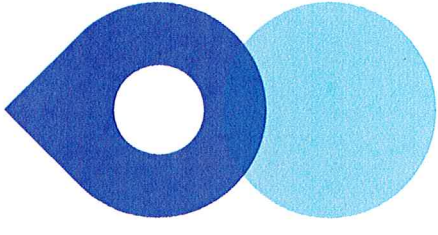
This gives us an opportunity to think differently about how we manage our precious water resources in an urban environment – including more recycling and Integrated Water Management opportunities to provide water for parks, trees and water bodies.

As this vision becomes a reality, the number of new dwellings connecting to our network is expected to increase by about 30-35,000 each year. We will be investing more in new infrastructure in the coming years to meet the demands of this growth and the needs of our customers.





servicing new growth areas



There are broadly two ways that new water infrastructure for growth areas can be funded – either by Sydney Water or by a developer.

Sydney Water funded infrastructure

How we plan our services

We plan delivery of our trunk services to align with the NSW Government's land release program. Our main guide is the Department of Planning, Industry and Environment's (DPIE) lot and dwelling projection forecast but we also consider:

- NSW Government benchmarks for zoned and serviced land
- sub-regional analysis of greenfield areas
- development application activity and dwelling completions
- comparison of annual completion rates to the corresponding dwelling production forecasts
- the capacity of existing infrastructure in infill areas
- the level of land fragmentation in greenfield areas
- intelligence from industry stakeholders
- macro-economic trends.

How we make investment decisions

As a state-owned corporation, our investment decisions must comply with requirements set by our pricing regulator, the Independent Pricing and Regulatory Tribunal (IPART).

We must show that these decisions are financially prudent, so the timing of our

infrastructure investments is critical. Any new infrastructure we fund must be substantiated by demonstrated development demand with high certainty of delivery and timing.

How we decide when to build infrastructure

If we can demonstrate development demand to IPART, we will identify the most viable way to service new development by adjusting, amplifying or extending our trunk network, or building a decentralised system.

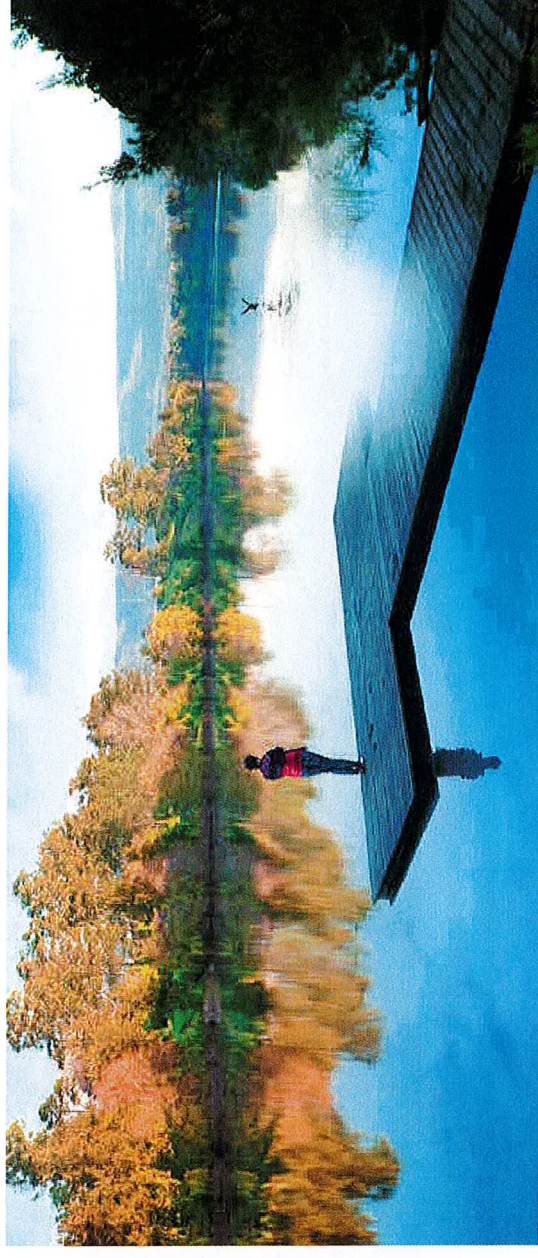
Building infrastructure is expensive so the timing of construction is important.

Developments must be ready to connect to our infrastructure soon after construction for it to be an efficient and economical investment.

The following considerations influence our decision to progress planned infrastructure to delivery:

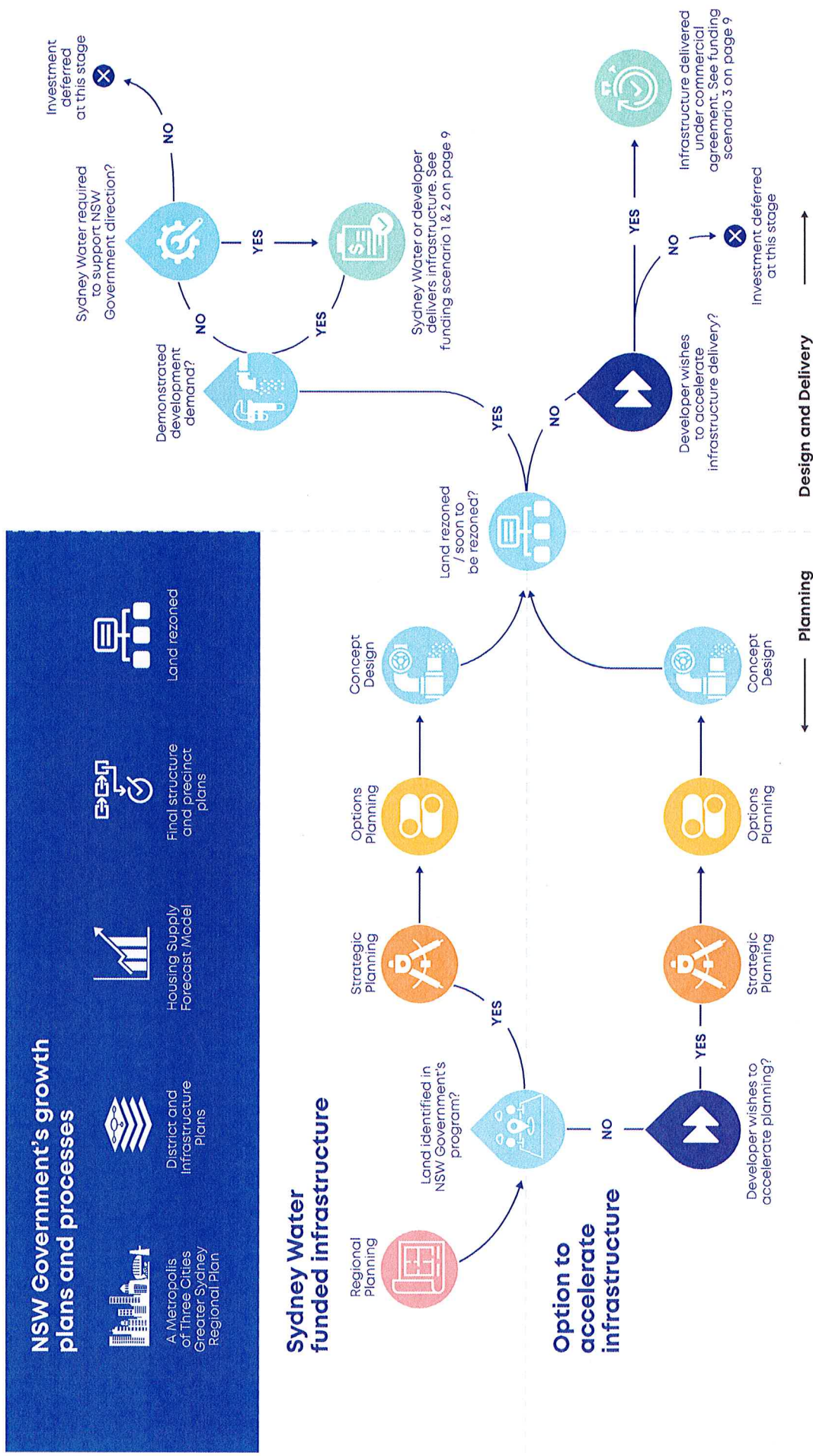
- Is there consolidated ownership of the land and do the owners wish to develop?
- Is the land fragmented? Do the owners wish to develop and is there already developed land adjacent?
- Is it an infill development site and is there a need for additional system capacity?
- Is there a government direction? For example, a land use plan or commitment to service the area.

Our current planning and delivery timeframes are presented in the maps on pages 14 to 26 of this Plan.



Pathways for servicing new growth areas

There is more than one pathway for servicing new growth areas. This diagram provides an overview of how our planning and delivery aligns with the NSW Government's land release program along with the options for developers to accelerate infrastructure.



Accelerating greenfield development

A developer or landowner can apply to the NSW Government to bring forward the release of precincts in growth areas ahead of schedule.

Once the government approves the application, we establish a commercial agreement which outlines the responsibilities of the developer and Sydney Water. It covers how much planning and delivery must be done outside the immediate developed area to get the best, integrated regional servicing solution. It also includes financing arrangements for planning and delivery, which is initially the developer's responsibility for the whole of the accelerated greenfield area.

Working together to deliver the right services at the right time

Recognising that development investment decisions can have other drivers, there is an option for developers to independently fund and accelerate the planning and construction of infrastructure.

This can be a good option for proposed developments if they are:

- ahead of any of our current planning timeframes
- on land where we have high-level direction but no immediate plans to deliver infrastructure.

Information about our planning stages and options for developers to fund and accelerate infrastructure delivery is on page 11.

We recommend you speak to us as early as possible if you're thinking about bringing infrastructure delivery forward for a proposed development. It takes time to plan and build water infrastructure and early engagement ensures we have the opportunity to work collaboratively to achieve the best servicing solution.

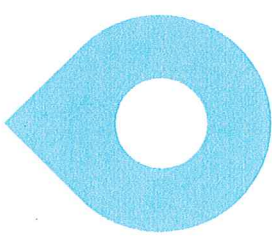
The first step in bringing infrastructure forward is establishing a commercial agreement. This outlines the requirements and responsibilities of the developer and Sydney Water, including financing arrangements and if applicable, reimbursement from Sydney Water.

A member of our City Growth and Development team will support you through the planning, designing, building and testing processes.

Once a developer builds the infrastructure, they must transfer ownership to Sydney Water for operation and maintenance. An overview of our funding principles for accelerating water infrastructure delivery is on page 9.

More information about developer funded infrastructure and conditions for reimbursement can be found in our [Funding infrastructure to service growth policy](#). See also the quick links page at the end of the GSP to learn more about the land development requirements and processes at Sydney Water.

For further discussions about bringing infrastructure forward, locking in a delivery date or accelerating greenfield developments, please contact Christian McNally, Manager Developer Partnerships, at christian.mcnally@sydneywater.com.au


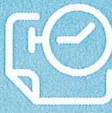






Our commercial arrangements

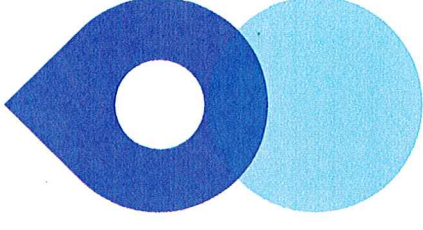
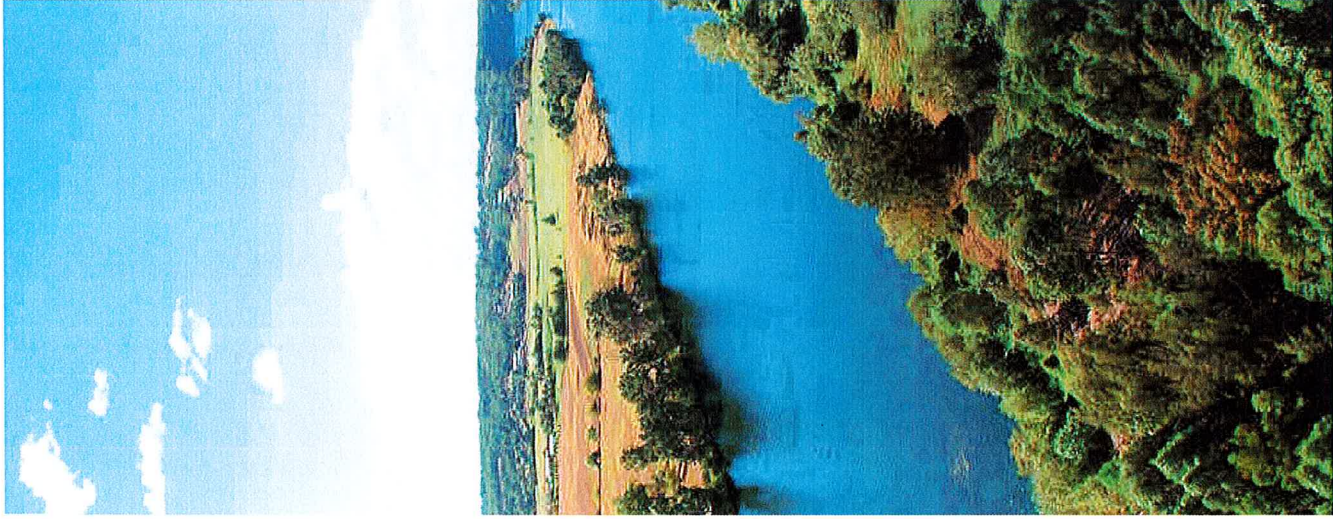
We establish a commercial agreement when infrastructure planning and construction is initiated by our customers.

This clearly outlines the responsibilities for funding the infrastructure, along with the ongoing ownership and maintenance. See a summary of the funding principles for each development scenario on the next page.



 Planning status of proposed development	 Timing of proposed development	 Funding arrangements
<p>1. On NSW Government's land release program, including infill areas, or in Sydney Water's Growth Servicing Plan (GSP)</p> 	<p>Aligns with specific delivery date presented in the GSP maps.</p> <p>Earlier than GSP timing or where no specific delivery date has been determined by Sydney Water (ie a date range is presented in the GSP maps).</p>	<p>Sydney Water funds and builds infrastructure as shown in the GSP.</p> <p>A commercial agreement may be required where the developer funds and builds infrastructure, then transfers it to Sydney Water to own and operate. Please contact us for a confidential discussion on commercial options and delivery timeframes.</p>
<p>2. Accelerated greenfield development or other land release that is to be at 'no cost to the Government'.</p> 	<p>Anytime</p>	<p>Developer funds and builds infrastructure, then transfers it to Sydney Water. We set up a reimbursement schedule, initially as new dwellings connect to the new infrastructure. Once half the dwellings are connected and all infrastructure has been constructed, we pay all remaining costs of building infrastructure in a single payment.</p>
<p>3. Not on NSW Government's program or in an area where no planning has begun.</p> 	<p>Anytime</p>	<p>Developer funds and builds infrastructure and then transfers it to Sydney Water. Commercial agreement is required for transfer and operation of assets. It is likely there will be no repayment or reimbursement schedule for this infrastructure.</p>

Note: Please talk to us about recycled water schemes as different funding principles may apply.



Mapping our future directions

Our planning stages align to the timing and certainty of our infrastructure.

The closer we are to designing and delivering, the more information we have about the type of infrastructure and timing of construction and delivery.

Our plans for delivering water-related infrastructure are presented on maps. The diagram on the next page explains how the colour coding used on the maps is linked to our planning stages. It also provides direction on the options available for bringing infrastructure forward.

If delivery timeframes on the maps do not align with your development program or you need more information, please contact Christian McNally, Manager Developer Partnerships, at christian.mcnally@sydneywater.com.au, to find out about the commercial options available.

Sydney Water process

Regional Planning



Regional Planning sets the long-term, high-level direction of Sydney Water's infrastructure plans including how they support the NSW Government's vision of three productive, liveable and sustainable cities. There are no timeframes for delivery and precinct asset needs are unknown.

Option to accelerate: Developers can bring forward the Strategic Planning stage through a commercial agreement.

Strategic Planning



Strategic Planning identifies options for delivering integrated water and wastewater services to precincts, including recycled water, decentralised systems and potential connections to Sydney Water's existing network. There is a high-level pathway for delivering infrastructure but low certainty around delivery timeframes, asset locations and size.

Option to accelerate: Broad timeframes for delivering infrastructure are provided on the maps (overleaf). Please contact us to discuss the commercial options available for guaranteeing a specific delivery timeframe.

Options Planning



Options Planning identifies the preferred high-level servicing option and considers the ideal location, route, staging and size. Catchment boundaries are available once the options planning report is complete. Planning progresses to Concept Design when the land is rezoned.

Option to accelerate: Broad timeframes for delivering infrastructure are provided on the maps (overleaf). Please contact us to discuss the commercial options available for guaranteeing a specific delivery timeframe.

Concept Design



Concept Design determines asset locations, size, sequencing and specific delivery timeframes. There is high certainty of delivery timeframes and proposed asset maps are available when this stage is complete.

Option to accelerate: The major factor influencing delivery timeframes is the time taken to build infrastructure. There is limited ability to accelerate delivery timeframes.

Design and Deliver

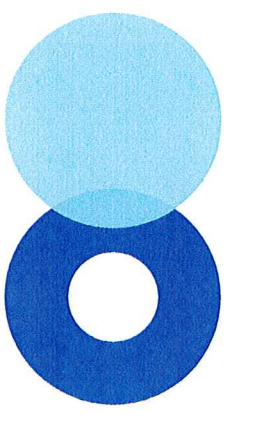


Design and Deliver is when the infrastructure is built. There is very high certainty of timeframes. The proposed asset maps including sequencing, size and asset locations are available.

Option to accelerate: The major factor influencing delivery timeframes is the time taken to build infrastructure. There is very limited ability to accelerate delivery timeframes.

Low certainty

High certainty



Maps

The maps on the following pages show the expected availability of water-related infrastructure across Greater Sydney and the Illawarra region over the next 5-15 years.

How to read our maps

Each precinct is labelled according to each DPIE growth precinct. They are also colour-coded according to the legend to display Sydney Water's existing capacity and/or planning status for each precinct.

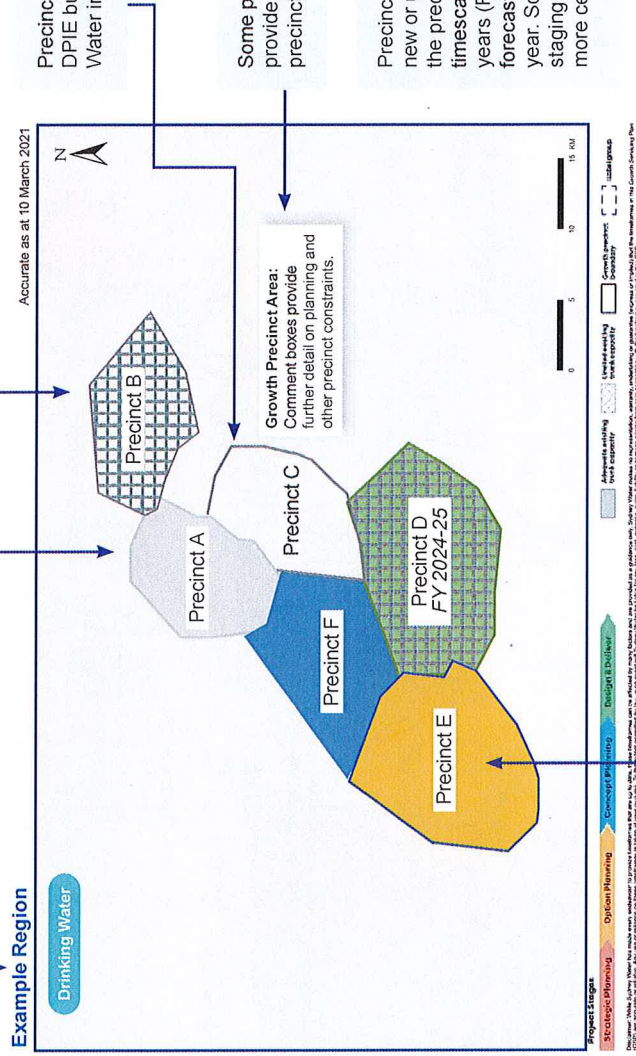
Each map is titled to display the region for DPIE recognised growth areas in Sydney Water's area of operations. The title also denotes whether the map corresponds to Sydney Water's current drinking water or wastewater planning status/ timeframes.

Precinct A is identified as having 'adequate existing trunk capacity' to service new development.

Precinct B is identified as having 'limited existing trunk capacity' to service new development, with no current plans underway from Sydney Water to alleviate capacity constraints.

The precincts shown in the GSP only indicate Sydney Water's infrastructure planning status, timescales for anticipated delivery of this infrastructure, and whether there are existing capacity constraints. If a precinct has no hatching depicting current service capacity, then water and/or wastewater services may or may not be presently available and we recommend you contact us to discuss what services are currently available, particularly in greenfield growth areas.

The coloured legend lists Sydney Water's planning statuses for growth precincts. For more information on what each status means in terms of delivering new infrastructure, please see 'Mapping our future directions' section.



Precinct C is considered a growth precinct by the DPIE but has no existing or proposed Sydney Water infrastructure planning underway.

Some precincts have specific comments which provide further detail on planning work and other precinct constraints.

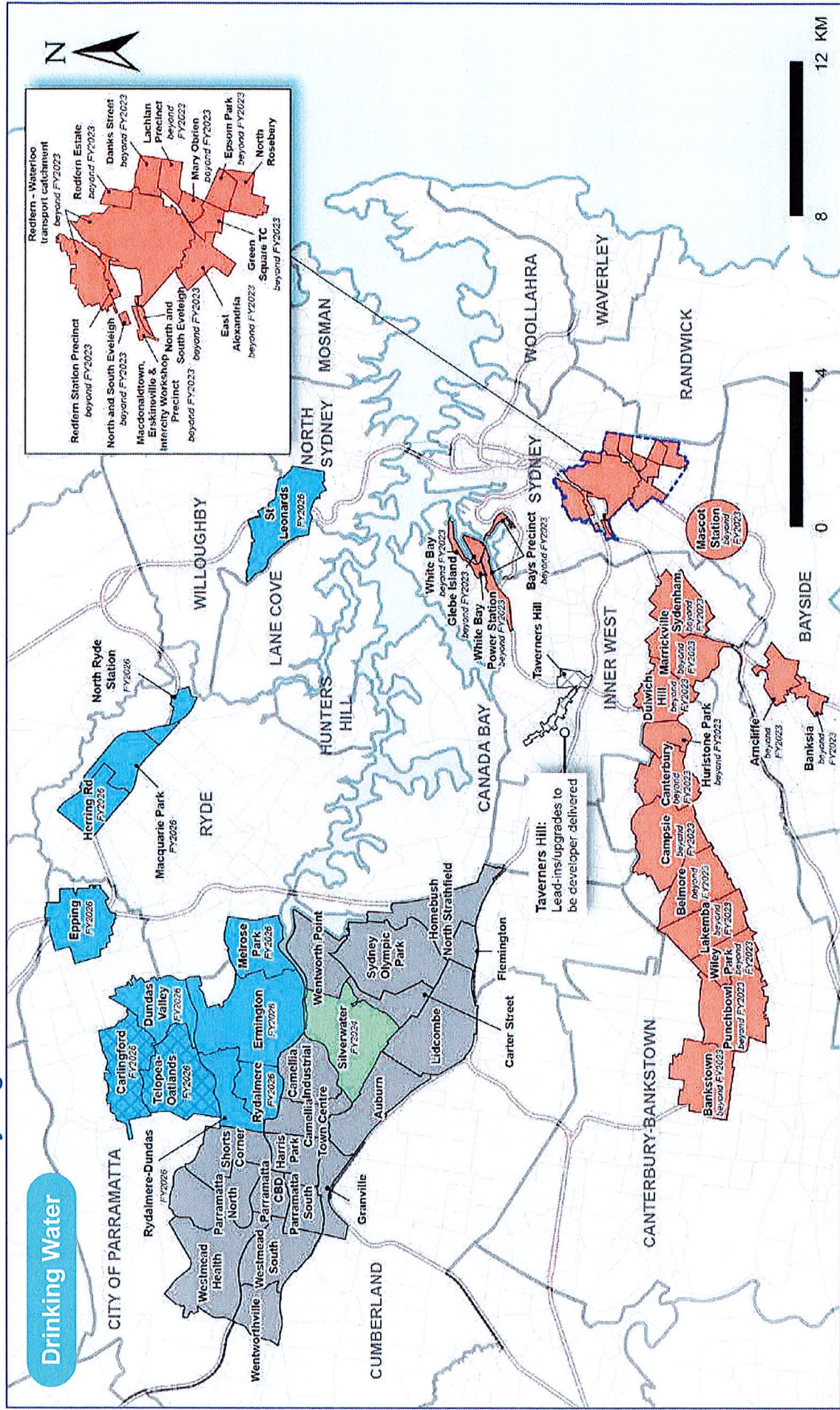
Precincts have an indicative timescale for when new or upgraded assets will be delivered within the precinct to facilitate projected growth. These timescales are typically expressed in financial years (FY) with the delivery of infrastructure forecast for completion at the end of the financial year. Some are expressed as a range due to staging considerations or as an exact date when more certainty regarding timescales is available.

Some precincts have no timescales displayed. This can be a result of a precinct-specific reason, or the precinct is in regional or strategic planning and so has no anticipated delivery date due to indeterminate approval/construction timescales.

Please contact us for the latest information before committing to any development work, as these maps will continue to change (see the disclaimer).

Central and Eastern City Region

Accurate as at 10 March 2021

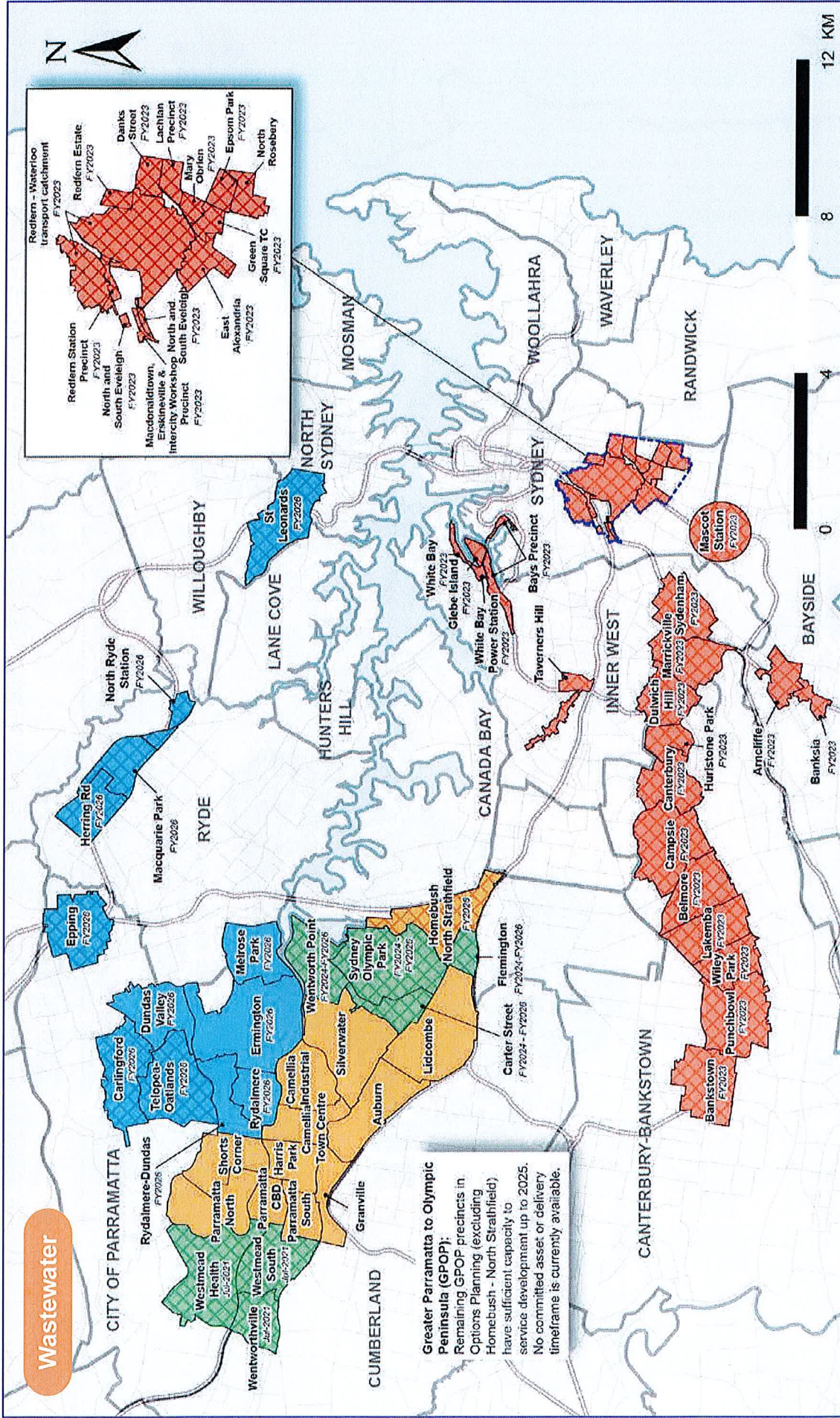


Taverners Hill: Lead-ins/upgrades to be developer delivered

Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.

Central and Eastern City Region

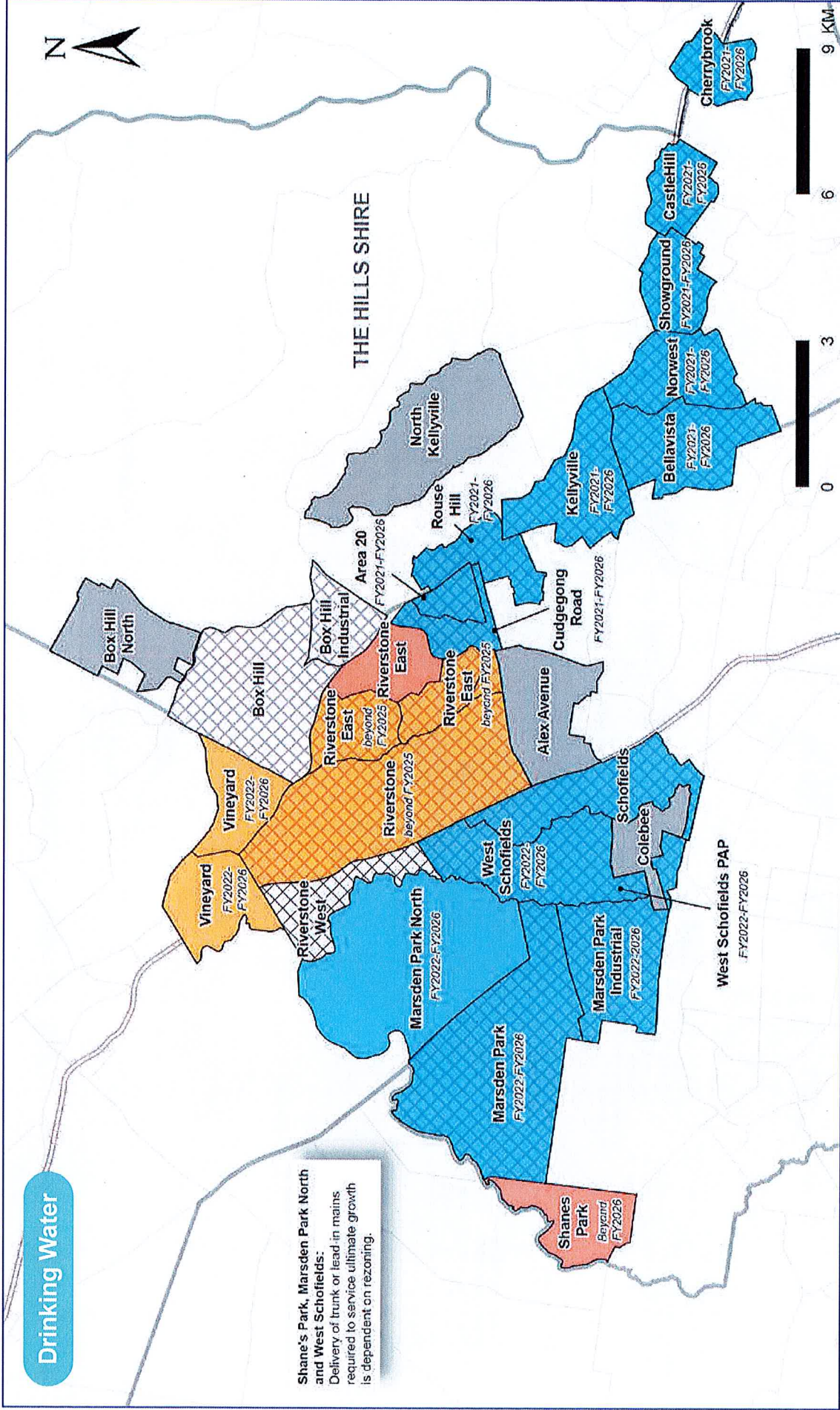
Accurate as at 10 March 2021



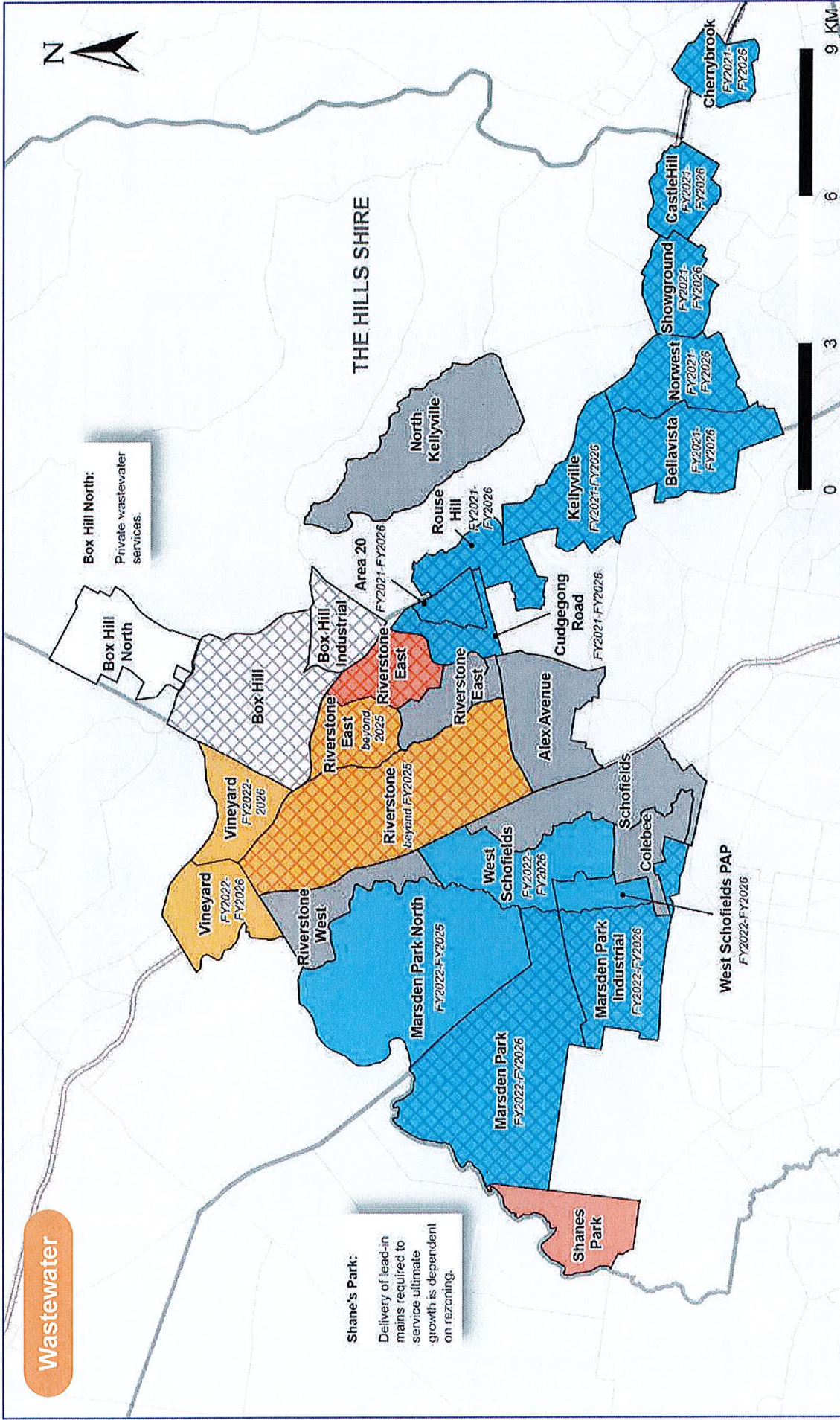
Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.

North West Region

Accurate as at 10 March 2021



Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



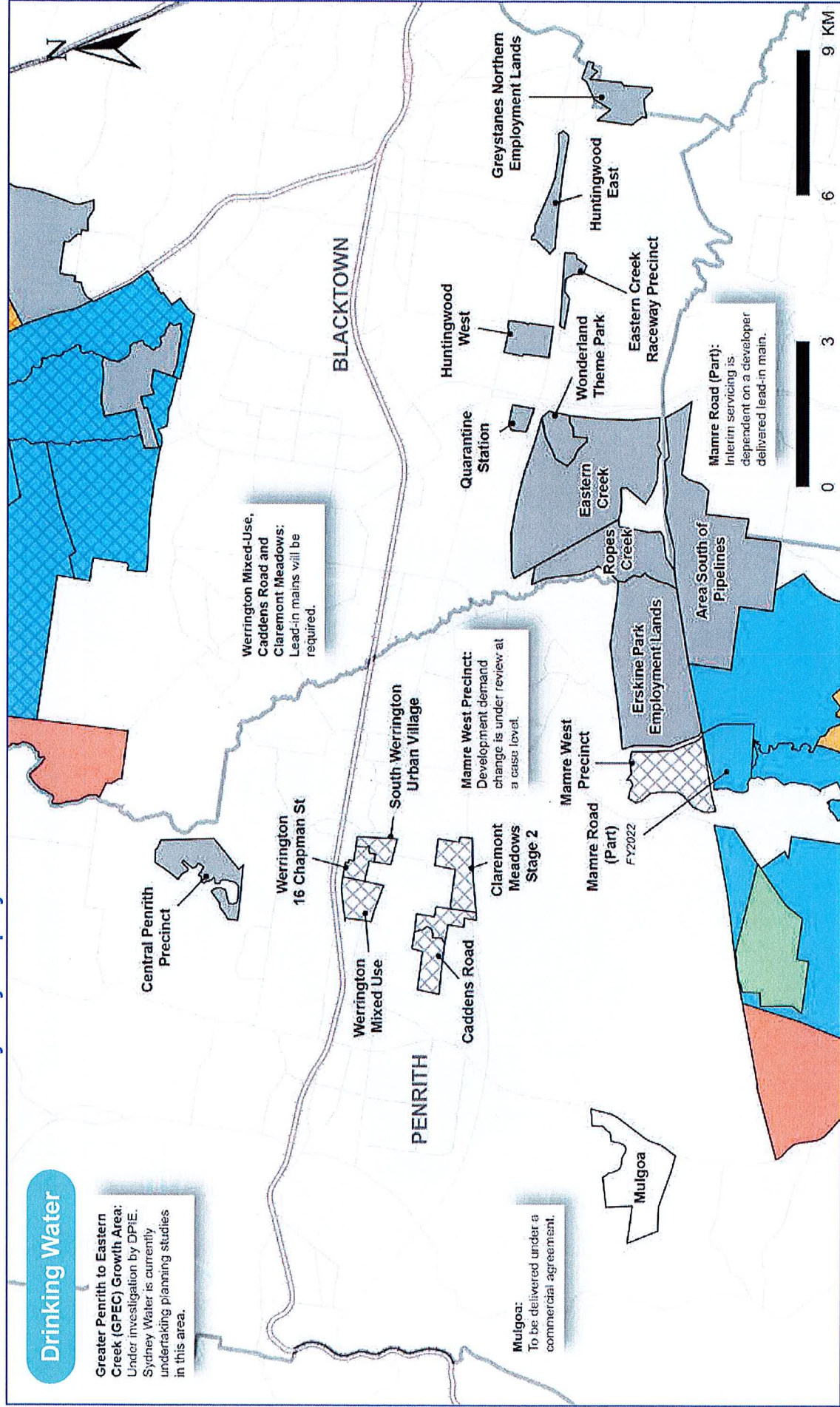
Project Stages

Strategic Planning Option Planning Concept Planning Design & Deliver

Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.

Greater Penrith and Western Sydney Employment Area

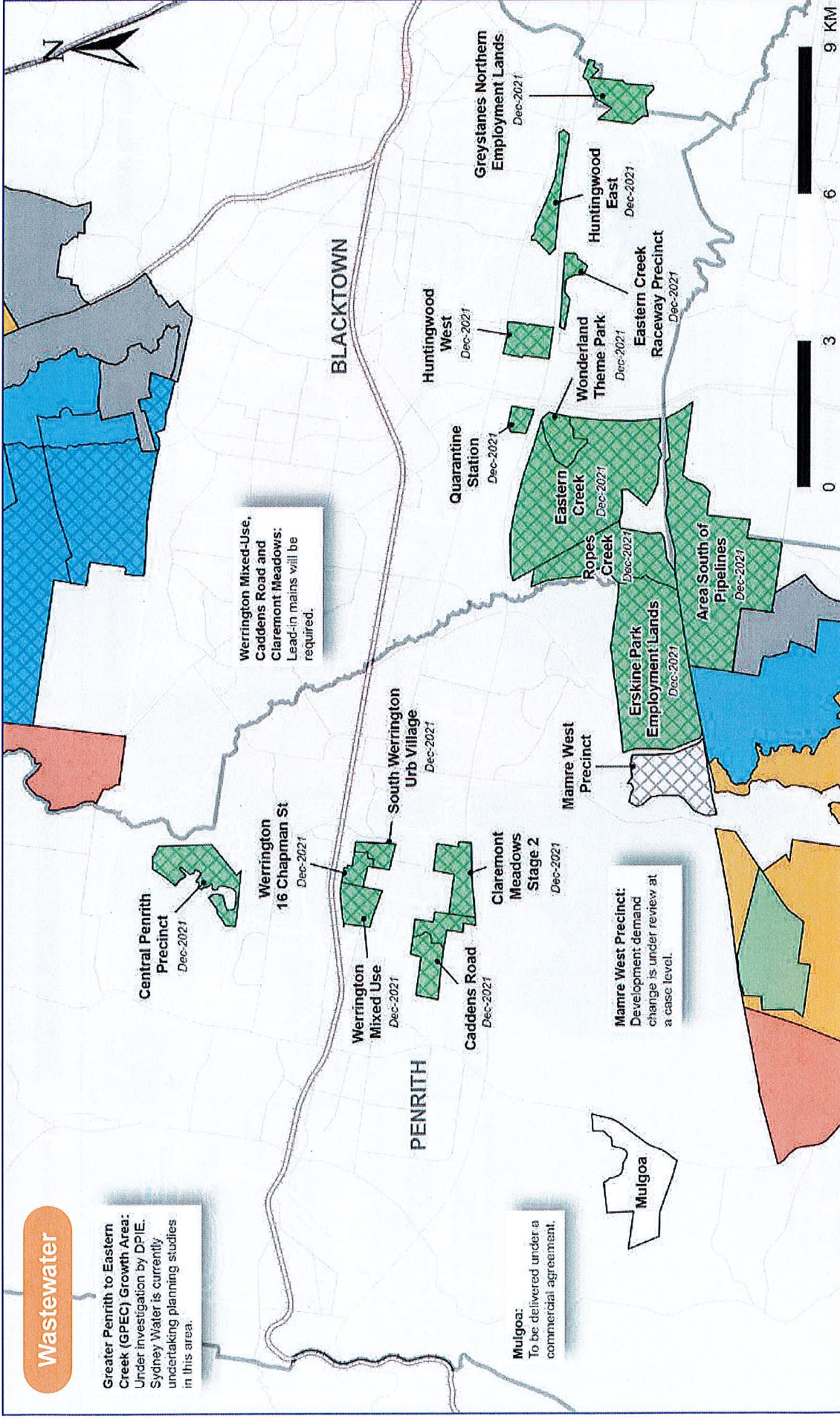
Accurate as at 10 March 2021



Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.

Greater Penrith and Western Sydney Employment Area

Accurate as at 10 March 2021



Wastewater

Greater Penrith to Eastern Creek (GPEC) Growth Area:
Under investigation by DPIE. Sydney Water is currently undertaking planning studies in this area.

Werrington Mixed-Use, Caddens Road and Claremont Meadows:
Lead-in mains will be required.

Mulgoa:
To be delivered under a commercial agreement.

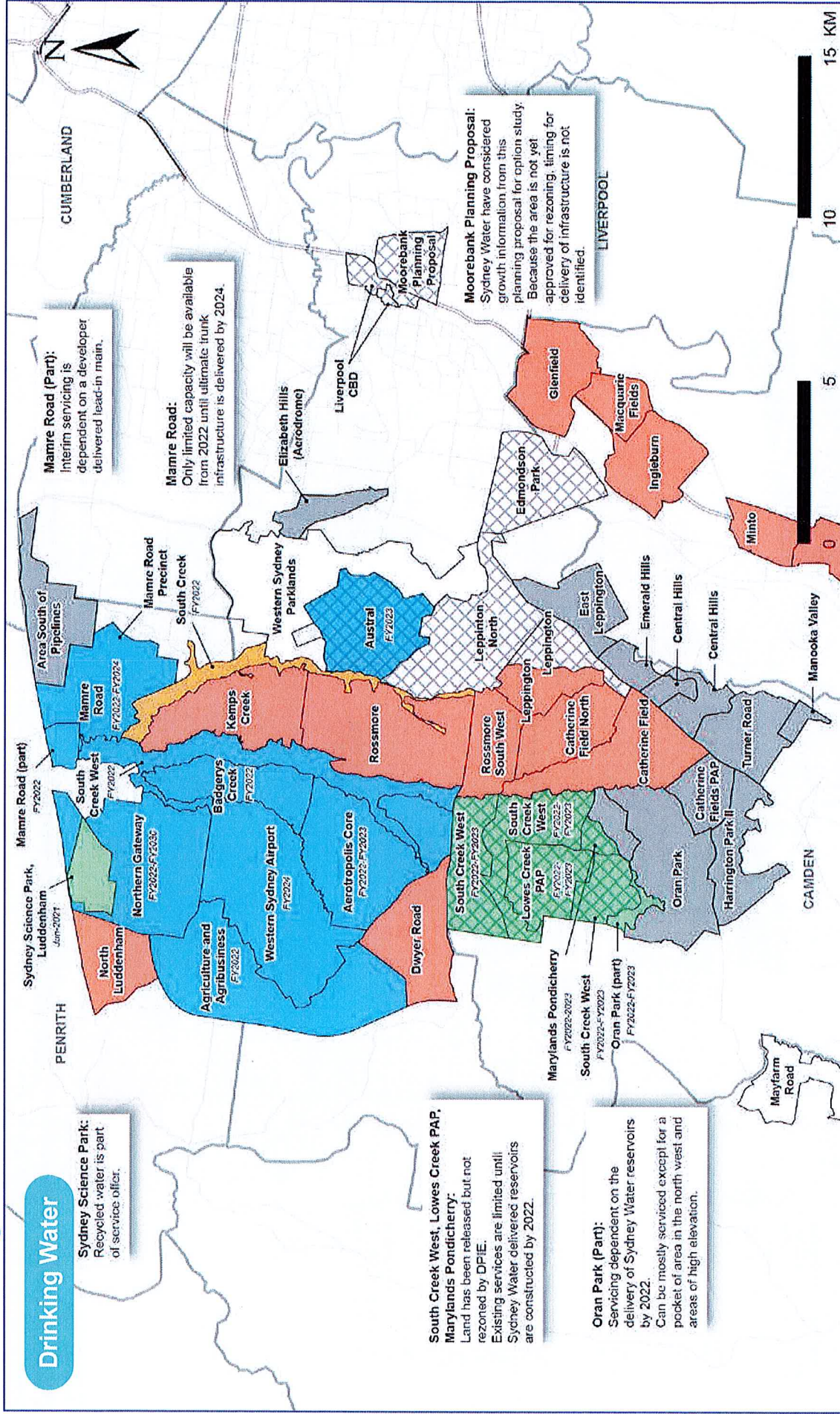
Murre West Precinct:
Development demand change is under review at a case level.

Project Stages

- Strategic Planning
- Option Planning
- Concept Planning
- Design & Deliver

- Adequate existing trunk capacity
- Limited existing trunk capacity
- Growth precinct boundary
- Label group

Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors, and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



Drinking Water

Sydney Science Park:
Recycled water is part of service offer.

South Creek West, Lowes Creek PAP, Marylands Pondicherry:
Land has been released but not rezoned by DPIE. Existing services are limited until Sydney Water delivered reservoirs are constructed by 2022.

Oran Park (Part):
Servicing dependent on the delivery of Sydney Water reservoirs by 2022. Can be mostly serviced except for a pocket of area in the north west and areas of high elevation.

Mamre Road (Part):
Interim servicing is dependent on a developer delivered lead-in main.

Mamre Road:
Only limited capacity will be available from 2022 until ultimate trunk infrastructure is delivered by 2024.

Moorebank Planning Proposal:
Sydney Water have considered growth information from this planning proposal for option study. Because the area is not yet approved for rezoning, timing for delivery of infrastructure is not identified.

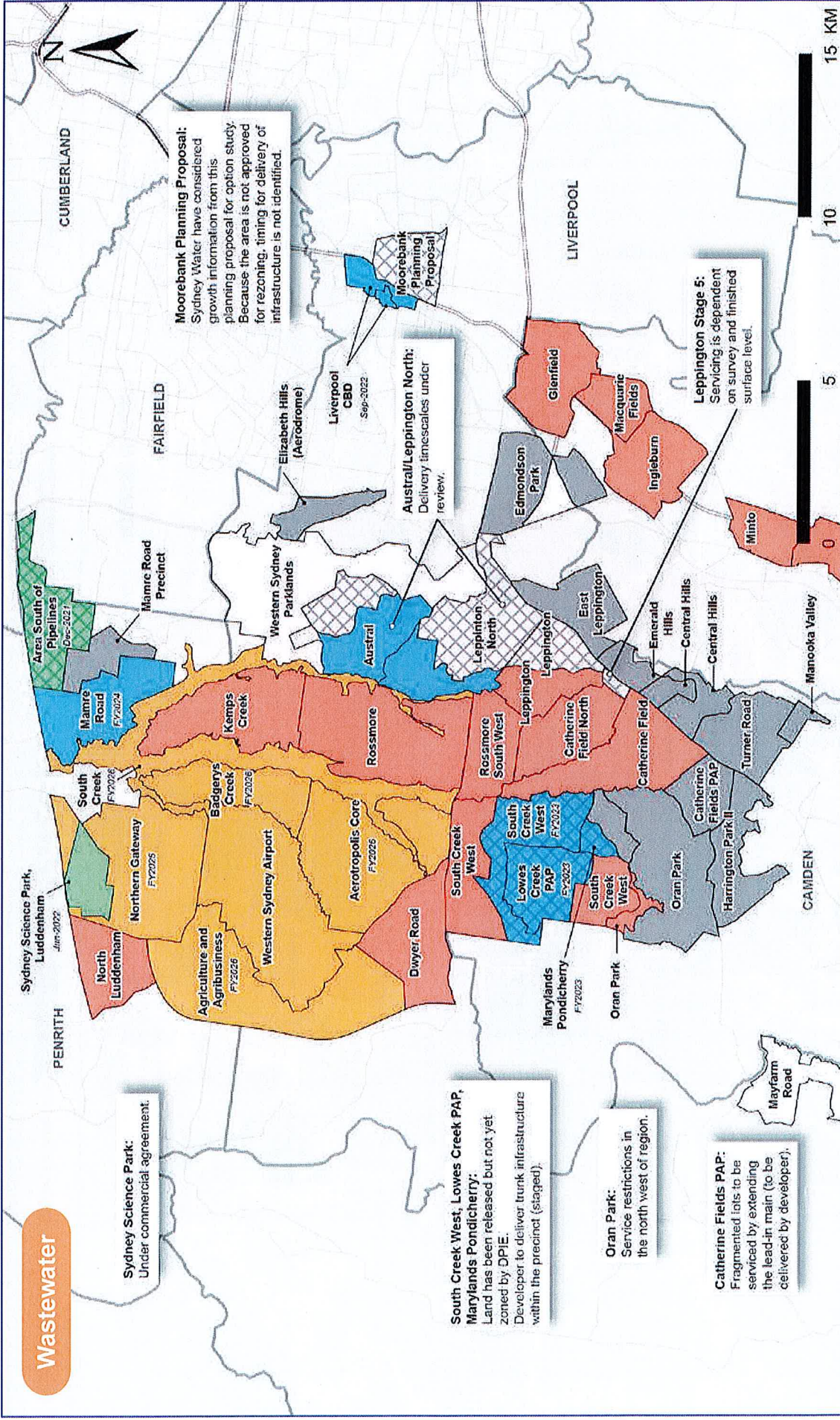
Project Stages

- Strategic Planning
- Option Planning
- Concept Planning
- Design & Deliver
- Growth precinct boundary
- Limited existing trunk capacity
- Adequate existing trunk capacity
- Label group

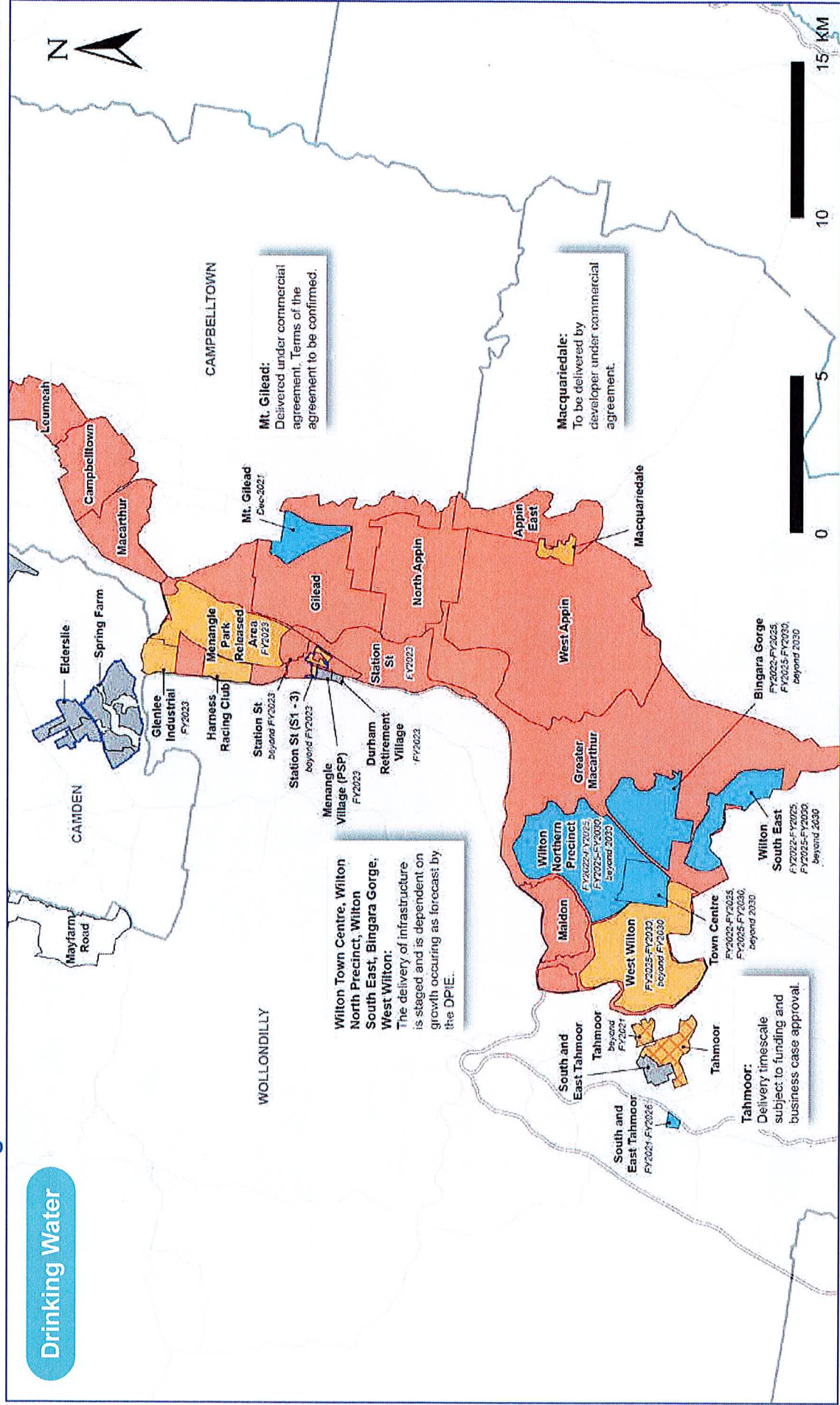
Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.

South West Region

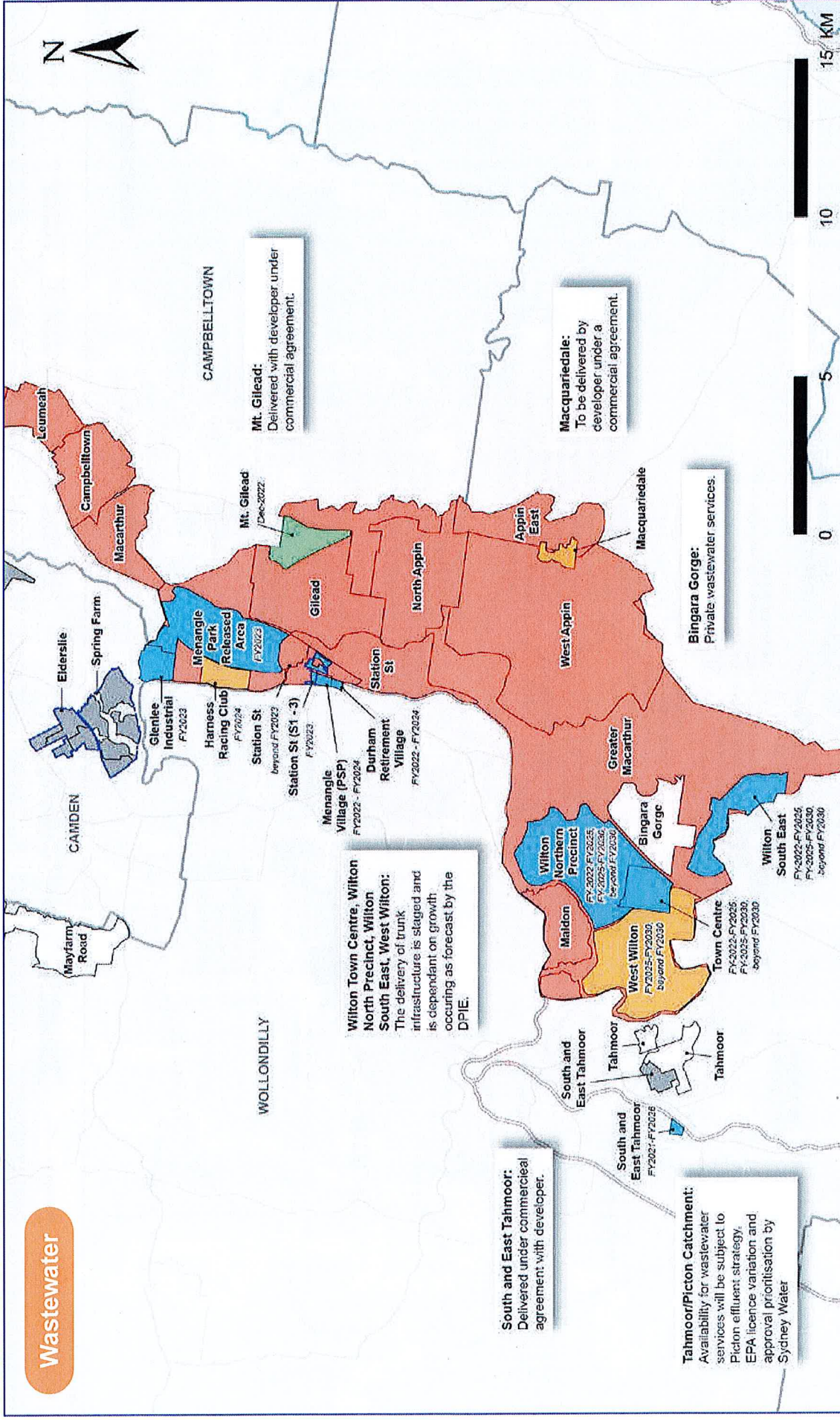
Accurate as at 10 March 2021



Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



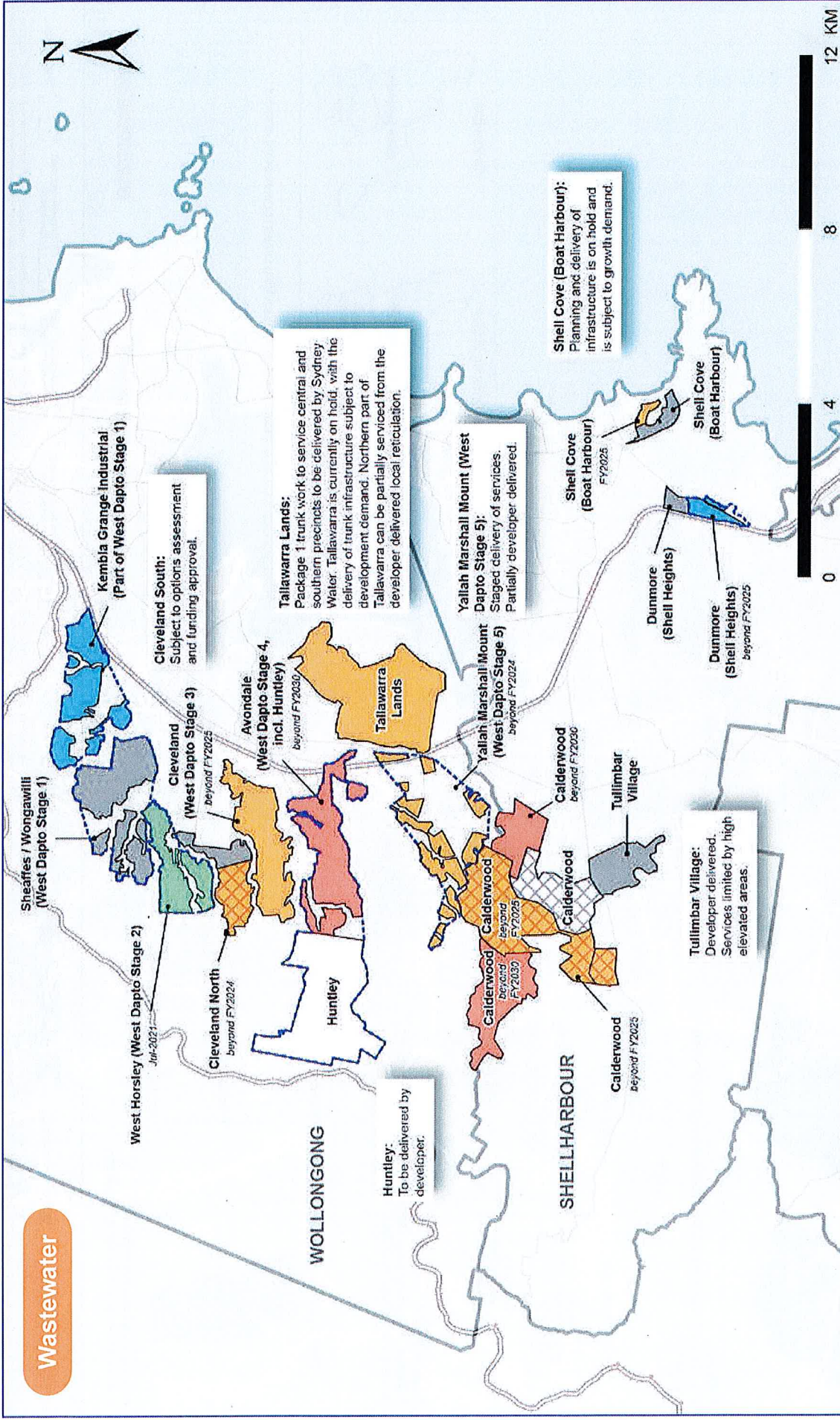
Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



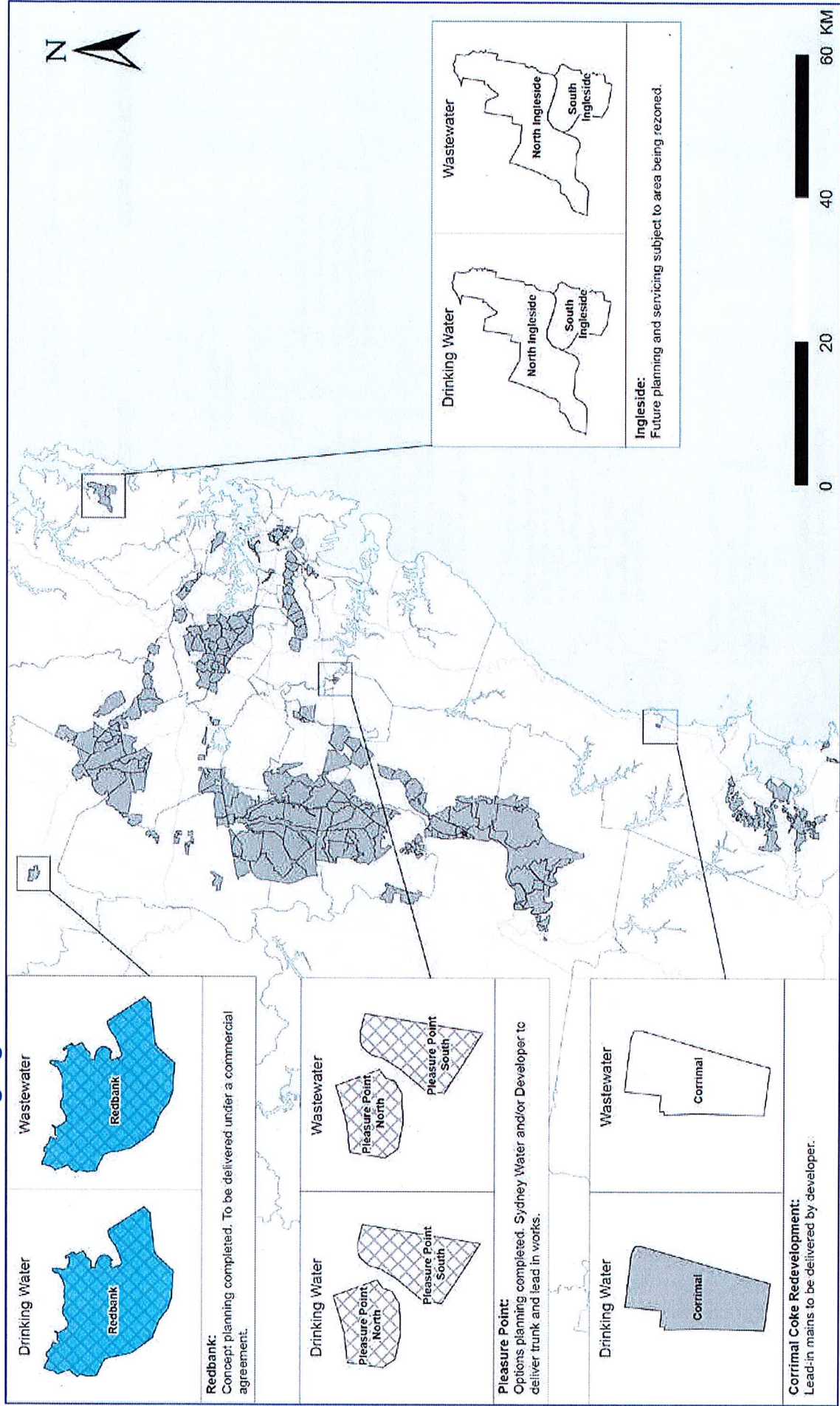
Project Stages

Strategic Planning Option Planning Concept Planning Design & Deliver

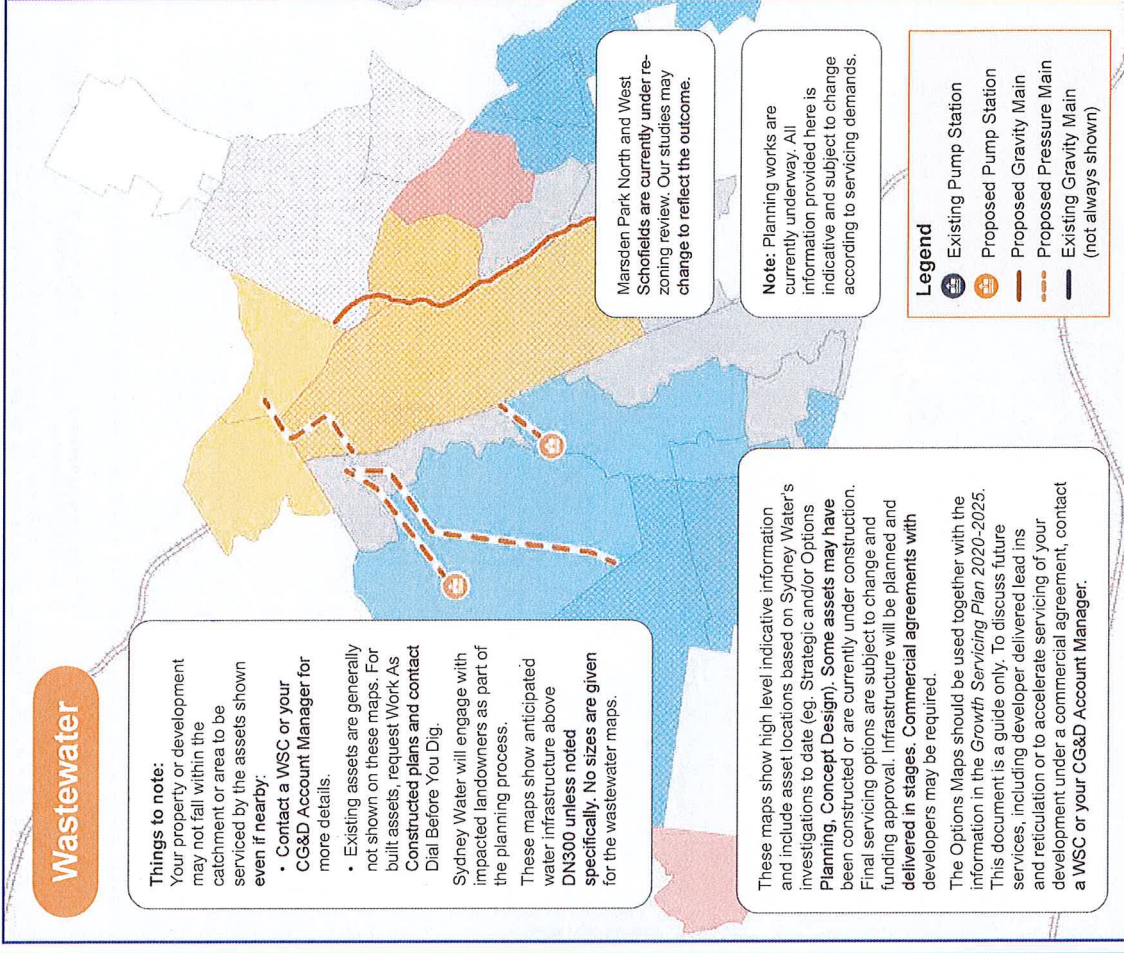
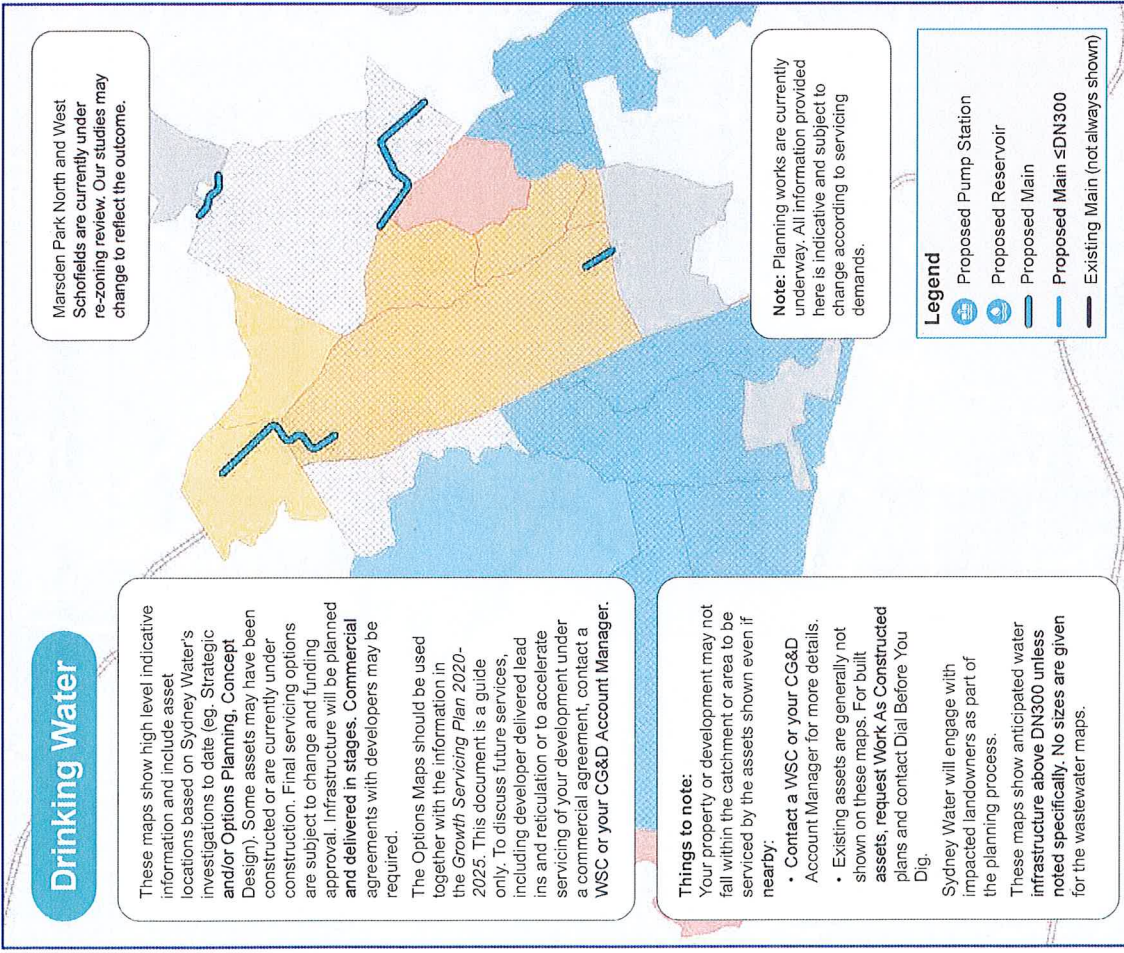
Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.

Various Precincts including Ingleside and Redbank

Accurate as at 10 March 2021



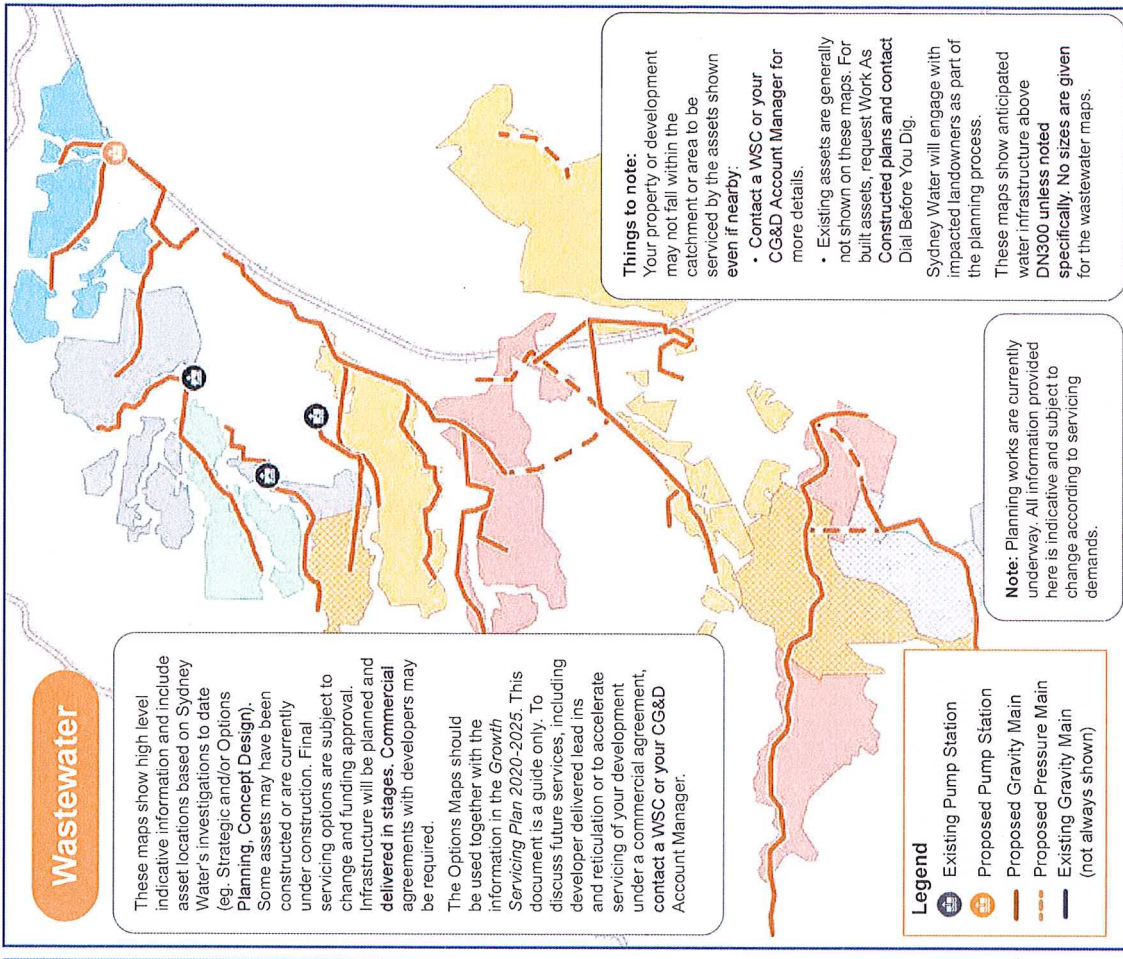
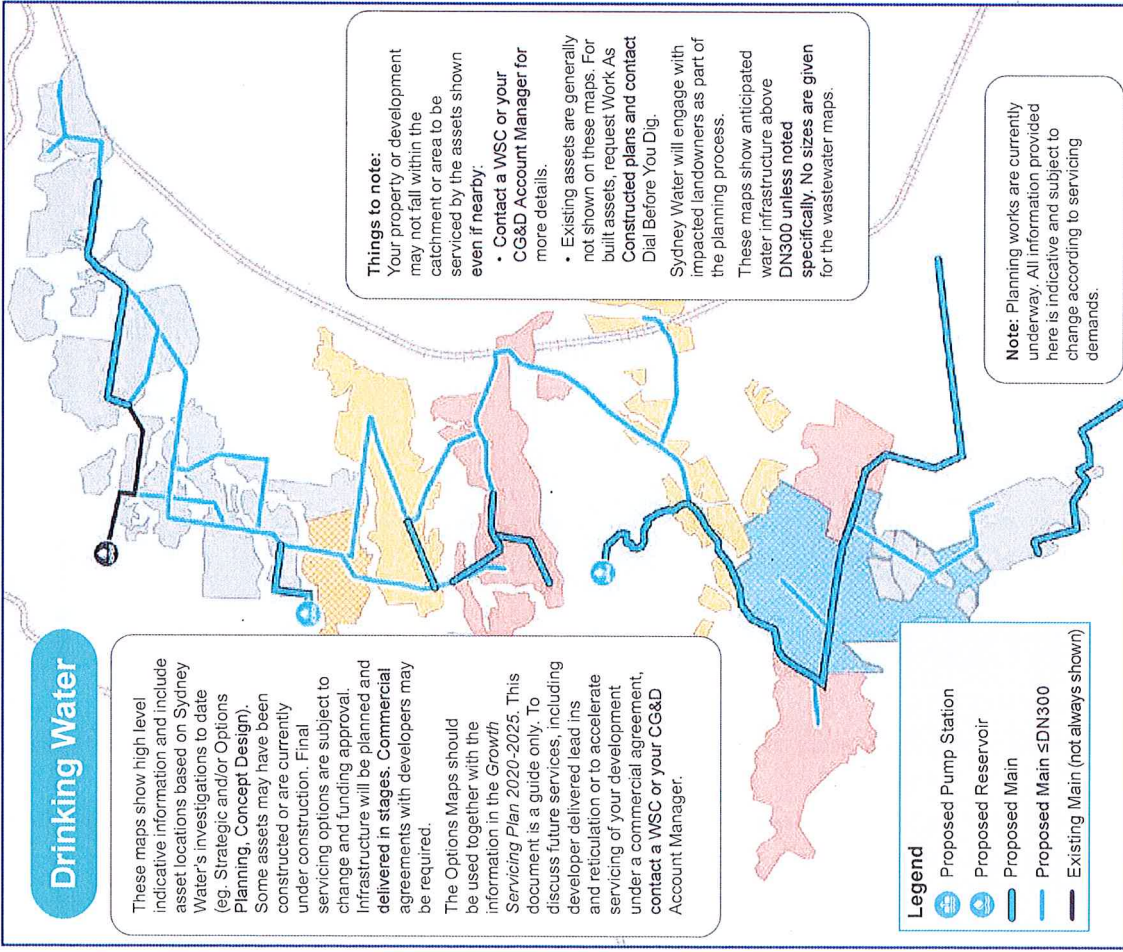
Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the timeframes provided in this GSP.



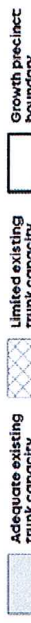
Project Stages

Strategic Planning Option Planning Concept Planning Design & Deliver

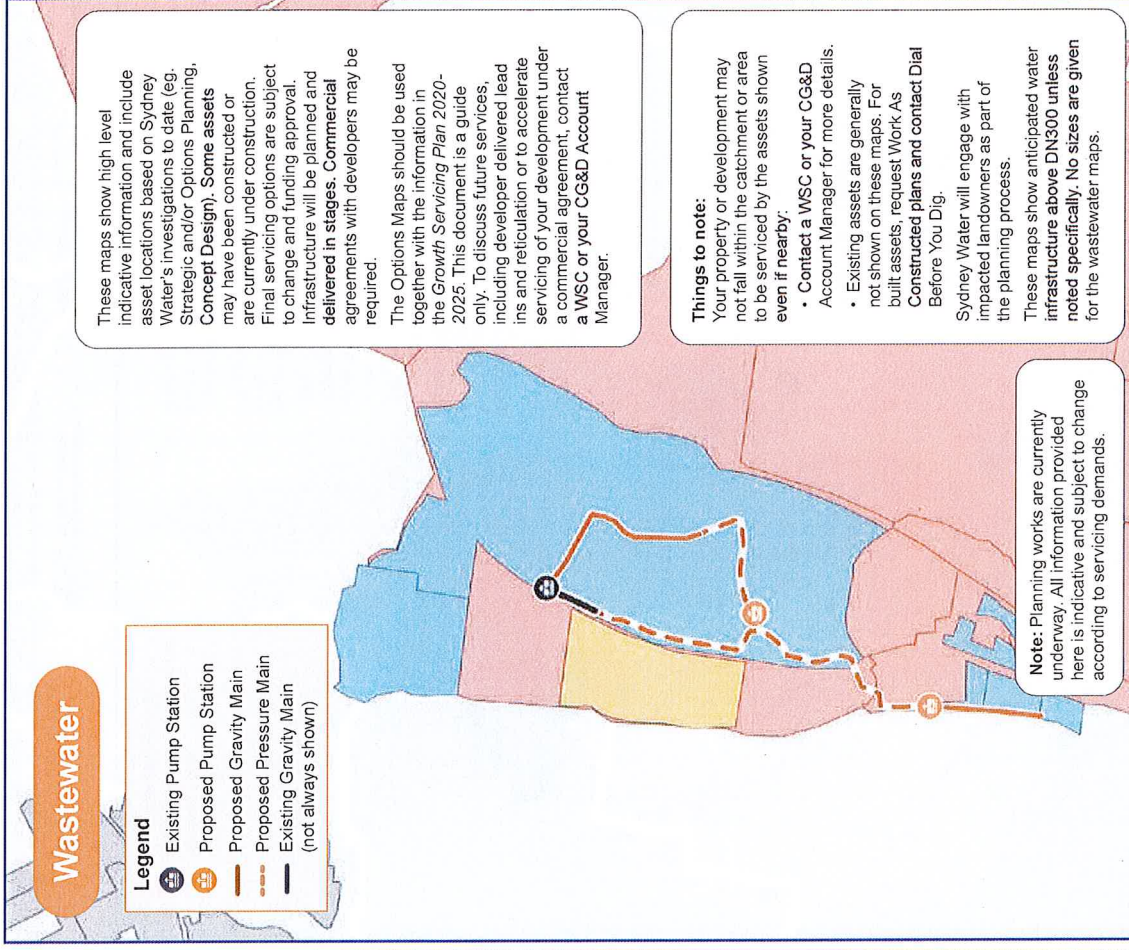
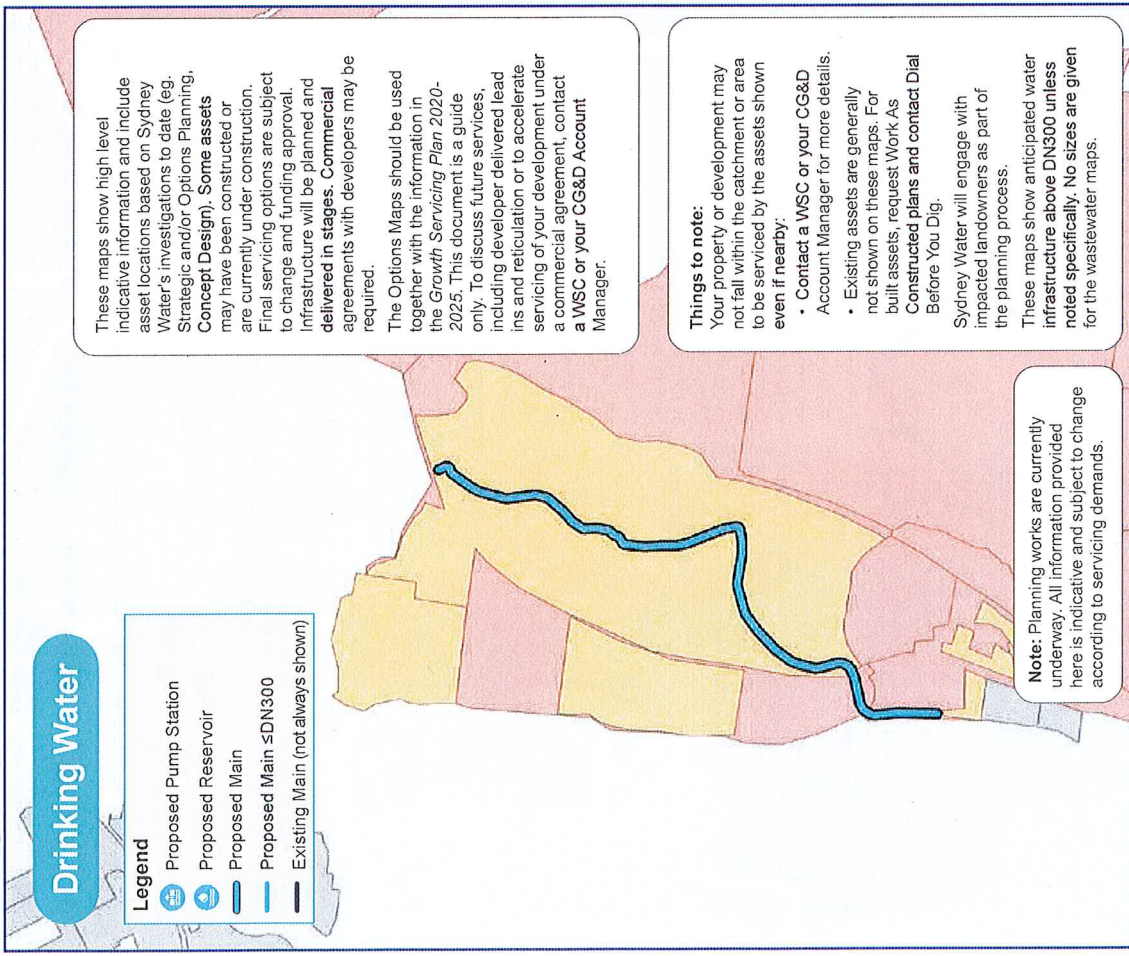
Disclaimer: While Sydney Water has made every endeavour to provide information that is up to date, these Options Maps can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the information in the Growth Servicing Plan (GSP) - Options Maps are accurate or reliable. Any use or reliance on these maps is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the information provided in the GSP Options Maps.



Project Stages



Disclaimer: While Sydney Water has made every endeavour to provide information that is up to date, these Options Maps can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the information in the Growth Servicing Plan (GSP) - Options Maps are accurate or reliable. Any use or reliance on these maps is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the information provided in the GSP Options Maps.



Project Stages

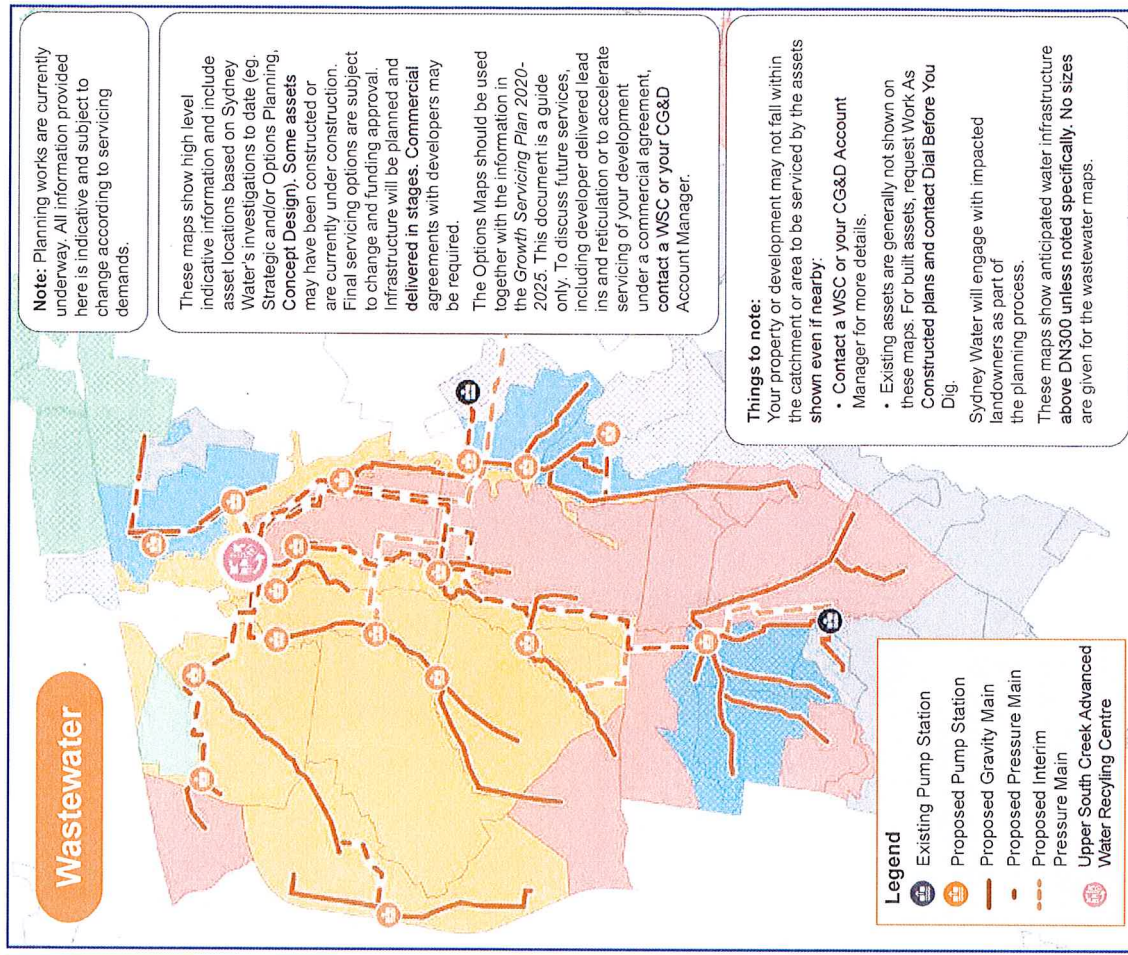
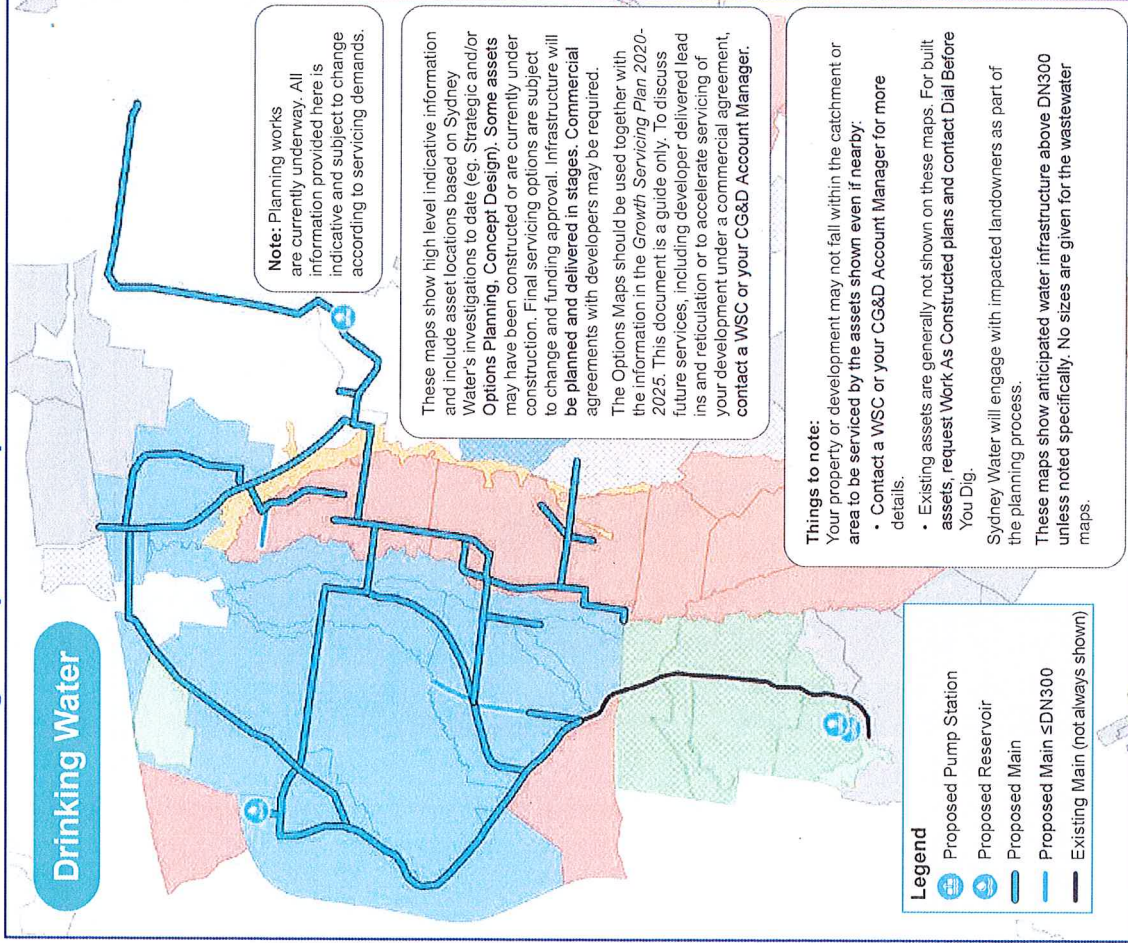
- Strategic Planning
- Option Planning
- Concept Planning
- Design & Deliver

- Adequate existing trunk capacity
- Limited existing trunk capacity
- Growth precinct boundary

Disclaimer: While Sydney Water has made every endeavour to provide information that is up to date, these Options Maps can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the information in the Growth Servicing Plan (GSP) - Options Maps are accurate or reliable. Any use or reliance on these maps is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the information provided in the GSP Options Maps.

South West Region Options Map

Accurate as at 10 March 2021



Project Stages

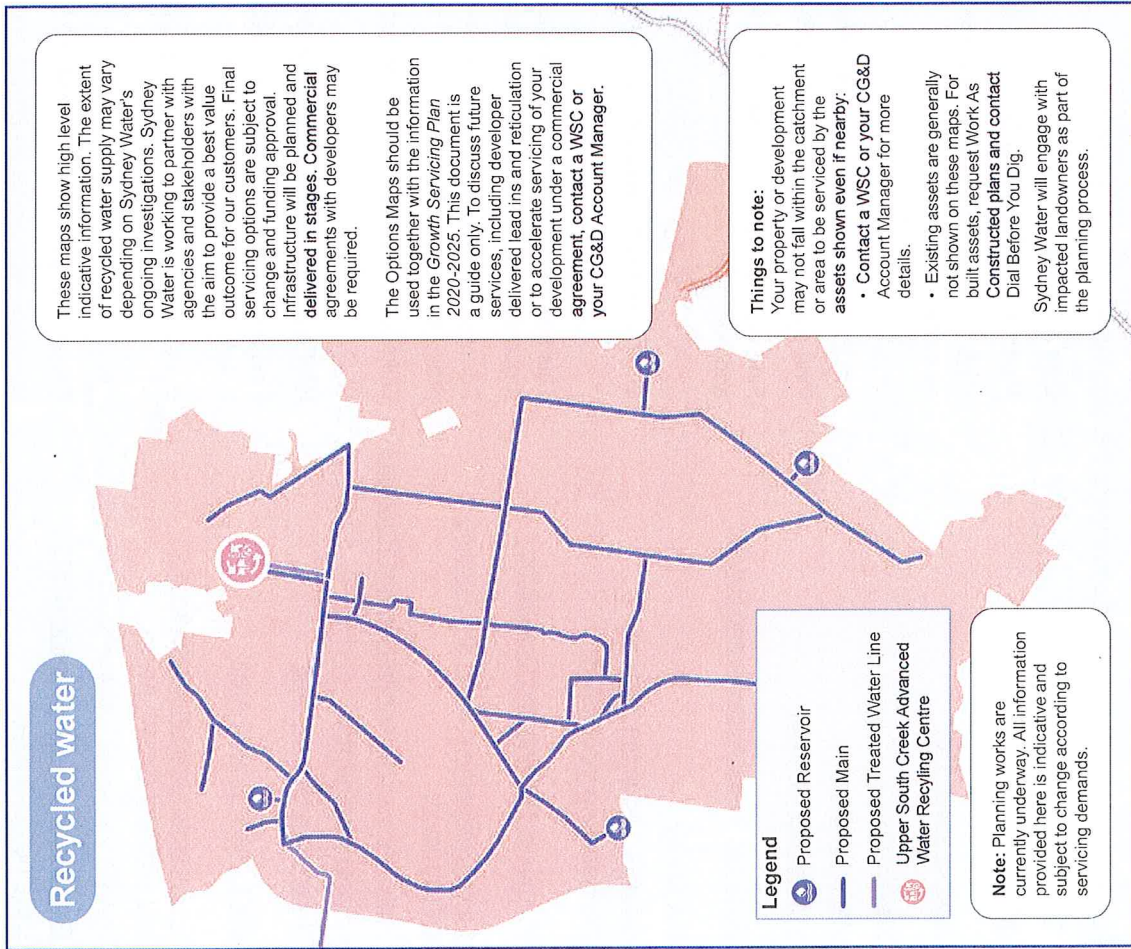
Strategic Planning Option Planning Concept Planning Design & Deliver

Disclaimer: While Sydney Water has made every endeavour to provide information that is up to date, these Options Maps can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the information in the Growth Servicing Plan (GSP) - Options Maps are accurate or reliable. Any use or reliance on these maps is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the information provided in the GSP Options Maps.

Legend:

- Adequate existing trunk capacity
- Limited existing trunk capacity
- Growth precinct boundary

South West Region Options Map



Project Stages



Disclaimer: While Sydney Water has made every endeavour to provide information that is up to date, these Options Maps can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the information in the Growth Servicing Plan (GSP) - Options Maps are accurate or reliable. Any use or reliance on these maps is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the information provided in the GSP Options Maps.

Quicklinks

For further information please navigate through some of the links below:

Quick links

[What we do](#)

[Sydney Water Talk](#)

Description

More information about Sydney Water and our [area of operations](#).

Sydney Water Talk is your space to have your say and to stay updated on current Sydney Water projects and plans such as those in Western Sydney.

Networks

[Water Network](#)

[Wastewater Network](#)

Find out more about our water network and explore the assets in each delivery system.

Find out more about our wastewater network and treatment facilities.

[Recycled Water Network and Reuse](#)

Find out more about our recycled water network and production facilities. Investigate how recycled water is produced and how it can be used.

Capacity

[Capacity within the Network](#)

More information regarding our system capacity reporting. Detailed by network catchment for water and wastewater.

Developing your land

[Plumbing, Building and Developing](#)

This section on our website gives advice for first time builders and large developments. It provides information on the processes required for land development, connecting to our assets and completing the Section 73 application process.

[Land development guide and Funding infrastructure](#)

For more detailed information on developer charges, funding routes for your development and funding infrastructure and procurement guidelines.

[Water Servicing Coordinators and Providers](#)

Links to our listed providers, instruction forms and standards and specifications.

Current projects

[North West Growth Area](#)

Find link to current projects on specific areas (eg. Box Hill, Riverstone, Rouse Hill, Schofields, Vineyard).

[South West Growth Area](#)

Find link to current projects on specific areas (eg. Aerotropolis, Edmondson Park, Emerald Hills and Central Hills, South West Growth Area water).

[West Dapto Urban Release Area and Adjacent Growth Areas](#)

For more information on projects in the Illawarra region.

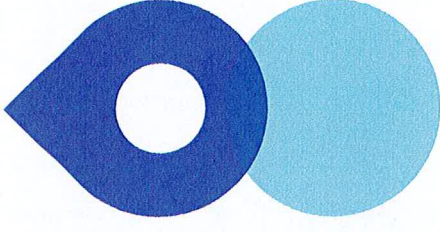
Useful external links

[Greater Sydney Commission \(GSC\)](#)

For more information on the vision for Greater Sydney

[NSW Planning Portal](#)

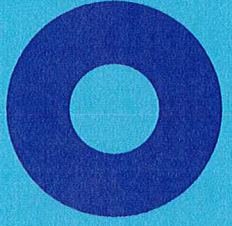
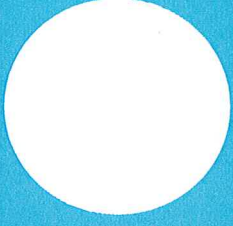
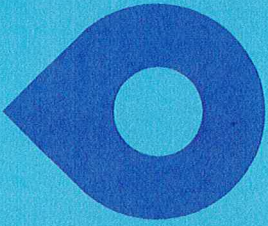
For more information on zoning and the NSW planning process please refer to the [ePlanning Spatial Viewer](#)



Disclaimer

While Sydney Water has made every effort to provide up to date information, the information presented in the Growth Servicing Plan is intended to be a guide only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the information in this Growth Servicing Plan is accurate or reliable. Any use or reliance on this information is taken at your own risk. To the extent permitted by law, in no event will Sydney Water be liable for any loss, cost, expense, claim, liability or damage arising from or in connection with the information provided in this Growth Servicing Plan. Send any questions, comments or suggestions for improvement to:

Manager, Growth Planning and Commercial Frameworks
Sydney Water Corporation
PO Box 399
Parramatta NSW 2124
or via email: wayne.jackson@sydneywater.com.au



Growth Servicing Plan

July 2014 to June 2019

Table of contents

1	Introduction	2
2	What and where are we planning to construct?.....	3
2.1	Projected asset forecasts	3
2.2	Servicing urban growth – the decision	3
2.3	Funding developer constructed assets.....	5
2.3.1	Accelerating delivery of major infrastructure under commercial agreements	5
2.3.2	Lead-in infrastructure	8
2.3.3	Interim infrastructure	8
2.3.4	Reticulation infrastructure	9
2.3.5	Land Development Manual	9
3	Key achievements	10
3.1	Infrastructure delivery.....	10
3.2	Improving transparency in infrastructure delivery	10
3.3	UrbanGrowth NSW 10,000 homesites program	10
3.4	Housing Acceleration Fund	11
3.5	Commercial agreements to accelerate development	11
3.6	Refining our planning and processes	12
4	The Growth Servicing Plan	13
4.1	Change in dwellings in Sydney Water’s area of operations 2013 – 14	13
4.2	Explanation of maps	15
4.3	Explanation of tables	16
4.4	Department of Planning and Environment’s subregions	19

Figures

Figure 1	Sydney Water’s decision making framework for investing in urban growth	4
Figure 2	Process for accelerating servicing of land	7
Figure 3	Change in dwellings in Sydney Water’s area of operations	14
Figure 4	Change in dwellings in greenfield areas within Sydney Water’s area of operations.....	14
Figure 5	Change in dwellings in infill areas within Sydney Water’s area of operations.....	15
Figure 6	Process for review of development demand.....	18

Tables

Table 1	Funding principles for developer delivered major infrastructure.....	6
Table 2	Housing Acceleration Fund projects	11
Table 3	Metropolitan Development Program and Growth Servicing Plan timelines	16

1 Introduction

The *Growth Servicing Plan for 2014 to 2019* sets out Sydney Water's plans to provide water, wastewater and stormwater infrastructure to service urban growth for the next five years. 'Urban growth' includes new housing and employment lands (industrial and commercial development). Developers must still fund and construct reticulation services for their developments.

The *Growth Servicing Plan* is primarily based on the *Metropolitan Development Program 2010 – 2011*. The *Growth Servicing Plan* splits Sydney Water's area of operations into the same regions as used in the *Metropolitan Development Program*, to make it easier to compare the two documents. It shows the servicing status for all major sites forecast to have over 200 dwellings over the next five years, plus greenfield release areas. There are maps showing the servicing status for each region, supported by detailed information in corresponding tables.

At the time of publishing this document, the New South Wales government had not released annual development forecasts since the *Metropolitan Development Program 2010 – 2011*. We have therefore based this *Growth Servicing Plan* on the 2010-11 forecast, but we have also considered other market indicators of the demand for our services when developing our servicing strategies. The servicing status for a number of sites that have been announced for development (and in some cases rezoned) under NSW Government programs for accelerated land release have also been included.

The NSW Government's *A plan for growing Sydney* released in December 2014 has new subregional boundaries and identifies priority areas for housing and jobs to 2031. Sydney Water will continue to work with planning authorities and the development industry to service growth in line with government programs.

Send any comments or suggestions to improve this report to:

Manager, Urban Growth
C/O Sydney Water
PO Box 399
Parramatta NSW 2124

or email growthservicingplan@sydneywater.com.au

2 What and where are we planning to construct?

2.1 Projected asset forecasts

The NSW Government's *A plan for growing Sydney* sets out a new plan for the city's future to 2031. Sydney's population is expected to grow from 4.3 million in 2014 to 5.9 million by 2031.

Between 2014 and 2019 Sydney Water will spend about \$856 million on infrastructure and asset related investments to service this growth. Almost 90% of this investment is to service priority greenfield sites in the North West and South West Growth Centres, Western Sydney and the Illawarra. This investment will provide capacity for about 138,000 new dwellings, with 43,000 located in greenfield areas. Most of the time our existing network can service development of infill sites, however we still need to upgrade some of our water and wastewater systems.

2.2 Servicing urban growth – the decision

We provide water solutions to keep pace with demand for new housing. Before investing in growth assets, we assess the need for those assets based on NSW Government forecasts, such as the *Metropolitan Development Program* and the specific demand for services.

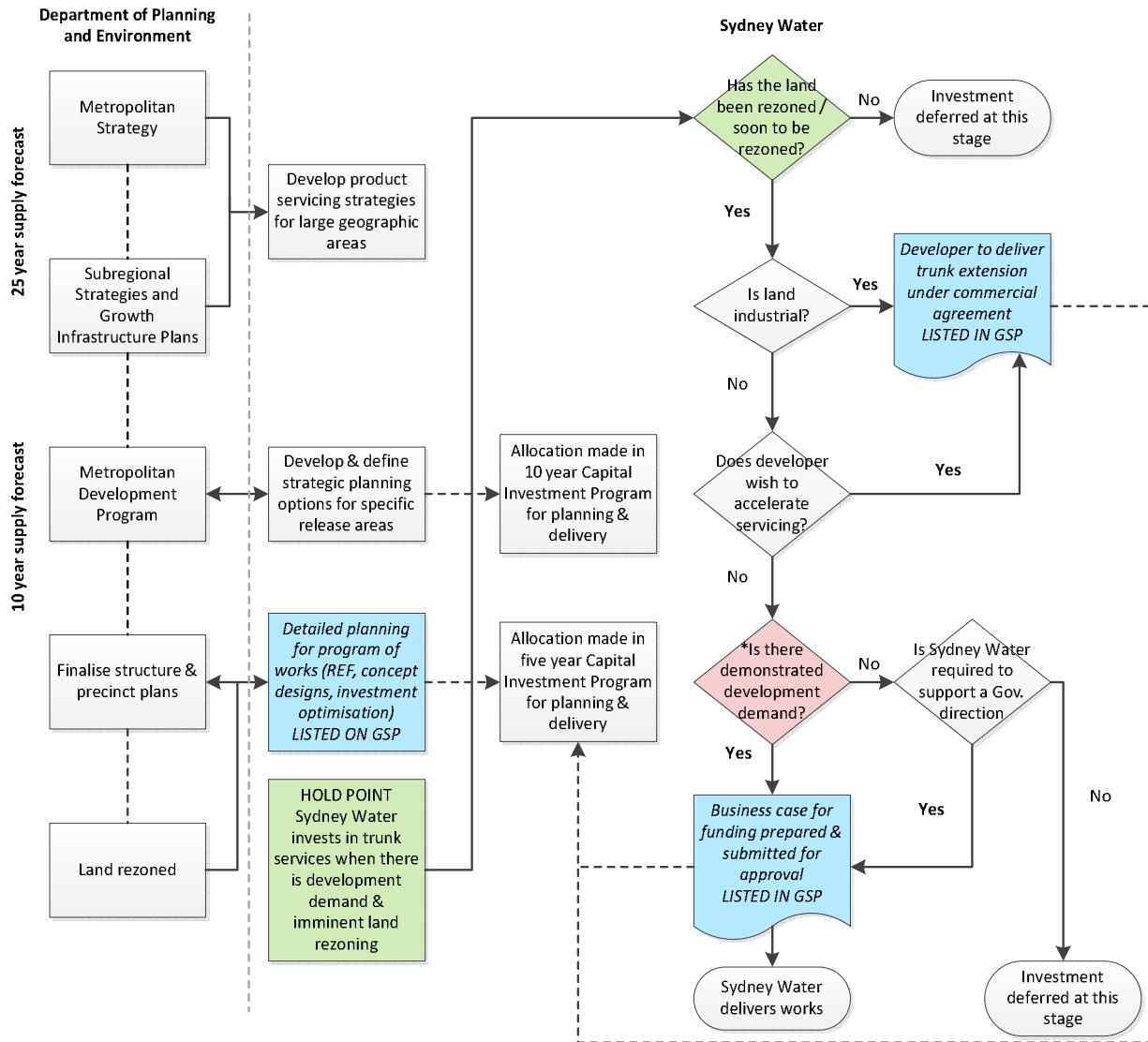
The timing of the investment is critical, as it will affect whether Sydney Water meets financial efficiency tests set by the Independent Pricing and Regulatory Tribunal (IPART), our pricing regulator.

In determining market demand for services, Sydney Water is primarily guided by the Department of Planning and Environment's lot and dwelling projection forecasts. We also consider:

- broad macro-economic trends
- NSW Government benchmarks for zoned and serviced land
- sub-regional analysis of greenfield areas
- comparison of previous *Metropolitan Development Program* data with the most recent *Metropolitan Development Program* data
- comparison of annual new connection rates to the corresponding dwelling production forecasts
- development application activity across Sydney Water's area of operations (page 21)
- new connection rates across Sydney Water's area of operations (page 22)
- the capacity of existing infrastructure in infill areas
- the level of land fragmentation in greenfield areas
- intelligence from the Department of Planning and Environment and the development industry.

Figure 1 outlines the process that Sydney Water uses to decide where and when to invest in servicing urban growth.

Figure 1 Sydney Water’s decision making framework for investing in urban growth



*** Sydney Water will invest in trunk services where there is demonstrated demand and the risk of delay is low. This is when the land can be serviced with logical extension to Sydney Water’s trunk network AND:**

- 1) Land is held in consolidated ownership and landowners wish to develop
OR
- 2) Land is fragmented and there is evidence it is ready for development across a number of owners
OR
- 3) Land is fragmented and there is developed land adjacent to it and landowners wish to develop
OR
- 4) The development site is brownfield and there is no excess system capacity.

2.3 Funding developer constructed assets

We aim to improve the feasibility of bringing serviced land to the market through the initiatives below.

2.3.1 Accelerating delivery of major infrastructure under commercial agreements

A developer can accelerate the servicing of their land ahead of our *Growth Servicing Plan* by entering into a commercial agreement with Sydney Water. Under the commercial agreement, the developer will need to plan, design and construct the infrastructure to Sydney Water's requirements.

Sydney Water may refund the 'reasonable and efficient' costs of this infrastructure, in line with the principles in **Table 1**. The principles are designed to allocate risk to developers when accelerate development, and to align Sydney Water's investment with existing government planning documents, such as the Department of Planning and Environment's *Metropolitan Development Program* and Sydney Water's *Growth Servicing Plan*.

The repayment rules are dependent on how closely the delivery of infrastructure is aligned with Sydney Water's servicing timeframes. Where land release has been accelerated and is to be developed at no upfront or additional cost to government, the developer can still enter into a commercial agreement with Sydney Water. A different repayment regime applies in this circumstance to minimize any risk to our return on investment. These include:

- Precinct Acceleration Protocol developments in the North West Growth Centre and South West Growth Centre
- Landowner nominated sites progressing to rezoning following the NSW Government's Potential Home Sites Program.

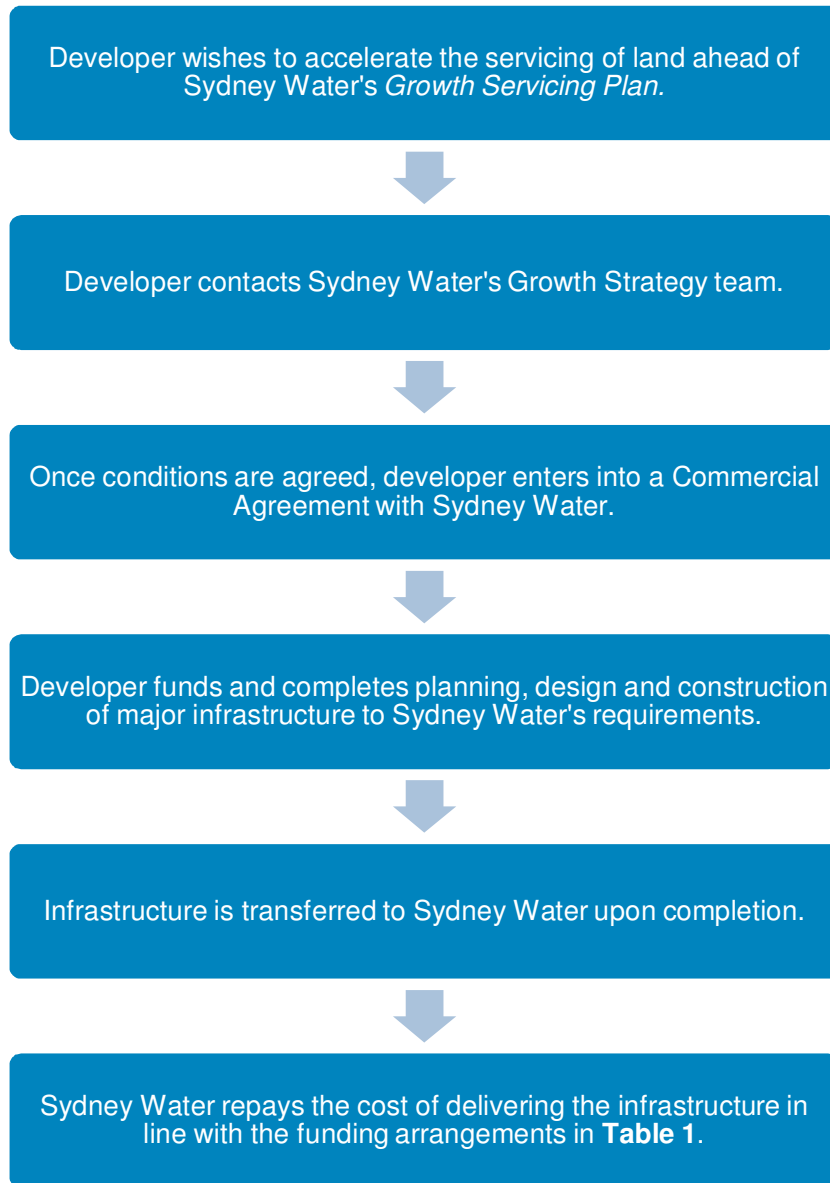
Table 1 Funding principles for developer delivered major infrastructure

Planning status of developer's proposed works	Sydney Water's timing of proposed works	Developer's timing of proposed works	Funding arrangements
1. On Sydney Water's five year <i>Growth Servicing Plan</i> (GSP), or in Brownfield areas.	Within five year GSP or in Brownfield areas	In line with GSP, or in Brownfield areas	No commercial agreement Sydney Water funds and constructs works through Capital Investment Program as planned in Growth Servicing Plan.
2. On Sydney Water's GSP	Within five year GSP	Earlier than GSP timing	Commercial agreement - developer funds and constructs works, transfers to Sydney Water. Sydney Water provides repayment regime, initially as development occurs (per lot basis). Once one third of the signing developer's lots developed (Section 73 certificates received), Sydney Water pays all remaining costs of works in a single payment.
3. Not on Sydney Water's GSP, but on government MDP as medium-term (5 – 10 years).	Beyond five year GSP	Anytime	As for 2, however the threshold is development (Section 73 certificates) of two thirds of the signing developers' lots
4. Not on Sydney Water's GSP, but on MDP as a PAP or other land release that is to be 'no cost to government'.	Beyond 5 year GSP	Anytime	Developer funds and constructs works, transfers to Sydney Water. Sydney Water provides payment regime, initially as development occurs (per dwelling connection basis). Once half of the dwellings are connected, Sydney Water pays all remaining costs of works in a single payment.
5. Not on Sydney Water's GSP, not on government MDP.	Beyond five year GSP	Anytime	Developer funds and constructs works, transfers to Sydney Water. Commercial agreement for transfer and operation of assets, but development has no status under planning instruments therefore no repayment regime.

Figure 2 outlines the process for a developer to accelerate the servicing of land.

For recycled water schemes, these principles only apply to schemes regulated by the Independent Pricing and Regulatory Tribunal.

Figure 2 Process for accelerating servicing of land



2.3.2 Lead-in infrastructure

Developers, mostly in greenfield areas, must construct lead-in mains to connect their development to Sydney Water's trunk system.

'Lead-in mains' are water or wastewater mains, other than Sydney Water's trunk systems, that run past or through land that could be developed in the future.

Where lead-in mains are above the minimum reticulation size to service development and the developer has met Sydney Water's standards and procurement guidelines, we will refund the reasonable and efficient cost of those works to the developer. The refund will be paid once the works are commissioned and handed over to Sydney Water.

We have criteria to identify where constructing lead-in infrastructure will accelerate development to zoned land. A developer or landowner can make a submission to Sydney Water to have their potential development assessed against these criteria. The criteria include, but are not limited to:

- the land is on the *Metropolitan Development Program* in the short-term (remainder of 2014/15) to medium-term (2015/16 – 2019/20)
- the land is within an area with numerous landowners who are not part of a larger consortium
- the developer or landowner demonstrates that it will have serviced lots on the market with two years from the date of application
- the developer or landowner has the financial capability to develop the land within two years.

2.3.3 Interim infrastructure

Interim infrastructure is water and wastewater infrastructure constructed on the basis that the ultimate servicing strategy will probably make it redundant before the end of its engineering life.

Developers are responsible for funding temporary infrastructure where:

- they want to accelerate the servicing of their development ahead of the timeframe in Sydney Water's *Growth Servicing Plan*
- Sydney Water does not have a planned delivery timeframe for servicing their development.

Sydney Water has approved a number of interim schemes that are being funded, owned and operated by the developer including Jordan Springs in Penrith and Barangaroo in the Sydney Central Business District. These schemes are being operated while the permanent infrastructure to service each development is being built.

2.3.4 Reticulation infrastructure

Developers continue to be responsible for funding and delivering all reticulation works as part of the Section 73 compliance certificate process. This includes any recycled water reticulation works for schemes regulated by the Independent Pricing and Regulatory Tribunal (IPART).

2.3.5 Land Development Manual

Our *Land Development Manual* assists developers and landowners to understand our requirements for land development, and navigate the process of obtaining Section 73 Compliance Certificates in order to service their land. It details the relevant policies, forms, fees and charges required to obtain a certificate. The *Land Development Manual* is available on Sydney Water's website at sydneywater.com.au under the Plumbing, Building & Development > Land Development section.

3 Key achievements

Since publishing the *2012 to 2017 Growth Servicing Plan* in February 2013, we have continued to work closely with the NSW Government and the development industry to ensure:

- the cost effective delivery of infrastructure to provide value to customers
- we meet our commitment to keep pace with new housing demand in line with the NSW Government's land release programs and market demand.

3.1 Infrastructure delivery

Sydney Water spent \$155 million on urban growth programs in 2013 – 2014.

- About \$45 million was spent in established urban areas.
- The remaining \$110 million was spent in greenfield areas. This investment includes funding for:
 - delivery of the North West Growth Centre Package 2 and Package 3A works
 - biosolids upgrade at West Camden Wastewater Treatment Plant to cater for increased growth
 - upgrade of two sewage pumping stations in the South West Growth Centre.

3.2 Improving transparency in infrastructure delivery

We have worked closely with the Department of Planning and Environment through the NSW planning system reform. We will continue to work together to provide inputs for future plans that will articulate and coordinate infrastructure delivery in greenfield and established areas.

3.3 UrbanGrowth NSW 10,000 homesites program

We have been working closely with UrbanGrowth NSW to produce 10,000 homesites before June 2015. To help reach this target, UrbanGrowth NSW have finished constructing wastewater infrastructure to service their development at Thornton Park near Penrith.

This work includes a new pumping station and mains to provide wastewater services to 1,000 new dwellings and some commercial and light industrial businesses. This work was accelerated under a commercial agreement and was completed in August 2014.

3.4 Housing Acceleration Fund

We successfully obtained funding from the NSW Government’s Housing Acceleration Fund to accelerate the delivery of the four wastewater projects and the flood mitigation project listed in **Table 2**.

Two of these projects, the First Ponds Creek wastewater carrier extension and the Cattai Creek wastewater carrier have been included in our North West Growth Centre Package 2 and 3A works. Once completed, the infrastructure delivered under Package 2 and 3A will provide water and wastewater services to 10,000 new dwellings in the North West Growth Centre.

Table 2 Housing Acceleration Fund projects

Budget Year	Project	Cost	Dwellings serviced	Planned delivery date	Accelerated delivery date
2012-13	Cattai Creek wastewater carrier (North Kellyville)	\$20 m	2,000	2015 – 16	Jan 2015
2012-13	First Ponds Creek wastewater carrier (Alex Avenue and Riverstone)	\$17 m	7,000	2019 – 20	Jan 2015
2012-13	West Dapto wastewater lead-ins	\$3 m	700	2014 – 15	Completed
2013-14	Riverstone wastewater lead-ins	\$17 m	6,500	2020	2016 – 17
2013-14	Green Square flood risk management works ¹	\$10 m	20,000	-	Dec 2016

¹ Part funding – work being carried out in partnership with City of Sydney Council.

3.5 Commercial agreements to accelerate development

We have continued to work with developers in greenfield release areas to accelerate the delivery of services in some areas. We have 14 projects in western Sydney where developers are forward funding the planning, design and construction of infrastructure to accelerate the delivery of services to their development. These projects include the first stages of Marsden Park and Marsden Park Industrial precincts in the North West Growth Centre and South Catherine Fields (part) precinct in the South West Growth Centre.

3.6 Refining our planning and processes

To help us keep pace with the NSW Government's development forecasts and market demand we have:

- Reviewed our South West Growth Centre servicing strategy to align with the release sequence and development of the land in the area. Construction has begun for the first stage of works servicing East Leppington, Leppington, Leppington North and Austral.
- Reviewed our North West Growth Centre servicing strategy to align with the release sequence and development of land in the area. As a result we have been able to optimise existing water and wastewater infrastructure and eliminate the need for some expensive trunk infrastructure.
- Published our *Asset Adjustment and Protection Manual* to provide comprehensive information about how Sydney Water's assets can be adjusted and protected as new development occurs.

4 The Growth Servicing Plan

4.1 Change in dwellings in Sydney Water's area of operations 2013 – 14

Each year since July 2007 we calculate the number of dwellings that connect to our network across our area of operations. We compare this with the dwelling projections in each year's corresponding historic *Metropolitan Development Programs*. This enables us to determine whether development targets are being met or exceeded each year.

Over previous years, overall dwelling projections forecast in the *Metropolitan Development Program* have exceeded actual dwelling connections to Sydney Water's network. In 2013 – 14 new connections to Sydney Water's system exceeded the *Metropolitan Development Program* forecasts by three percent.

In **Figure 3**, the light blue column represents change in dwellings to Sydney Water's network and the dark blue column represents the number of dwellings forecast in the *Metropolitan Development Program* for that same year. **Figures 4** and **Figure 5** show the same data broken down by greenfield and infill development within Sydney Water's area of operations.

The new connections map on page 21 shows the number of annual connections to Sydney Water's network from 2013 to 2014 by local government area. This data is taken from Sydney Water's property and consumption database. The Inner North council areas have shown a significant increase in connections due to major developments along the Pacific Highway corridor in North Sydney, St Leonards, Chatswood and Ryde.

Although Sydney Water's change in dwellings/new connections data predominantly reflects new dwellings, it can also show property type changes. This includes changes in ownership, building demolitions, redevelopment, billing or precinct/local government boundary changes.

Figure 3 Change in dwellings in Sydney Water's area of operations

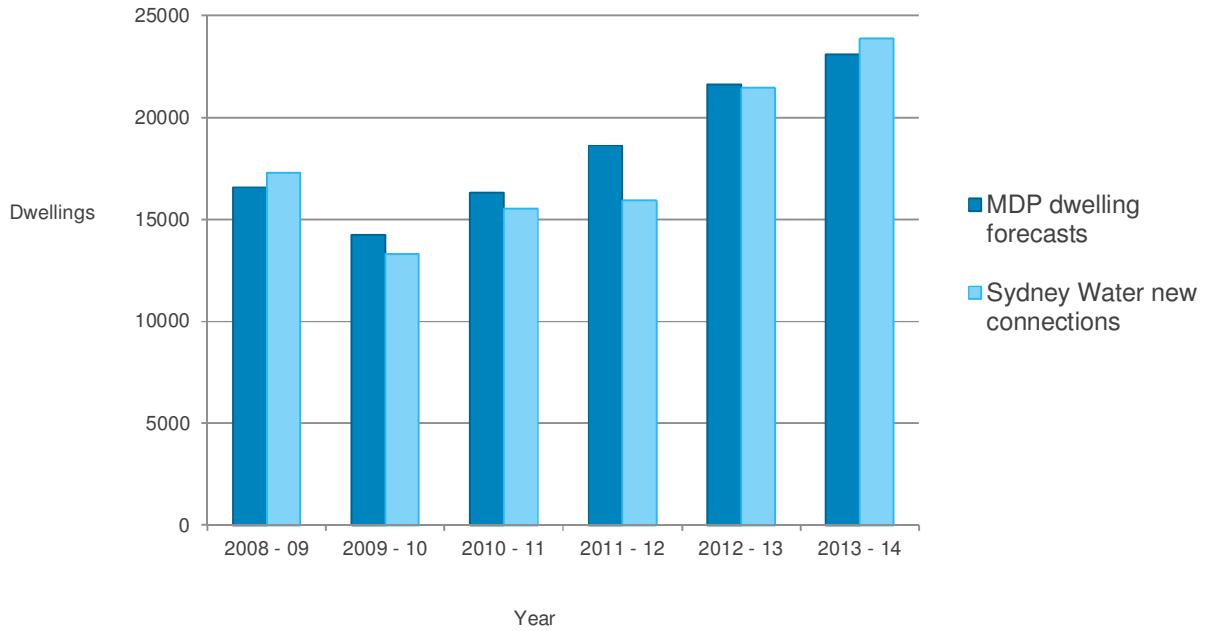


Figure 4 Change in dwellings in greenfield areas within Sydney Water's area of operations

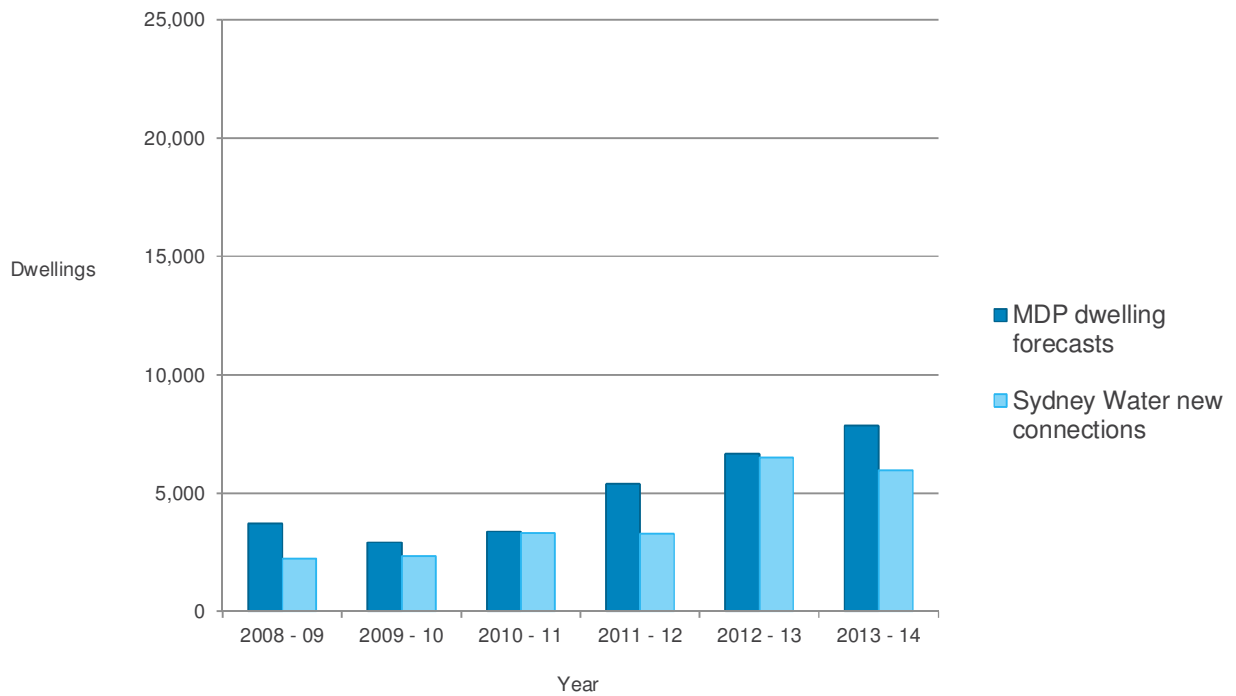
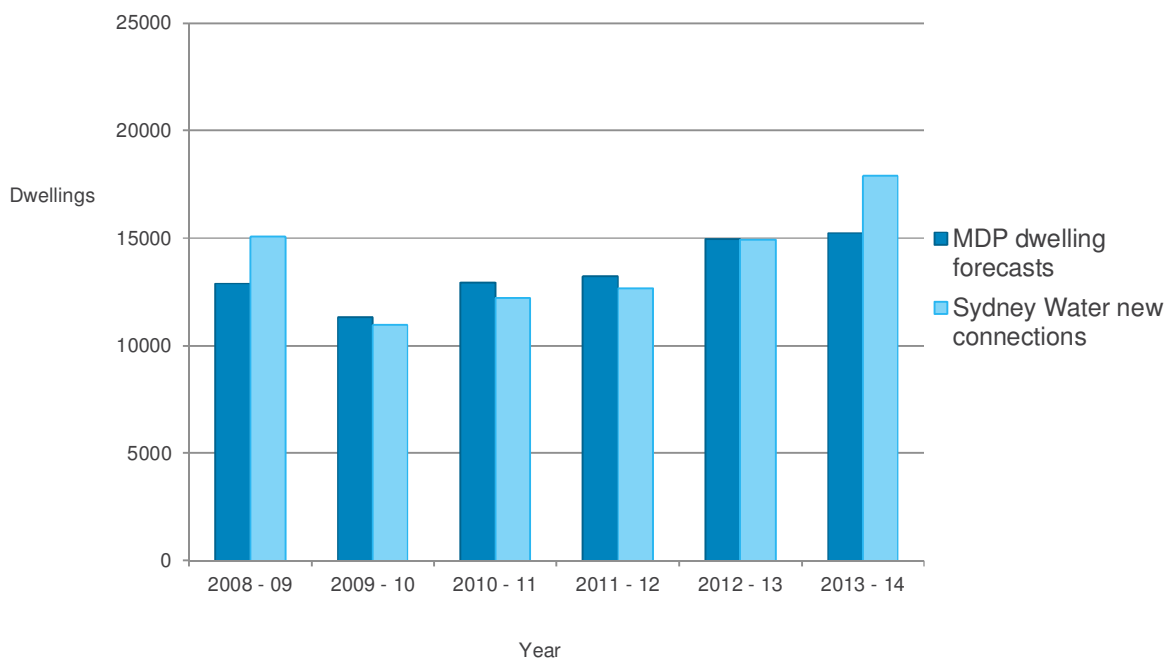


Figure 5 Change in dwellings in infill areas within Sydney Water’s area of operations



4.2 Explanation of maps

The maps on pages 22 – 35 show each subregion identified in the *Metropolitan Development Program* subregion for Sydney and the *Illawarra Urban Development Program*. There are keys for reference on each map:

- for greenfield release areas, where Sydney Water is planning to deliver services within five years, the approximate area serviced by the delivered infrastructure is hatched orange
- where developers are delivering these services for Sydney Water, the corresponding area serviced is coloured solid purple
- sites subject to the Precinct Acceleration Protocol or landowner nominated sites are outlined in yellow
- employment lands where the developer would need to deliver services are hatched green
- employment lands with services available or to be delivered by Sydney Water are red.

Depending on the location and size of the development, the developer may need to deliver some lead-in works.

The servicing area identified in the maps is indicative only. Further details of the servicing of each development area can be found in the subregional tables.

4.3 Explanation of tables

The tables following the maps are divided into the subregions of the *Metropolitan Development Program* for Sydney and the Illawarra. They list every infill site with a dwelling potential greater than 200 dwellings, greenfield release area and major employment areas from 2010-11 to 2019-20. The ten-year period (broken into two five-year periods) has been shown as Sydney Water’s *Growth Servicing Plan* (July 2014 – June 2019) stretches across the two *Metropolitan Development Program* periods (short and medium-term).

Table 3 Metropolitan Development Program and Growth Servicing Plan timelines

July 2010	July 2011	July 2012	July 2013	July 2014	July 2015	July 2016	July 2017	July 2018	July 2019
<i>Metropolitan Development Program Short-term development</i>				<i>Metropolitan Development Program Medium-term development</i>					
				<i>Sydney Water’s Growth Servicing Plan 2014 – 2019</i>					

Sydney Water has completed a review of our Growth Servicing strategies of all our water and wastewater systems to determine whether trunk works are required to the existing water and wastewater infrastructure after June 2019.

In some cases Sydney Water’s water and wastewater network has enough capacity for development within the next five years and no trunk infrastructure works are required for development to proceed. Where we anticipate having to deliver trunk infrastructure in the next five years, we have described and listed the program of works and the anticipated timeframes for servicing development precincts of areas. The lists include:

- when detailed planning is scheduled to commence – detailed planning entails determining route options for carriers, asset sizing, reservoir and wastewater pumping station locations, construction methods, environmental assessment and stakeholder communications
- when we anticipate to obtain planning approval, under the *Environmental Planning and Assessment Act 1979*
- when we anticipate delivering trunk infrastructure to service the precinct or site
- the committed delivery date.

Sydney Water will commit to funding the delivery of trunk works, if there is demonstrated market demand for additional dwellings in the release area. The flow chart in Figure 6 illustrates the process we use to review market demand. Should we conclude that there is no demonstrated demand for services, we will defer trunk infrastructure until later. Under this scenario, we will not approve a business case and will not commit to a delivery date.

We have highlighted any delays to the anticipated delivery date from the previous year and explained the changes.

We have used a flag system to enable easy identification of the servicing availability of each major site and greenfield release area:

- There is capacity in the water and wastewater trunk system to service the development in the short and medium term. The developer may need to deliver some lead-in infrastructure and reticulation works.

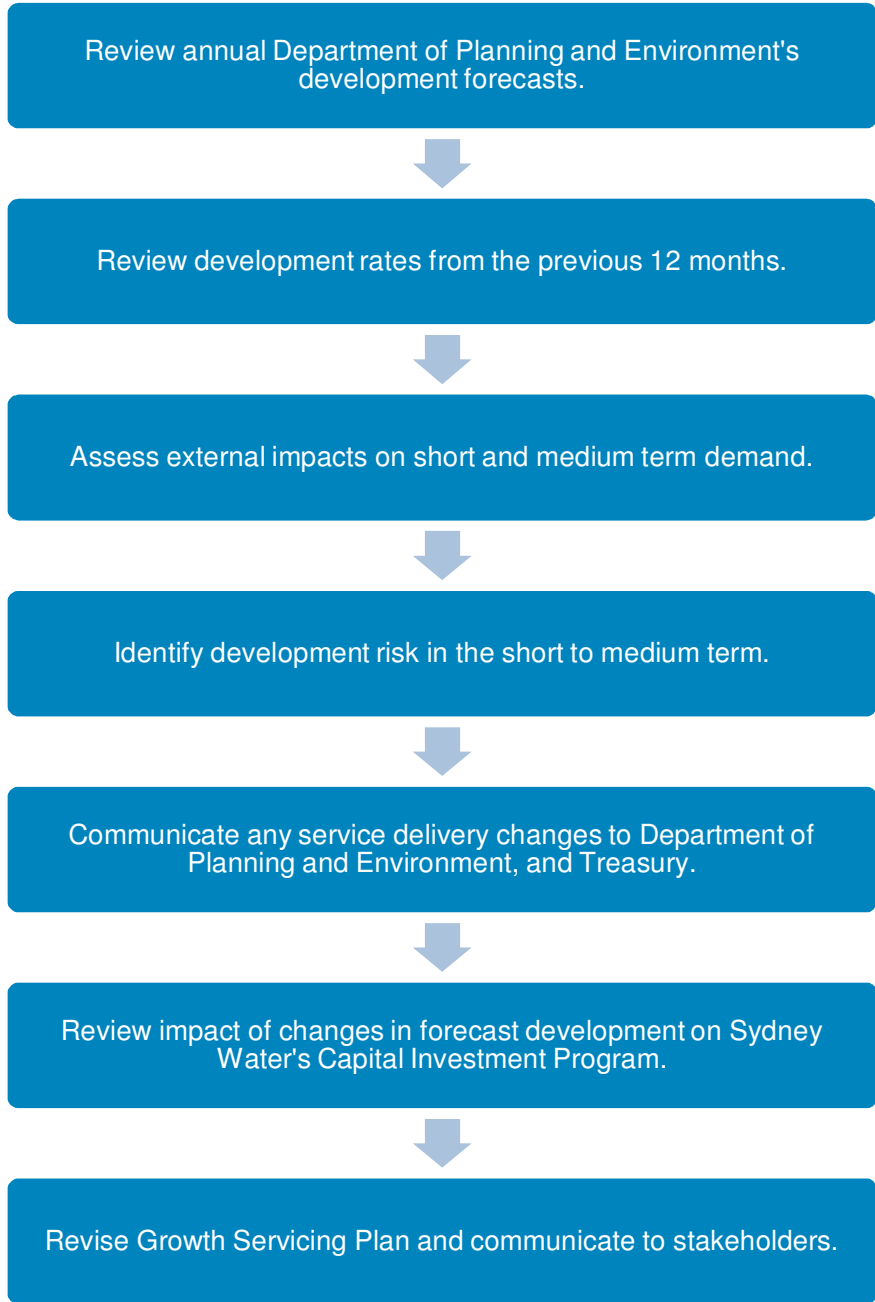
There is capacity in the water and wastewater trunk system to service initial development.

- Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development after 2019 to increase the capacity of either the water or wastewater system to accommodate future development. The developer may need to deliver some lead-in infrastructure and reticulation work.

- ▲ Sydney Water plans to deliver these trunk services by the committed delivery date listed in the table. Developers must deliver lead-in works unless stated otherwise. Developers may need to deliver reticulation works.

- ⊕ The developer is delivering trunk water and/or wastewater services. As Sydney Water has no control over the timing of the service delivery, we cannot commit to a specific delivery date in the *Growth Servicing Plan*.

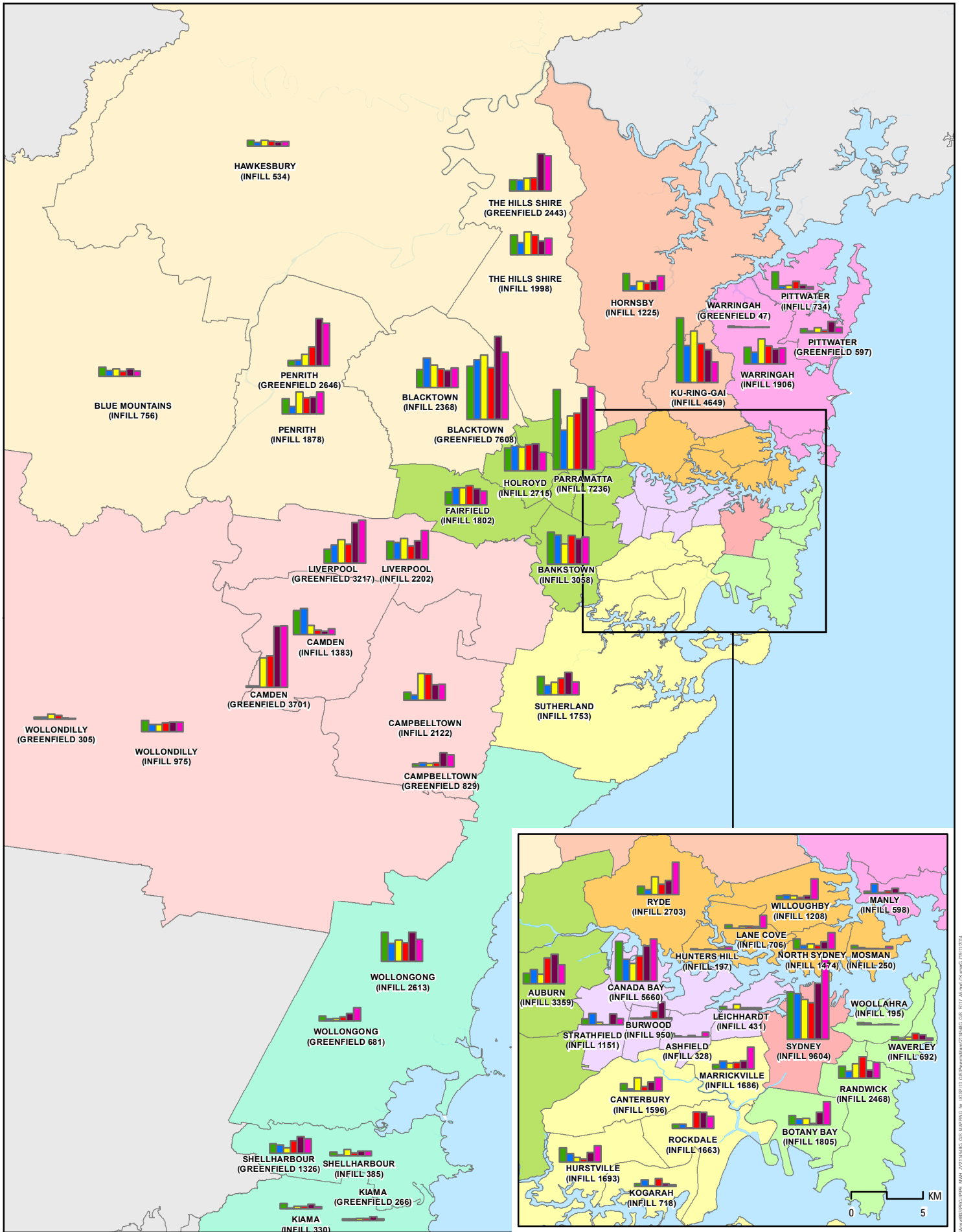
Figure 6 Process for review of development demand



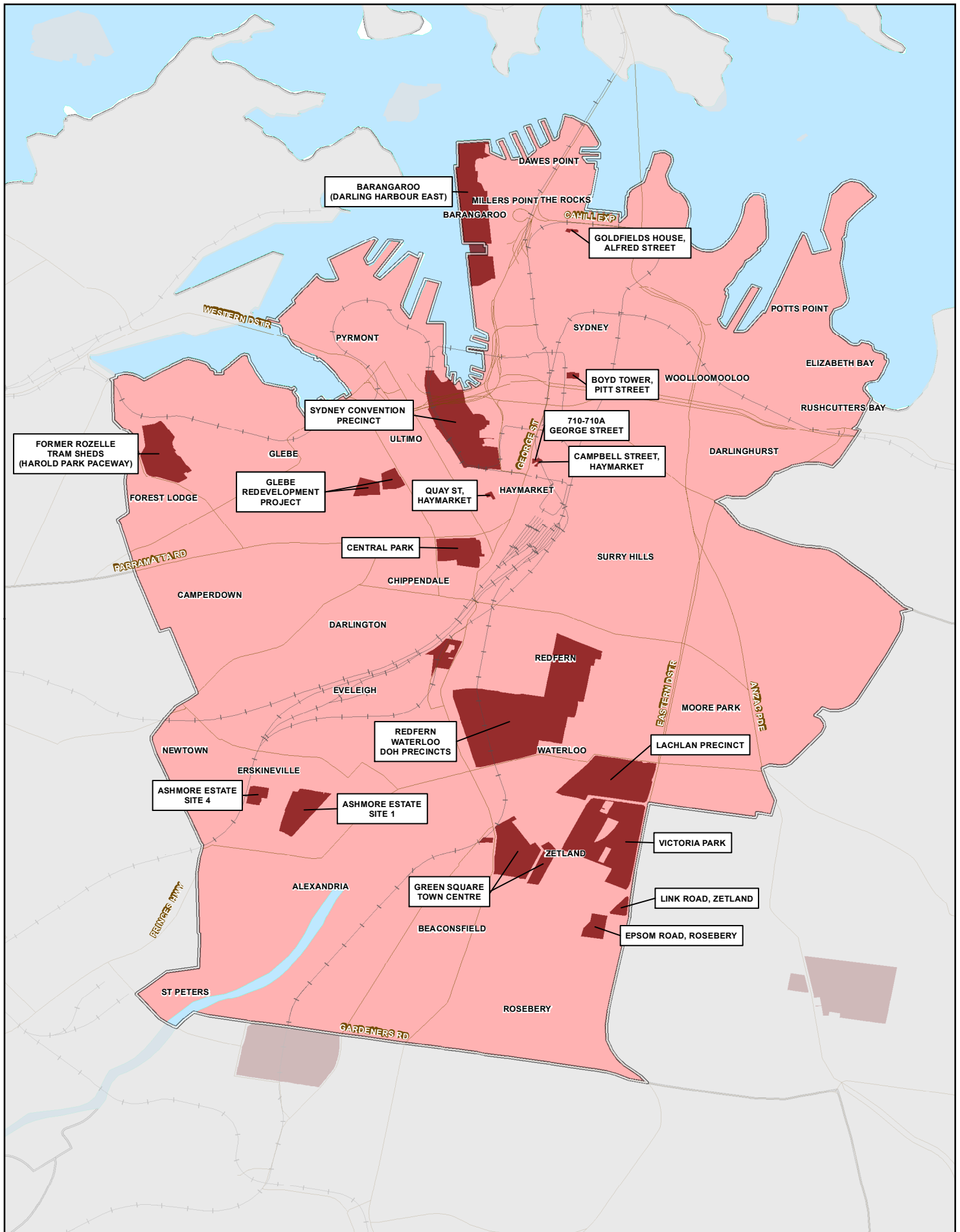
4.4 Department of Planning and Environment's subregions

Subregion	Local Government Area
Sydney City	City of Sydney
East	Botany Bay, Randwick, Waverly, Woollahra
South	Kogarah, Hurstville, Canterbury, Rockdale, Sutherland, Marrickville
Inner West	Ashfield, Burwood, Canada Bay, Leichhardt, Strathfield
Inner North	Lane Cove, North Sydney, Ryde, Willoughby, Hunters Hill, Mosman
North	Hornsby, Ku-ring-gai
North East	Pittwater, Warringah, Manly
West Central	Auburn, Bankstown, Fairfield, Holroyd, Parramatta
North West	The Hills Shire, Blacktown, Blue Mountains, Hawkesbury, Penrith
South West	Wollondilly, Camden, Campbelltown, Liverpool
Illawarra	Wollongong, Shellharbour, Kiama

Note: For consistency with past *Growth Servicing Plans* subregions are based on those in the Metropolitan Development Program 2010 – 2011.



Data Source: Sydney Water Property and Consumption Database



FORMER ROZELLE TRAM SHEDS (HAROLD PARK PACEWAY)

BARANGAROO (DARLING HARBOUR EAST)

DAWES POINT
MILLERS POINT THE ROCKS
BARANGAROO

GOLDFIELDS HOUSE, ALFRED STREET

SYDNEY CONVENTION PRECINCT

BOYD TOWER, PITT STREET

710-710A GEORGE STREET

CAMPBELL STREET, HAYMARKET

GLEBE REDEVELOPMENT PROJECT

QUAY ST, HAYMARKET

CENTRAL PARK

REDFERN WATERLOO DOH PRECINCTS

ASHMORE ESTATE SITE 4

ASHMORE ESTATE SITE 1

GREEN SQUARE TOWN CENTRE

VICTORIA PARK

LINK ROAD, ZETLAND

EPSOM ROAD, ROSEBERY

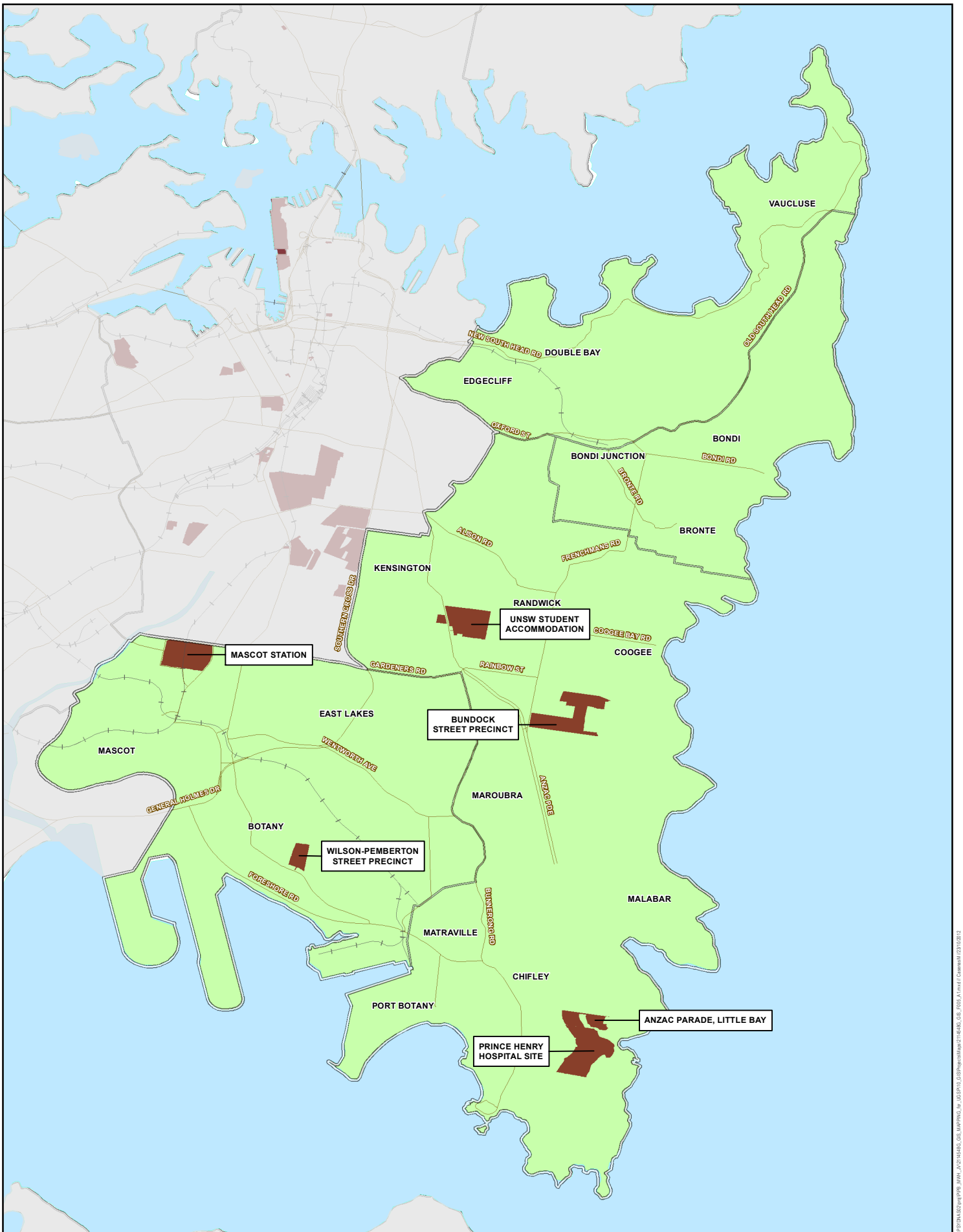
- Major Roads
- Railway
- Waterways
- LGA Boundary
- Major Infill Sites >200 Dwellings or Employment Lands
- Sydney City Subregion

0 0.5

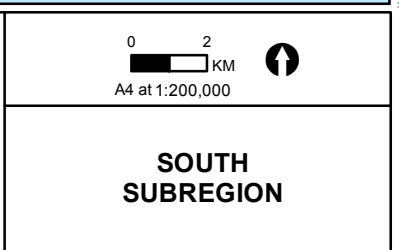
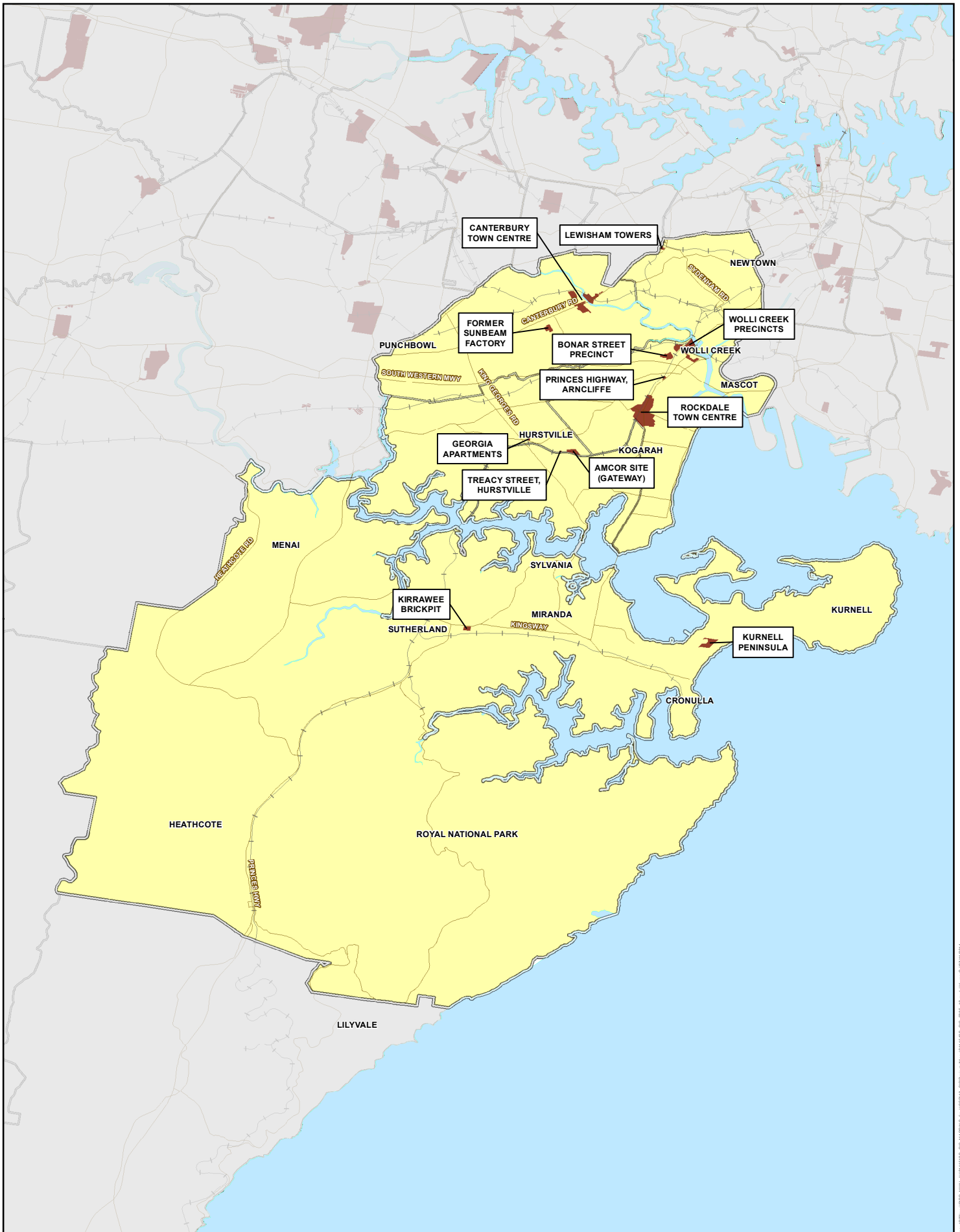
 KM
 A4 at 1:40,000

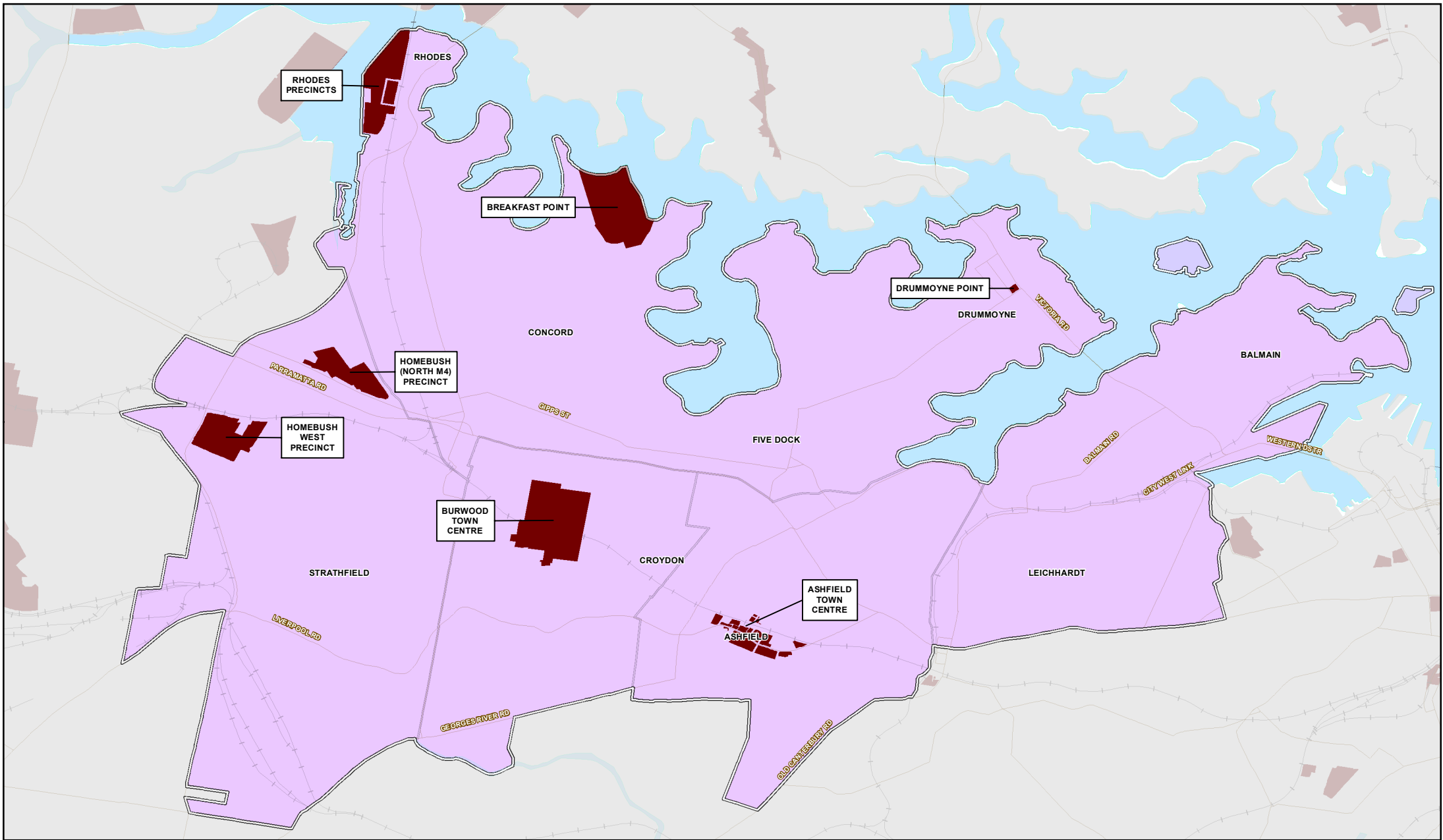
SYDNEY CITY SUBREGION







W:\9813\PROJECTS\9813_Plan\9813_GrowthServicingPlan\9813_GrowthServicingPlan_A4.mxd (R:\9813\9813_Plan\9813_GrowthServicingPlan_A4.mxd)

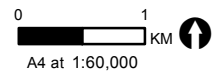


<ul style="list-style-type: none"> Major Roads Railway Waterways LGA Boundary Major Infill Sites >200 Dwellings or Employment Lands East Subregion 	<p>0 1 KM A4 at 1:80,000</p> <p></p>
<h2>EAST SUBREGION</h2>	



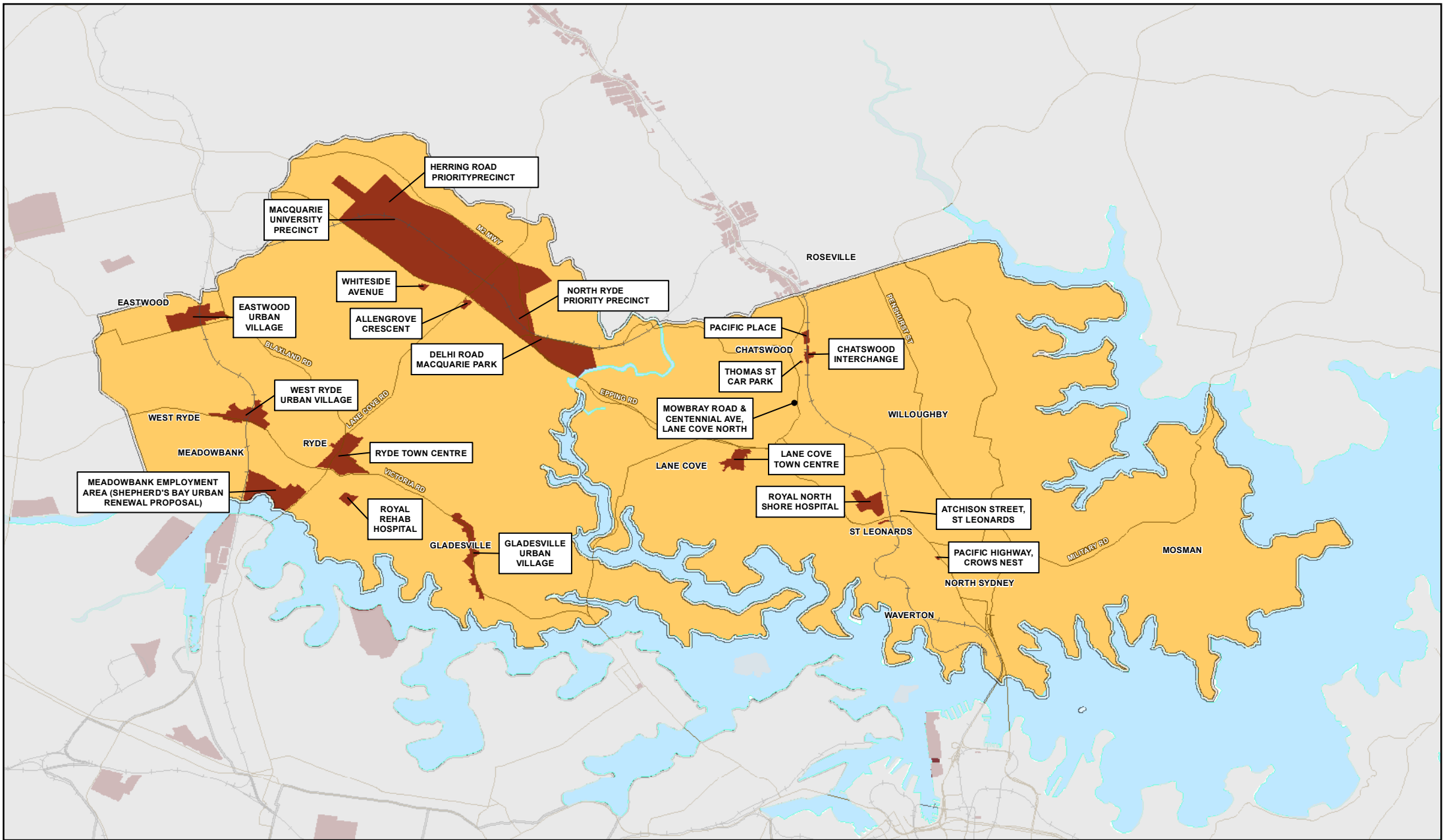








-  Major Roads
-  Railway
-  Waterways
-  LGA Boundary
-  Major Infill Sites >200 Dwellings or Employment Lands
-  Inner West Subregion





INNER WEST SUBREGION

MAPSYONASCO\proj\IPB_MWH_V12\145486_GS_MAPPING_b.r_UGSP10_GISProjects\Map92\145486_GS_F007_A2.mxd / Casemah / 14/11/2012

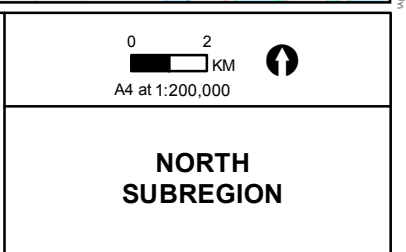
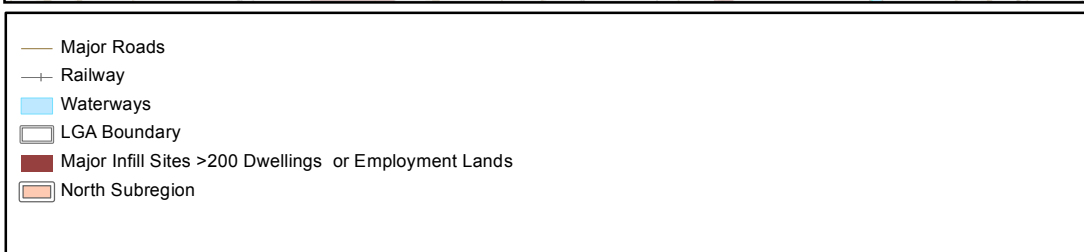
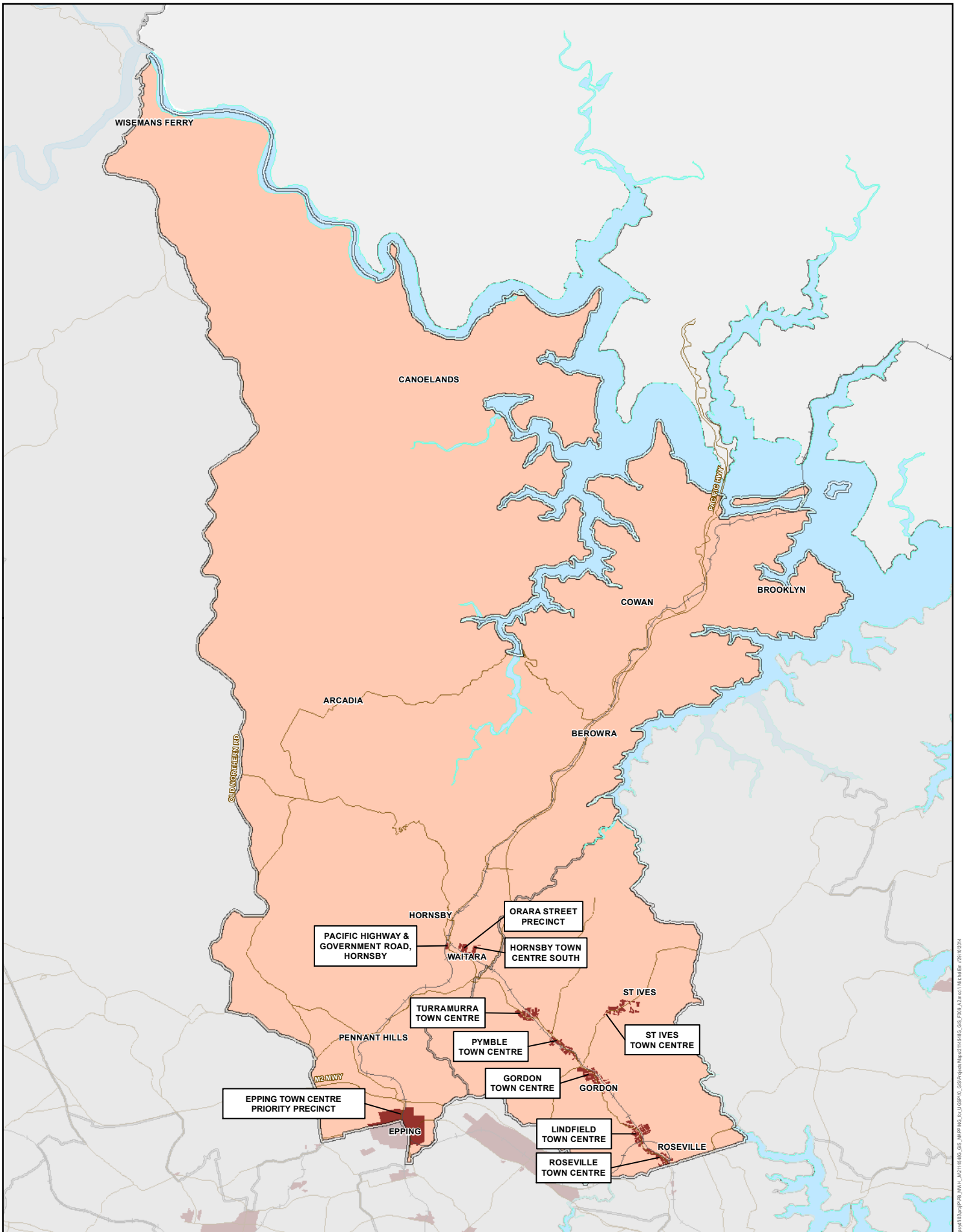


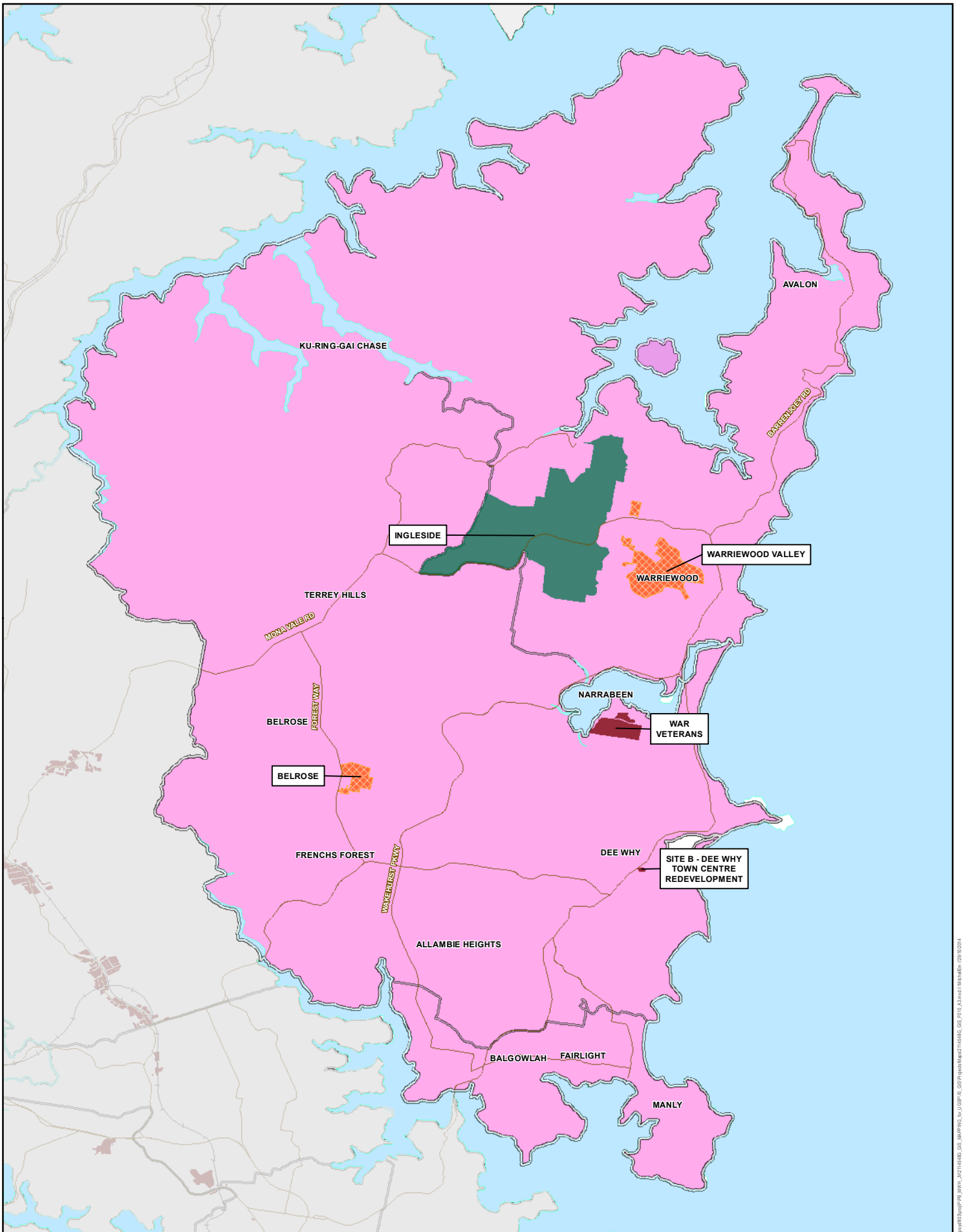
-  Major Roads
-  Railway
-  Waterways
-  LGA Boundary
-  Major Infill Sites >200 Dwellings or Employment Lands
-  Inner North Subregion

0 1
 KM
 A4 at 1:90,000 

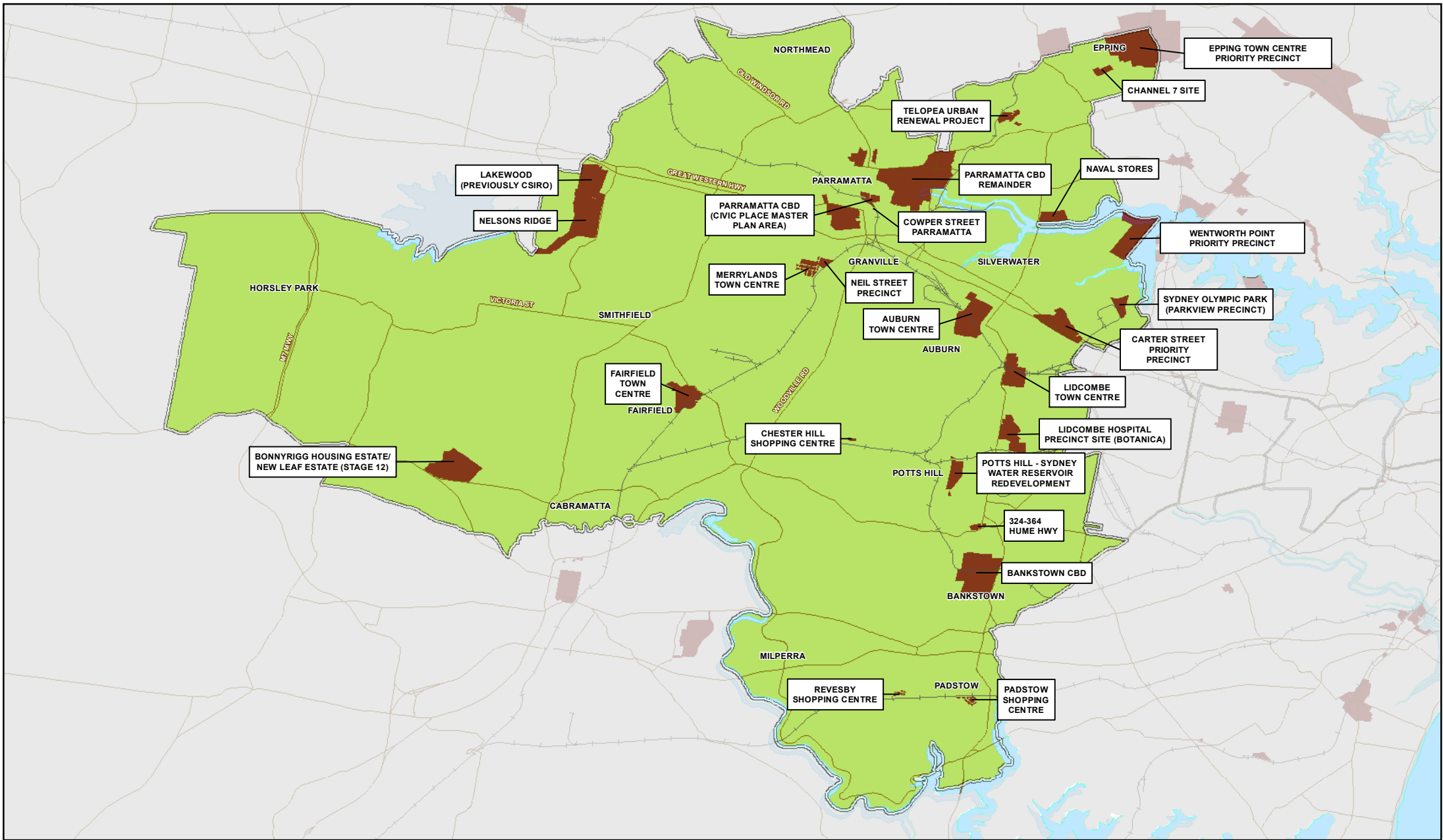
**INNER NORTH
 SUBREGION**

\sasy003p001P08_MWNL_J0214548.GIS_Mapping_for_UCSP10_GISProjects\Mapa2114548.GIS_F008_A3.mxd / Micro Em 02/10/2014





<ul style="list-style-type: none"> — Major Roads + Railway Waterways LGA Boundary Major Infill Sites >200 Dwellings or Employment Lands North East Subregion 	<ul style="list-style-type: none"> Greenfield Release Areas Services Available or Delivered by Sydney Water by 2019 	<p>0 2 KM</p> <p>A4 at 1:120,000</p> <p>NORTH EAST SUBREGION</p>
---	---	---



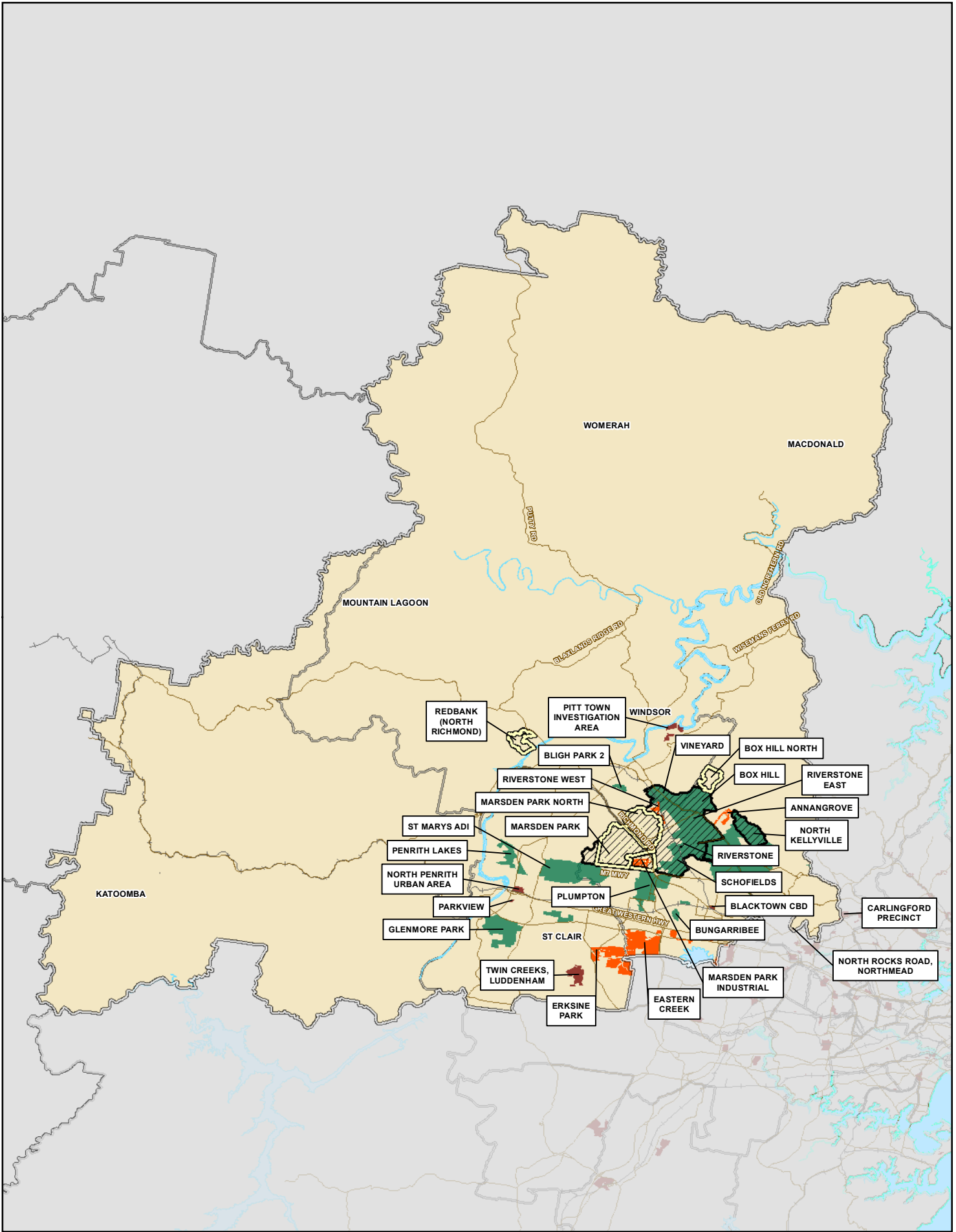
M:\s\0103\proj\PRB_MWNL_J\2114548.GIS_Mapping\GIS\Projects\Mapa2114548.GIS_2011_A2.mxd // MicroEm/0201/02014

	Major Roads
	Railway
	Waterways
	LGA Boundary
	Major Infill Sites >200 Dwellings or Employment Lands
	West Central Subregion

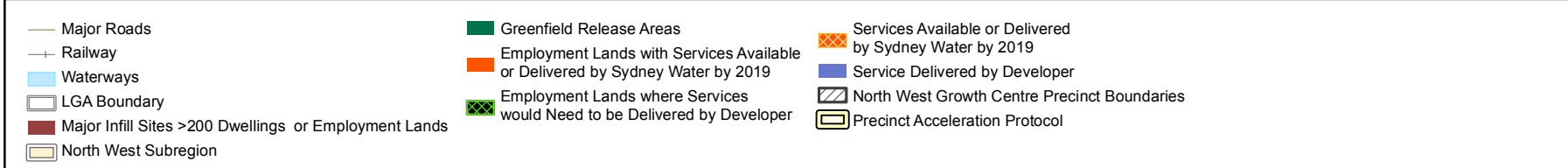
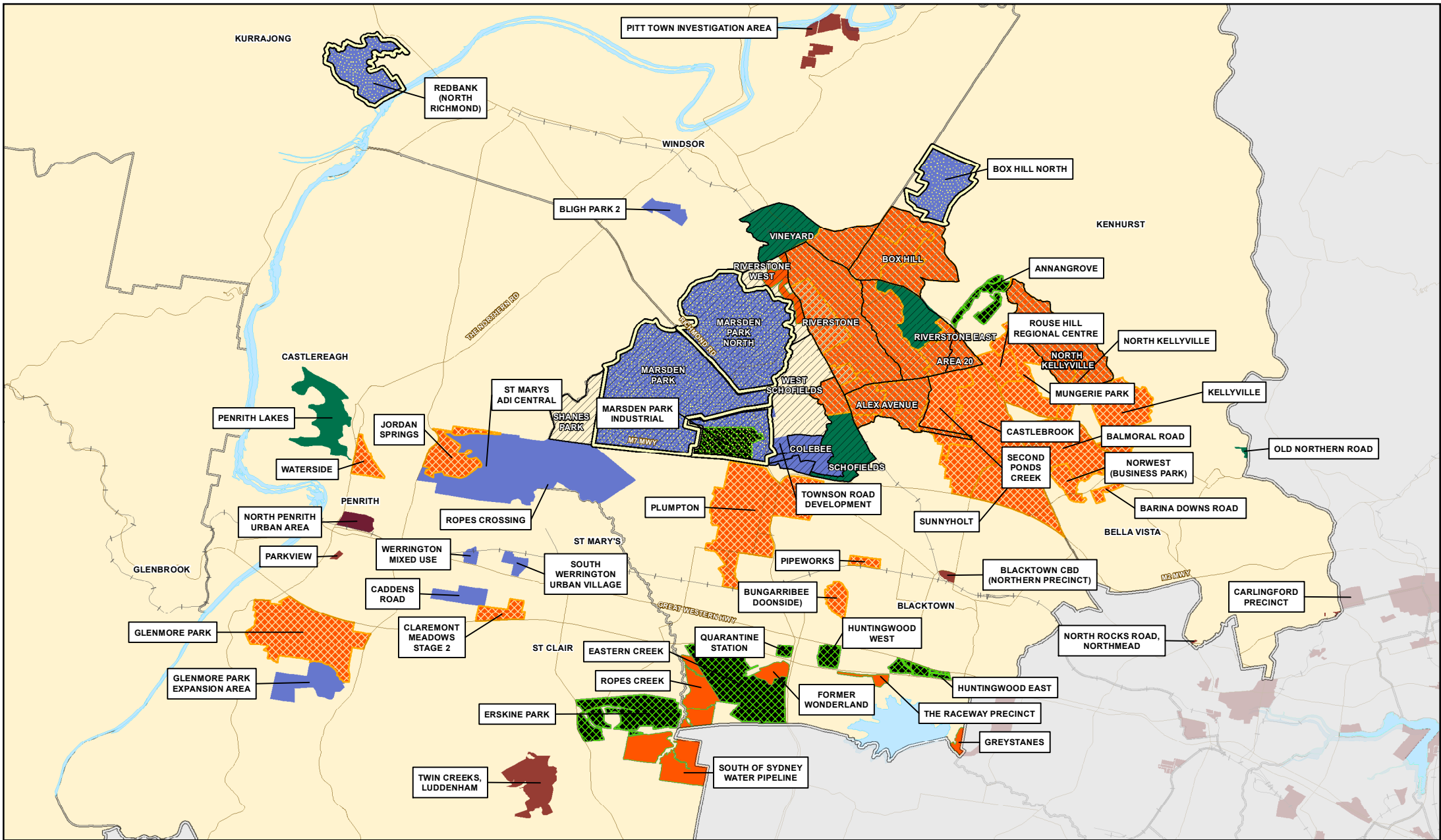
0 2 KM

A4 at 1:150,000

WEST CENTRAL SUBREGION



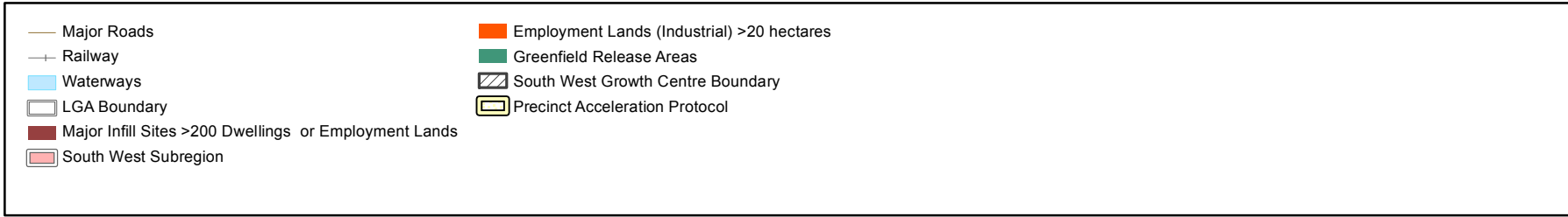
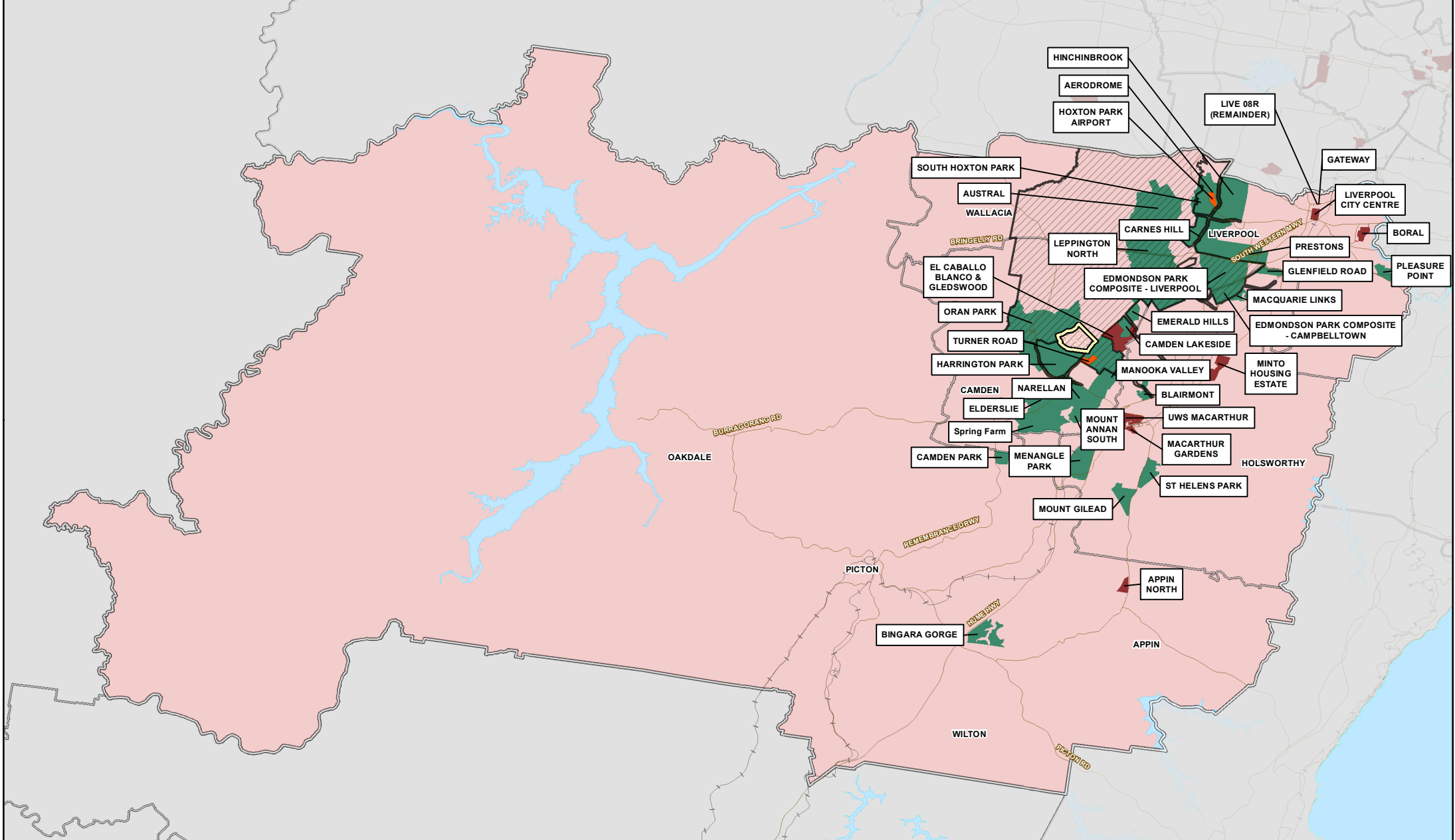
<ul style="list-style-type: none"> — Major Roads + Railway Waterways LGA Boundary Major Infill Sites >200 Dwellings or Employment Lands North West Subregion 	<ul style="list-style-type: none"> Employment Lands (Industrial) >20 hectares Greenfield Release Areas North West Growth Centre Boundary Precinct Acceleration Protocol 	<p>0 6 A4 at 1:600,000</p> <p></p>
<h2>NORTH WEST SUBREGION</h2>		



0 3
 KM ↗
 A4 at 1:200,000

**NORTH WEST
 GREENFIELD RELEASE
 AREA - DETAILED**

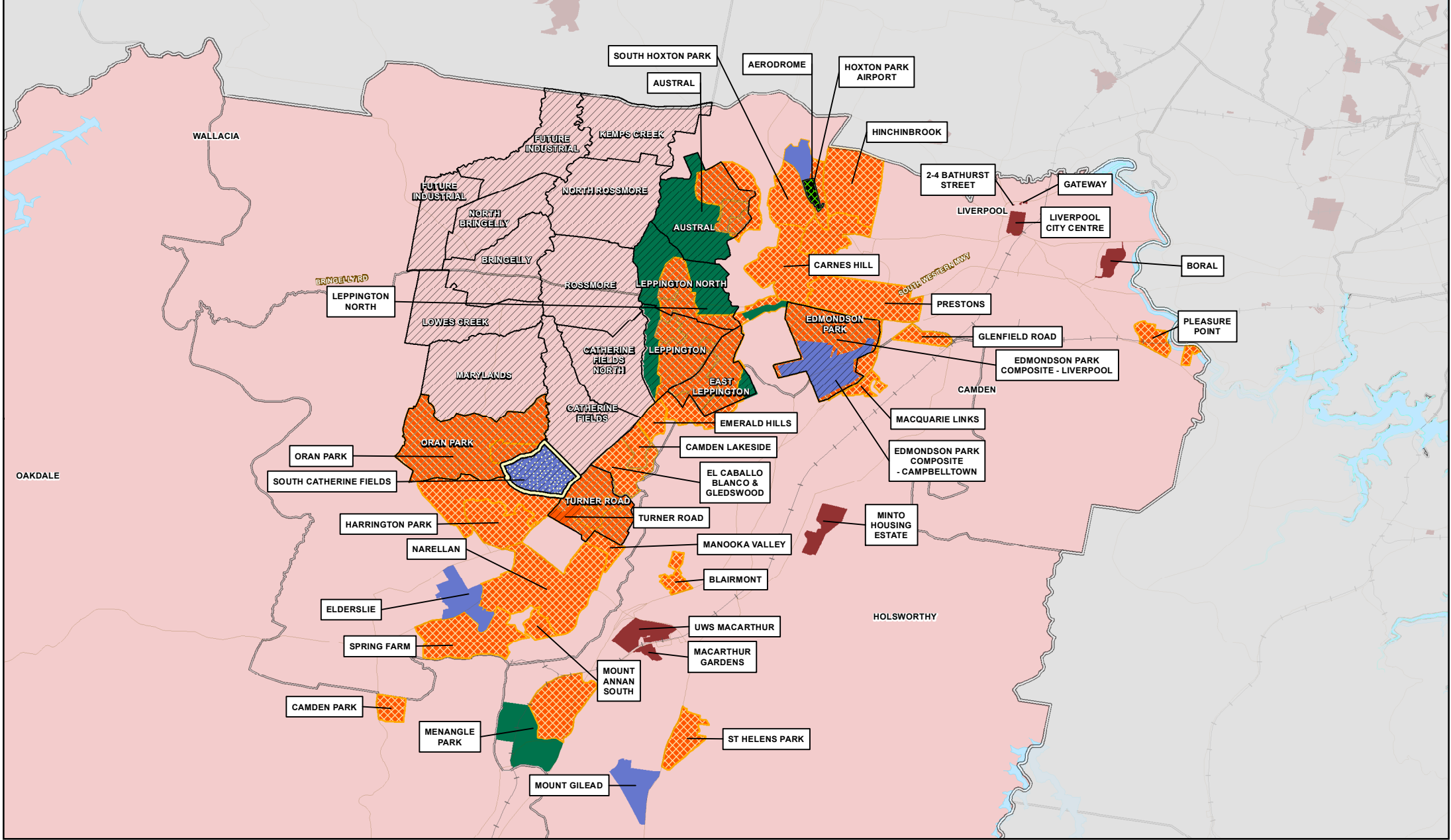
Servicing area is indicative only - see North West subregion table for more detail.



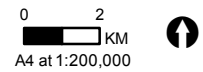
0 4
 KM
 A4 at 1:400,000

**SOUTH WEST
 SUBREGION**

W:\P\STANDARD\PROP\FB_A\W\140114486_GIS_MAPPING_for_USGPR10_GSP\Figures\Map2\14486_GSE_F04_A4.mxd [2/21/2014]

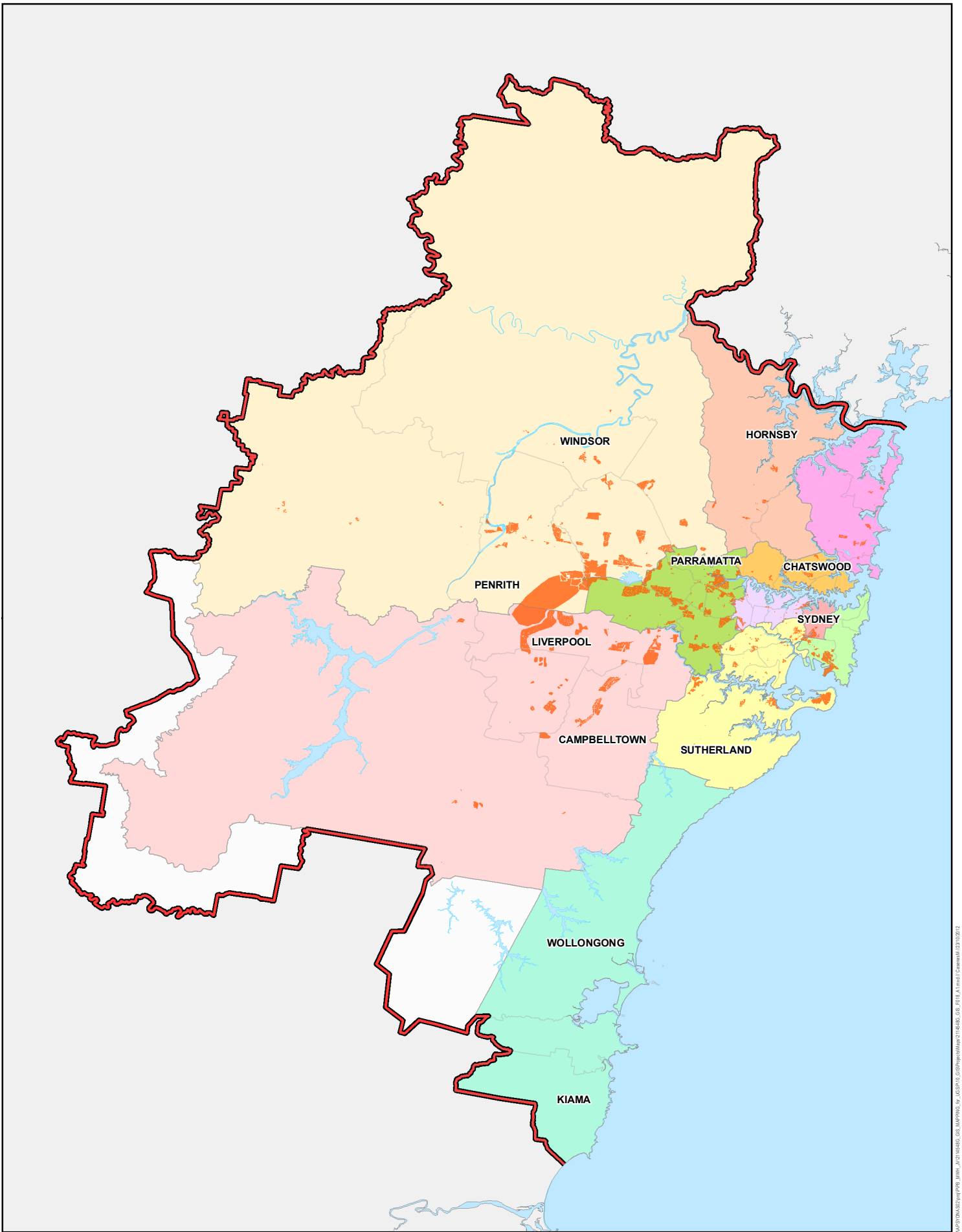


- Major Roads
- Railway
- Waterways
- LGA Boundary
- Major Infill Sites >200 Dwellings or Employment Lands
- South West Subregion
- Greenfield Release Areas
- Employment Lands with Services Available or Delivered by Sydney Water by 2019
- Employment Lands where Services would Need to be Delivered by Developer
- Services Available or Delivered by Sydney Water by 2019
- Services Delivered by Developer
- South West Growth Centre Precinct Boundaries
- Precinct Acceleration Protocol



SOUTH WEST GREENFIELD RELEASE AREA - DETAILED

Servicing area is indicative only - see South West subregion table for more detail



<ul style="list-style-type: none"> — Sydney Water Area of Operations LGA Boundaries — Waterways ■ Employment Lands >20 hectares 	<p>Subregions</p> <ul style="list-style-type: none"> ■ East Subregion ■ Illawara Subregion ■ Inner North Subregion ■ North East Subregion ■ North Subregion ■ North West Subregion ■ South Subregion ■ South West Subregion ■ Sydney City Subregion ■ West Central Subregion ■ West Subregion 	<p>0 10 KM A4 at 1:900,000</p> <p style="text-align: right;"></p>
EMPLOYMENTS LANDS		

MAPS/DNA/32/19199_PHW_L/1014486_CRS_MAPPNG.br_JES/PLU_GSP/psd/Mapa3114486_CRS_P119_A1.mxd/Canaan/10310012

Sydney City Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
City of Sydney	Ashmore Estate	2,437	200	1,566	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Redfern Waterloo Authority	5,648	484	2,719	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Lachlan Precinct (Green Square)	2,587	699	206	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Victoria Park (Green Square)	2,380	2230	150	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Link Road, Zetland	825	0	825	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Green Square Town Centre	3,009	360	759	Jun-12	Jun-14	2015	To be approved	No work specified	▲	The development can be serviced by connection to existing water and wastewater infrastructure. Local amplifications may be required. Flood risk management works are being done in partnership with City of Sydney Council under the Housing Acceleration Fund. Anticipated delivery date is 2015.
	Epsom Road, Rosebery	544	0	544	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Pymont Ultimo	209	209	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Former Rozelle Tram Sheds (Harold Park Paceway)	1,250	0	250	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Campbell Street, Haymarket	246	246	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

Sydney City Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
City of Sydney	61-79 Quay Street, Haymarket	240	100	140	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Boyd Tower, Pitt Street	245	245	0	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	710-710A George Street	218	218	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Central Park (Former CUB Site)	1,962	1,840	122	No work required				Developer to determine timeframe	+	Water and wastewater services being provided by a private supplier under a Water Industry Competition Act (WICA) licence.
	Goldfields House, Alfred Street	370	0	370	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Barangaroo (Darling Harbour East)	775	234	541	No work required				Had not been confirmed	+	There is trunk water and wastewater capacity in the existing system. The developer has delivered lead in water mains. The developer is delivering dry weather wastewater storage. The developer is required to fund and deliver a temporary and permanent deviations of the stormwater system at Barangaroo South and Central.
	Glebe Redevelopment Project	700	0	700	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Sydney International Convention, Exhibition and Entertainment Precinct (Darling Harbour)	1,200	-	-	No work anticipated before June 2019				New site	+	The development can be serviced by connection to existing water and wastewater infrastructure. Local amplifications may be required. Developer will need to deliver any new stormwater deviations.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
 - Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
 - ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
 - +
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
 - New package of works
 - Anticipated delivery date brought forward from previous year
 - Anticipated delivery date pushed back from previous year

East Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Botany Bay	Mascot Station	2,174	814	910	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Wilson-Pemberton Street Precinct	415	329	86	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
Randwick	Prince Henry Hospital Site	695	567	128	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	1406 Anzac Parade, Little Bay	570	570	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	UNSW Student Accommodation	303	303	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Bundock Street Precinct	465	27	250	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Randwick Priority Precinct	11500*	-	-	No work anticipated before June 2019				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver trunk works in the local area to service the development. Sydney Water may need to deliver works to its system to cater for the cumulative effect of development in the medium term.
	Anzac Parade Priority Precinct	20000*	-	-	No work anticipated before June 2019				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver trunk works in the local area to service the development. Sydney Water may need to deliver works to its system to cater for the cumulative effect of development in the medium term.

* Based on Planning and Infrastructure 2013 dwelling projections. As at date of publication of the GSP the NSW Government had put the planning of the Randwick and Anzac Parade Urban Activation Precincts on hold.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

■ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

⊕ Major works to be delivered by developer

■ New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

South Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approval)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Rockdale	Bonar Street Redevelopment Precinct	1,280	487	285	Dec-09	Dec-12	Dec-15	Jul-16	Dec-15		Sydney Water's Stage 1 Botany wastewater amplification works will service this development. Development in the short term can connect to the existing system.
	Princes Highway, Arncliffe	235	0	235	Dec-09	Dec-12	Dec-15	Jul-16	Dec-15		Sydney Water's Stage 1 Botany wastewater amplification works will service this development. Development in the short term can connect to the existing system.
	Wolli Creek Growth Redevelopment Area	4,121	1,163	1,841	Dec-09	Dec-12	Dec-15	Jul-16	Dec-15		Sydney Water's Stage 1 Botany wastewater amplification works will service this development. Development in the short term can connect to the existing system.
	Rockdale Town Centre	1,053	171	532	No work anticipated before June 2019				No work specified		The development can be serviced by connection to existing infrastructure.
Canterbury	Former Sunbeam Factory	550	58	264	No work required				No work required		The development can be serviced by connection to existing infrastructure.
	Canterbury Town Centre	1900*	-	-	Yet to be determined	Yet to be determined	Yet to be determined	To be approved	New site		Development in the short-term can connect to the existing system. Sydney Water may need to deliver amplifications to the trunk wastewater system to service development from 2017.
Marrickville	Lewisham Towers	524	0	524	No work required				No work specified		The development can be serviced by connection to existing infrastructure.
Hurstville	Ancor Site (Gateway), Forest Road, Hurstville	461	0	461	No work required				No work required		The development can be serviced by connection to existing infrastructure.
	Treacy Street, Hurstville	315	0	315	No work required				No work required		The development can be serviced by connection to existing infrastructure.
	Georgia Apartments, 458 Forest Road, Hurstville	611	0	411	No work required				No work required		The development can be serviced by connection to existing infrastructure.
Sutherland	Kirrawee Brickpit	484	0	300	No work required				No work required		The development can be serviced by connection to existing infrastructure.
	Kurnell Peninsula Rezoning Proposal (MDP site)	450	240	210	No work required. Odour abatement works completed				Dec-13 (odour abatement)		There is capacity in the system to service the development. Sydney Water has delivered odour abatement works to allow for development. The developer has delivered wastewater works.

* Total potential dwellings based on forecasts from Council.

The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

Major works to be delivered by developer

New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

New package of works

Anticipated delivery date brought forward from previous year

Anticipated delivery date pushed back from previous year

Inner West Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Ashfield	Ashfield Town Centre	726	325	312	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		Initial lots can connect to the existing system. Sydney Water may need to deliver Stage 1 trunk wastewater work for Parramatta Road Corridor to service future development.
Burwood	Burwood Town Centre	2,400	525	286	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
Strathfield	Parramatta Road Corridor Master Plan - Strathfield	2,224	435	678	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
	Homebush West Precinct	280	100	100	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
	Homebush (North M4) Precinct	788	45	200	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
Canada Bay	Breakfast Point	1,960	257	848	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
	Parramatta Road Corridor - Canada Bay	877	199	89	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
	Rhodes Peninsula	2,986	1825	948	Aug-11	Jun-14	Yet to be determined	To be approved	Dec-16		As above - development may be serviced by a future stage of the Parramatta Road Corridor works.
	Drummoyne Point	746	100	100	Yet to be determined				No work required		Initial lots can connect to the existing system. Sydney Water may need to deliver local amplifications to the water and wastewater systems to cater for the cumulative effect of development in the medium term.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

Inner North Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Ryde	West Ryde Urban Village	425	375	50	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Ryde Town Centre	1494	218	400	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Meadowbank Employment Area (Shepherds Bay Urban Renewal Area)	758	501	257	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Eastwood Town Centre	390	180	210	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Royal Rehab Hospital	900	300	600	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Gladesville Urban Village	867	150	158	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Macquarie Corridor/ Macquarie University Precinct	4,436	363	3875	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Delhi Road, Macquarie Park	300	0	300	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	North Ryde Station Priority Precinct (formerly TIDC)	3,000	-	-	No work required				No work specified	●	The development can be serviced by connection to existing infrastructure.
	Allengrove Crescent, North Ryde	269	269	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ⊞ Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

Inner North Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Ryde	Whiteside Avenue, North Ryde	263	0	263	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Herring Road Priority Precinct	3,000 - 4,000	-	-	Yet to be determined			No work specified		■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term.
Lane Cove	Lane Cove Town Centre	350	150	100	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	Mowbray Road and Centennial Avenue, Lane Cove North	1580	400	590	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	Pacific Highway/Mowbray Road, Lane Cove	320	0	210	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	St Leonards	406	152	151	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
Willoughby	Chatswood interchange	584	584	0	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	Pacific Place	300	300	0	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	Thomas St Car Park	201	201	0	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	Royal North Shore Hospital	800	0	300	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ▣ Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

North Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Ku-Ring-Gai	Roseville Town Centre	668	60	400	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Lindfield Town Centre	1,473	198	418	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Gordon Town Centre	1,676	261	515	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Pymble Town Centre	652	118	204	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Turramurra Town Centre	1,329	155	200	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	St Ives Town Centre	1,321	505	507	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
Hornsby	Hornsby Town Centre	714	325	150	No work required			No work specified		●	The development can be serviced by connection to existing infrastructure.
	Pacific Highway / Government Road Precinct	424	163	100	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Orara Street Precinct	370	49	160	No work required			No work required		●	The development can be serviced by connection to existing infrastructure.
	Epping Town Centre Priority Precinct	3000-4000	-	-	Yet to be determined			New site		■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver local amplifications to cater for the cumulative effect of development in the medium term.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ⊕ Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

North East Subregion - Infill Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Warringah	War Veterans	229	229	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Dee Why Town Centre	500	200	100	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.

North East Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Release Area	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Pittwater	Warriewood Valley	1,334	958	376	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Ingleside	4,400	0	440	Early 2015	Yet to be determined	Yet to be determined	To be approved	Had not been determined	▲	Sydney Water has completed high level strategic planning for the area. Detailed planning is expected to commence in early 2015 in line with precinct planning. The detailed planning will determine the infrastructure and staging of servicing the development.
Warringah	Belrose	60	60	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

■ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

⊕ Major works to be delivered by developer

■ New site announced by Government since MDP 2010-11. Total forecast is beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

West Central Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Auburn	Lidcombe Hospital Precinct Site (Botanica)	1356	313	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Auburn Town Centre	1173	75	623	Apr-11	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Sydney Olympic Park	3,304	1,016	365	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Lidcombe Town Centre	246	218	28	Apr-11	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Wentworth Point (formerly Homebush Bay West)	5,445	2,385	1,316	Aug-11	Jun-14	Dec-16	To be approved	Dec-16	▲ ■	Initial lots can connect to the existing system. Sydney Water may need to deliver Stage 1 trunk wastewater work for the Parramatta Road Corridor to service future development.
	Wentworth Point Priority Precinct (RMS and SOPA sites)	2,300*	-	-	Yet to be determined				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Amplifications may be needed to the trunk wastewater system to cater for the cumulative effect of development in the medium term.
	Carter Street Priority Precinct	5,000*	-	-	Yet to be determined				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Amplifications may be needed to the trunk wastewater system to cater for the cumulative effect of development in the medium term.
Fairfield	Fairfield Town Centre	668	450	218	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Bonnyrigg Housing Estate	827	189	582	Yet to be determined				No work required	■	Initial lots can connect to the existing system. Sydney Water may need to deliver local water amplifications to cater for the cumulative effect of development in the medium term.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

West Central Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Parramatta	Cowper Street, Parramatta	220	220	0	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Parramatta CBD (Civic Place Master Plan)	650	0	325	Oct-12	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Rosehill Master Plan	276	53	223	Oct-12	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Naval Stores, Ermington	503	240	200	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Channel 7 Site	650	0	230	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Telopea Urban Renewal Area	1900	0	950	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Parramatta CBD Remainder	850	712	84	Oct-12	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Epping Town Centre Priority Precinct	3000 - 4000	-	-	Yet to be determined				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver local amplifications to cater for the cumulative effect of development in the medium term.







- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

West Central Subregion		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Holroyd	Neil Street Precinct	1100	96	704	Apr-11	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Lakewood (previously CSIRO)	418	334	84	No work required				No work required	■	The development can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. Any work required beyond 2019 is to be determined by the end of 2014.
	Merrylands Town Centre	770	45	255	Apr-11	Jul-15	Yet to be determined	Yet to be determined	2016	■	Initial lots can connect to the existing system. Sydney Water may need to deliver some local water amplifications for the Parramatta Road Corridor (West) to service future development after 2019.
	Nelsons Ridge (previously Boral)	835	723	112	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
Bankstown	Bankstown CBD	2227	695	695	Yet to be determined				No work specified	■	Initial lots (in the short term) can connect to the existing system. Sydney Water may need to deliver local wastewater amplifications to cater for the cumulative effect of development in the medium term.
	Bankstown CBD Fringe	1484	465	465	Yet to be determined				No work specified	■	Same as above
	Bankstown Hume Highway Corridor	1218	0	758	Yet to be determined				No work specified	■	Same as above
	Chester Hill Shopping Centre	728	90	180	Yet to be determined				No work specified	■	Same as above
	Padstow Shopping Centre	925	100	200	Yet to be determined				No work specified	■	Same as above
	Revesby Shopping Centre	775	100	200	Yet to be determined				No work specified	■	Same as above
	Potts Hill	450	428	22	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.


- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year


North West Subregion - Infill Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
The Hills Shire	North Rocks Road, Northmead (previously 21 Windsor Road)	299	150	149	No work required				No work required	●	The development can be serviced by connection to existing infrastructure in the short term.
	Carlingford Precinct	913	284	629	No work required				No work required	●	The development can be serviced by connection to existing infrastructure in the short term.
	Cherrybrook (North West Rail Link Station Precinct)	3,200	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.
	Castle Hill (North West Rail Link Station Precinct)	4,400	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.
	Showground (North West Rail Link Station Precinct)	3,600	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.
	Norwest (North West Rail Link Station Precinct)	4,350	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.
	Bella Vista (North West Rail Link Station Precinct)	4,400	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.
	Kellyville (North West Rail Link Station Precinct)	4,400	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.
Rouse Hill (North West Rail Link Station Precinct)	950	-	-	To be determined by end 2014				New site	■	Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. These works will be delivered as part of the packages of works to service the North West Growth Centre.	

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ⊕ Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year


North West Subregion - Infill Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Blacktown	Cudgegong Road (North West Rail Link Station Precinct)*	3,500*	-	-	To be determined by end 2014				New site		Initial lots (in the short term) can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. Any work required beyond 2019 is to be determined by the end of 2014.
	Blacktown CBD (Northern Precinct)	618	168	450	No work required				No work required		The development can be serviced by connection to existing infrastructure in the short term.
Penrith	North Penrith Urban Area (Thornton Park)	1000	200	500	No work required				No work required		The developer has delivered trunk water and wastewater services under a Commercial Agreement.
	Twin Creeks, Luddenham	326	244	82	No work anticipated to be delivered by Sydney Water before June 2019				No work required		The developer will need to deliver local amplifications to the drinking water system. Wastewater services are provided by a private supplier.
	Park View (164 Station Street)	650	159	491	No work required				No work required		The development can be serviced by connection to existing infrastructure in the short term.
Hawkesbury	Pitt Town Rural Village	898	331	567	No work is anticipated to be delivered by Sydney Water before June 2019				To be determined by developer		The developer is providing their own onsite sewage treatment system. The developer will need to deliver amplifications to the drinking water system.

* Cudgegong Road Station Precinct potential dwellings may overlap with Riverstone East and Area 20 precincts forecasts

 The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.


 Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development


 Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

 Major works to be delivered by developer

 New site announced by Government since MDP 2010-11. Total forecast may be beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

 New package of works

 Anticipated delivery date brought forward from previous year

 Anticipated delivery date pushed back from previous year

North West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
The Hills Shire	Balmoral Road	6,035	1247	760		No work required				Jun-13	●	Sydney Water has delivered a lead in wastewater main. The development can be serviced by connection to existing infrastructure.
	Barina Downs Road	125	83	42		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Box Hill & Box Hill Industrial	9,600	0	1150	NWGC Package 2	Jun-09	Aug-12	Dec-14	Approved Jan-15	Dec-14	▲	Package 2 of Sydney Water's North West Growth Centre works will provide water and wastewater services to 2,500 dwellings within Box Hill and Box Hill Industrial.
					NWGC Package 3	Jul-14	Dec-15	Jun-18	Yet to be determined	New work	▲	Package 3 works will provide trunk water and wastewater services to Box Hill and Box Hill Industrial precincts (southern part). Lead in water and wastewater mains will be needed to connect parts of the precinct to trunk infrastructure.
	Kellyville	583	434	149		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Mungerie Park	324	292	32		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	North Kellyville	4,500	35	450	NWGC Package 1 & Stringer Road Lead Ins	Jun-09	Aug-12	Dec-14	Approved Jan-15	Dec-14	▲	The North West Growth Centre Package 1 works has delivered trunk water and wastewater to 2,700 lots in North Kellyville. Sydney Water is delivering wastewater lead ins to service the Stringer Road catchment in 2014 (550 lots).
					NWGC Package 2 & Cattai Creek Lead Ins	Jun-09	Aug-12	Dec-14	Approved Jan-15	Dec-14	▲	Sydney Water is delivering the Cattai Creek (trunk) wastewater carrier (part of Package 2 works) to service 2,000 lots in the east of the precinct by January 2015. Wastewater lead in mains connecting the south east of the precinct to the Cattai Creek carrier will be delivered by June 2015.
	Norwest - Business Park	595	282	253		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Old Northern Road	45	0	0		No work is anticipated to be delivered by Sydney Water before June 2019				No work required	+	Development is not expected until after 2020. Sydney Water does not have a servicing strategy for Old Northern Road at this time.
Rouse Hill Regional Centre	1,622	619	711		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
Box Hill North (Potential Home Sites Program)	4,100	N/A	N/A		To be determined by Developer				New site	+	Trunk services and local amplification to be delivered by developer. As Box Hill North was announced as 'no cost to government' any funding by Sydney Water is subject to the Precinct Acceleration Protocol Funding Guidelines.	

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

▲ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

+

Major works to be delivered by developer

▲ New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

▲ New package of works

▲ Anticipated delivery date brought forward from previous year

▲ Anticipated delivery date pushed back from previous year

North West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Hawkesbury	Bligh Park 2	600	0	0		To be determined by developer				No work required	+	The developer will need to deliver trunk water and wastewater lead in works.
	Vineyard	2,500	-	-	NWGC Package 2 & 3A	Jun-09	Aug-12	Dec-14	Approved Dec-14	New site 2013	▲	Sydney Water's North West Growth Centre Package 2 and 3A works will provide trunk wastewater services to 2,000 new dwellings. There is capacity within the existing rural water supply to provide water services to initial development. Developers may need to deliver water and wastewater lead in mains.
					NWGC Package 3	Jul-14	Dec-15	Yet to be determined	Yet to be determined	New site 2013	▲	Sydney Water has commenced detailed planning of Package 3 works. The timeframe and staging of water and wastewater infrastructure within Vineyard will be determined as planning progresses.
	Redbank - North Richmond (Potential Home Sites Program)	1,400	-	-		To be determined by developer				No work required	+	Trunk services and local amplification to be delivered by developer. As Redbank was announced as 'no cost to government' any funding by Sydney Water is subject to the Precinct Acceleration Protocol Funding Guidelines.
Blacktown	Alex Avenue	6,300	800	350	NWGC Package 1	Package 1 Complete				Package 1 complete	●	The North West Growth Centre Package 1 works has delivered trunk water and wastewater for 2,500 lots in Alex Avenue. The developer may need to deliver lead in works.
					NWGC Package 2 & 3A	Jun-09	Oct-11	Dec-14	Approved Jan-15	Dec-14	▲	The North West Growth Centre Package 2 & 3A works will deliver trunk water lead-ins to service the remaining portion of the precinct. Part of this work includes the First Ponds Creek wastewater carrier being delivered under the Housing Acceleration Fund.
	Area 20	2,500	480	1150		Package 1 Complete (water only for Area 20 to RL 60).				Dec-10	●	The North West Growth Centre Package 1 works delivered trunk water main for the majority of the development. Sydney Water may need to deliver further works to service the high ground above RL60 after 2019. The developer may need to deliver lead in works.
	Bungarribee (Doonside)	730	586	144		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Castlebrook	966	966	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Colebee	988	645	343		To be determined by developer				No work specified	+	The developer has delivered trunk wastewater services and will need to deliver wastewater lead-ins to the Stonecutters Ridge development site within the precinct under a Commercial Agreement. The developer of the remainder of the precinct will need to deliver trunk and lead-in wastewater services. There is capacity for water within the existing system.
	Townson Road	800*				To be determined by developer				New site	+	The developer is delivering trunk wastewater services to the site.

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

▲ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

+

■ New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

North West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Blacktown	Pipeworks	17	17	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Plumpton	363	255	108		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Riverstone	9,000	41	350	NWGC Package 1	Package 1 Complete				Package 1 complete	●	The North West Growth Centre Package 1 works have delivered trunk water for 1,500 dwellings in Riverstone. There is existing trunk wastewater capacity for the western portion of Riverstone. The developer may need to deliver lead in works.
					NWGC Package 2 & 3A	Jun-09	Oct-11	Dec-14	Approved Jan-15	Dec-14	▲	The North West Growth Centre Package 2 & 3A works will deliver trunk water lead-ins. Part of this work includes the First Ponds Creek wastewater carrier being delivered under the Housing Acceleration Fund to service 6,500 dwellings in the precinct.
					HAF 2	Nov-13	Jun-14	Dec-16	To be approved	New package of work	▲	Sydney Water is delivering wastewater lead ins to extend services to 6,500 dwellings in the eastern part of the Riverstone precinct under the Housing Acceleration Fund 2.
	Schofields	2,950	400	400	NWGC Package 2	Jun-09	Oct-11	Dec-14	Approved Jan-15	Dec-14	▲	The North West Growth Centre Package 2 works will deliver trunk water and wastewater services for 2,000 dwellings in Schofields.
					Future package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work	▲	A future package of works will provide trunk water and wastewater for the remainder of the Schofields precinct.
	Second Ponds Creek	2,541	2541	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	St Marys ADI (Ropes Crossing)	1,862	1185	677		To be determined by developer				No work specified	+	The developer has delivered trunk water and wastewater infrastructure under a Commercial Agreement. There is capacity in the existing water system.
Sunnyholt	158	154	4		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure . The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- +
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

North West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Blacktown	Marsden Park Industrial Precinct Acceleration Protocol (Residential Portion)	1,200	-	-		To be determined by Developer				To be determined by developer	+	Trunk services and local amplification being delivered by developer under Precinct Acceleration Protocol.
	Marsden Park Precinct Acceleration Protocol	10,300	-	-		To be determined by Developer				To be determined by developer	+	Trunk services and local amplification to be delivered by developer under Precinct Acceleration Protocol.
	Riverstone East	5,300	-	-	NWGC Package 2 & 3A	Jun-09	Oct-11	Dec-14	Approved Dec-14	New Site	▲	The North West Growth Centre Package 2 and 3A works will deliver trunk water and wastewater services for 3,700 dwellings in Riverstone East by December 2014.
					Future package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work	▲	A future package of work will provide wastewater trunk main for the remaining Riverstone East precinct.
	Marsden Park North Precinct Acceleration Protocol	4,000	0	-		To be determined by Developer				New site	+	Trunk services and local amplification to be delivered by developer under Precinct Acceleration Protocol.

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

■ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

⊕ Major works to be delivered by developer

■ New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

North West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence detailed planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Penrith	Caddens Road	1,250	414	700		To be determined by developer				No work required	+	The developer will need to deliver trunk water and wastewater lead in works.
	Claremont Meadows Stage 2	426	295	131		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Glenmore Park	288	197	91		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Glenmore Park Expansion Area	1,614	626	528		2012	2013/14	Jun-14	Oct-14	2014/15	▲	The developer has delivered some trunk water and wastewater lead in works under a Commercial Agreement. Sydney Water is upgrading the pumping station (SP1026).
			200	200	Mulgoa Rise	To be determined by developer				New site (previously part of Glenmore Park Stage 2)	+	The developer will need to deliver trunk wastewater lead in works (including a new wastewater pumping station and rising main).
	Penrith Lakes	4,900	0	225		Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	No work required	▲	Detailed planning work to begin once the Master Plan for the development has been released.
	South Werrington Urban Village	410	110	255		To be determined by developer				No work required	+	The developer will need to deliver trunk water and wastewater lead in works.
	St Mary's ADI - Central	1,200	0	520		To be determined by developer				No work required	+	The developer will need to deliver trunk water and wastewater lead in works under a Commercial Agreement.
	St Mary's ADI - Western (Jordan Springs)	2,400	1270	1130	St Mary's Wastewater Augmentation	Nov-11	Dec-13	Jun-15	Jun-15	Jun-15	▲	Sydney Water will be delivering wastewater network amplifications to provide wastewater services to the northern part of the Jordan Springs development. The developer will also deliver lead-in infrastructure to the precinct.
Waterside	527	478	38		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
Werrington Mixed Use	240	90	150		No work is anticipated to be delivered by Sydney Water before June 2019				No work required	+	The developer will need to deliver trunk water and wastewater lead in works.	

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- +
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

South West Subregion- Infill Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Major Sites (> 200 Dwellings)	Total Potential Dwellings to 2025	Short term 10/11-14/15	Medium term 15/16-19/20	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Campbelltown	Macarthur Gardens	650	290	360	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Minto Housing Estate	1,019	629	390	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	UWS Macarthur	750	0	750	To be determined by end 2014				No work specified	+	The developer will need to deliver water and wastewater lead-in mains to service development.
Liverpool	Boral Site, Moorebank	701	170	350	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Liverpool City Centre	1,474	651	823	No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
Wollondilly	Appin - North	342	195	150	No work is required by Sydney Water				Jul-13	+	Sydney Water has delivered trunk water and wastewater infrastructure to the development. The developer will need to deliver some lead-in mains.
	Bingara Gorge	1,145	200	345	Feb-14	Dec-14	Yet to be determined	Yet to be determined	On Hold	▲	Short term development has connected to the existing water system. Sydney Water has commenced detailed planning for the staged delivery of future water infrastructure. Wastewater services being provided by a private supplier under a Water Industry Competition Act (WICA) licence.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- +
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Total forecast is beyond 2025 and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

South West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Camden	Camden Lakeside	380	140	175	Water	Oct-14 (Water)	Jul-15 (Water)	Yet to be determined	Yet to be determined	No work specified	▲	There is capacity in the water system for initial development. The developer may need to deliver lead in water mains. Sydney Water is planning to amplify the water system to accommodate the South West Growth Centre second release precincts and neighbouring development areas, including Camden Lakeside (see SWGC Second Release Precincts Packages of work).
					Wastewater	Feb-14 (Wastewater)	May-15 (Wastewater)	Jul-16 (Wastewater)	Yet to be determined	No work specified	▲	Sydney Water is delivering trunk wastewater infrastructure to service Emerald Hills, Camden Lakeside and El Cabello Blanco. This work is anticipated to be completed by mid-2016. The developer may need to deliver lead in mains to service the development.
	Elderslie - Total	1,548	735	637	375mm watermain	No work required				Dec-12	●	Sydney Water has delivered trunk water mains into the precinct providing services to 713 new dwellings.
					450mm watermain and sewer mains	Timeframe to be determined by developer				Timeframe to be determined by developer	+	The developer has delivered trunk water and wastewater services under a Commercial Agreement. Further works will be required by the developer to extend the current 450mm water main. This work will provide services to 550 new dwellings.
	Harrington Park	227	227	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.
	Harrington Park II	1,503	756	747		To be determined by the developer				No work specified	+	Water and wastewater services are being delivered by developer.
	Leppington North (total precinct including Liverpool LGA portion)	9,000	50	250	SWGC Second Release Precincts Package 1	Sep-12	Dec-13	Jun-16	Jun-16	Beyond 2016	▲	Sydney Water will be delivering wastewater trunk infrastructure to service 2,100 new dwellings in the central and southern part of the precinct from June 2016. There is estimated to be capacity within the drinking water system to service development until 2018.
					SWGC Second Release Precincts Package 2	Jun-14 (Wastewater)	Oct-15 (Wastewater)	Dec-18 (Wastewater)	Yet to be determined	New work	▲	Sydney Water has begun detailed planning for some wastewater lead in mains to service a portion of the Leppington North precinct. Timeframes and staging of delivering of lead ins will be determined as planning progresses.
						Oct-14 (Water)	Dec-15 (Water)	Jan-18 (Water)	Yet to be determined	New work	▲	Initial development may be serviced by existing water infrastructure. Sydney Water has begun detailed planning for Stage 1 trunk water infrastructure to service parts of the Leppington North, Austral, Leppington and East Leppington precincts. Timeframes and staging of delivery of infrastructure will be determined as planning progresses.
	Future Package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work	▲	A future package of work will provide water and wastewater services to those areas in Leppington North not serviced by Package 2.				

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

■ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

+

Major works to be delivered by developer

■ New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

South West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019								
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments	
Camden	Manooka Valley	307	146	161		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Mount Annan South	412	412	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Narellan	122	87	35		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Oran Park		7,489	1,838	2,490	Oran Park Package 1	Package 1 works are complete.				Package 1 works are complete	●	Stage 1 development - The developer has delivered works under a Commercial Agreement. This work has provided services to 700 new dwellings.
						Oran Park Package 2	Package 2 works are complete.				Dec-12	●	Stage 1 development - Trunk water extensions have been delivered by Sydney Water. This work has provided services to 500 new dwellings. Sydney Water is working with landowners to allow appropriate staging of development in higher land areas.
						Oran Park Package 3	Package 3 works are complete.				Jun-13	●	Stage 1 development - Trunk water extensions have been delivered by Sydney Water as part of Stage 2 of the Oran Park program of works. This work has provided services to 3,400 new dwellings.
						Oran Park Package 4	Jul-14	Dec-16	Dec-18	Yet to be determined	New work	▲	Stage 2 development - Oran Park Package 4 works will deliver trunk water works to the remainder of Oran Park. Sydney Water anticipates beginning detailed planning for this work in July 2014. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.
						Oran Park Package 5	Jul-14	Dec-15	2017/18	Yet to be determined	New work	▲	Stage 2 development - Oran Park Package 5 works will deliver trunk wastewater works to service the remainder of the Oran Park precinct (except a small pocket in the north west corner). Sydney Water anticipates beginning detailed planning for this work in July 2014. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.
	Spring Farm - Total	3,705	1569	1670		To be determined by developer				Developer to determine timeframe	+	Trunk water and wastewater infrastructure has been delivered by the developer under a Commercial Agreement. Some remaining lead in mains are to be delivered by the developer under the commercial agreement.	
	Turner Road		4,021	1,320	1,500	Package 1	Package 1 works are complete.				No work required	●	The developer has delivered works under a Commercial Agreement. This work has provided services to 700 new dwellings.
						Package 2	Package 2 works are complete.				Dec-12	●	Trunk water extensions delivered by Sydney Water. This work has provided services to 500 new dwellings. Sydney Water is working with landowners to allow appropriate staging of development in higher land areas.
						Package 3	Package 3 works are complete.				Jun-13	●	Trunk water extensions have been delivered by Sydney Water. This work has provided services to 500 new dwellings.
						Package 4	Apr-13	Dec-14	Dec-16	To be approved	No work specified	▲	Sydney Water will be delivering the Turner Road Reservoir (December 2016) and trunk water assets as part of the Turner Road program of works. An upgrade to the wastewater trunk assets will be delivered by Sydney Water by December 2016. This work will provide services to 2,300 new dwellings.

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ⊕ Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

South West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Camden	Emerald Hills	1,500	N/A	N/A	Water	Jul-15 (Water)	Yet to be determined	Yet to be determined	Yet to be determined	No work specified	▲	There is capacity in the water system for initial development. The developer may need to deliver lead in water mains. Sydney Water is planning to amplify the water system to accommodate the South West Growth Centre second release precincts and neighbouring development areas, including Emerald Hills (see SWGC Second Release Precincts Packages of work).
					Wastewater	Feb-14 (Wastewater)	May-15 (Wastewater)	Jul-16 (Wastewater)	Yet to be determined	Timeframe to be determined by developer	▲	Sydney Water is delivering trunk wastewater infrastructure to service Emerald Hills, Camden Lakeside and El Cabello Blanco. This is anticipated to be completed by mid-2016.
	El Cabello Blanco	840	0	440	Elcabello Blanco Water	Jul-15 (Water)	Yet to be determined	Yet to be determined	Yet to be determined	No work specified	▲	There is capacity in the water system for initial development. The developer may need to deliver lead in water mains. Sydney Water is planning to amplify the water system to accommodate the South West Growth Centre second release precincts and neighbouring development areas, including El Cabello Blanco (see SWGC Second Release Precincts Packages of work).
					Elcabello Blanco Wastewater	Feb-14 (Wastewater)	May-15 (Wastewater)	Jul-16 (Wastewater)	Yet to be determined	Dec-16	▲	Wastewater services will be provided as part of the Camden Lakeside / Emerald Hills package of work.
	Gledswood Hills Eastern precinct				Gledswood Hills Eastern Water	Apr-13 (Water)	Dec-13 (Water)	Dec-16 (Water)	Dec-16 (Water)	Dec-16	▲	Early stages of development can be serviced by lead-in water mains. Later stages of development can be supplied by a new reservoir at Turner Road to be delivered by December 2016. Early stages of development can be serviced by lead-in waste mains to be delivered by the developer.
South Catherine Fields PAP*	3,200	-	-		To be determined by the developer					Developer to determine timeframe	+	Initial trunk water and wastewater capacity available. Upgrades to existing wastewater infrastructure is required to be delivered by the developer under the Precinct Acceleration Protocol.

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ⊕ Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

South West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Camden	East Leppington (total precinct including Campbelltown and Liverpool parts)	4,450	-	-	SWGC Second Release Precincts Package 1	Sep-12	Dec-13	Jun-15	Jun-15	New Site		The developer is delivering an interim wastewater pump-out system to service initial lots. Sydney Water will be delivering wastewater trunk infrastructure to service 4,450 new dwellings from June 2015. There is estimated to be capacity within the drinking water system to service development until 2018.
					SWGC Second Release Precincts Package 2	1/06/2014 (wastewater)	Oct-15 (Wastewater)	Dec-18 (Wastewater)	Yet to be determined	New work		Sydney Water has begun detailed planning for some wastewater lead in mains to service a portion of the Leppington North precinct.. A small pocket of development in East Leppington that is unable to be serviced by the trunk wastewater services in Package 1 may be serviced by this work. Timeframes and staging of delivering of lead ins will be determined as planning progresses.
						Oct-14 (Water)	Dec-15 (Water)	Jan-18 (Water)	Yet to be determined	New work		Initial development may be serviced by existing water infrastructure. Sydney Water has begun detailed planning for Stage 1 trunk water assets to service parts of East Leppington, Austral, Leppington and North Leppington. This will allow development on higher land in the south east corner of East Leppington. Timeframes and staging of delivery will be determined as planning progresses.
					Future Package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work		A future package of work will provide water and wastewater services to those areas in East Leppington not serviced by Package 2.
	Leppington	9,000	-	-	SWGC Second Release Precincts Package 1	Jun-13	Jun-14	Jun-16	Jun-16	New Site		Sydney Water will be delivering wastewater trunk infrastructure to the boundary of the precinct by June 2016. This will service initial development (1,900 new dwellings) in the north of the precinct. The developer will need to deliver lead in works. Further extensions of the trunk wastewater will be required after 2019. There is estimated to be capacity within the existing drinking water system to service development until 2019.
					SWGC Second Release Precincts Package 2	Oct-14 (Water)	Dec-15 (Water)	Jan-18 (Water)	Yet to be determined	New work		Initial development may be serviced by existing water infrastructure. Sydney Water has begun detailed planning for Stage 1 trunk water infrastructure to service parts of the Leppington, Austral, Leppington North and East Leppington precincts. Timeframes and staging of delivery of infrastructure will be determined as planning progresses.
					Future Package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work		A future package of work will provide water and wastewater services to those areas in Leppington not serviced by Package 2.
					Future Package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work		A future package of work will provide water and wastewater services to those areas in Leppington not serviced by Package 2.

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

South West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019								
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments	
Wollondilly	Camden Park	230	230	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Picton Tahmoor Thirlmere* Urban Lands	2,423	809	239		Jun-12	Dec-13	Dec-15	To be approved	Jun-15	▲	Sydney Water will be amplifying the Picton sewerage system to cater for this development.	
Campbelltown	Blairmount	0	0	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Edmondson Park Composite	1,687	729	750		Timeframe to be determined by developer				No work specified	+	The developer will deliver wastewater infrastructure to facilitate development in Edmondson Park South. There is capacity in the existing trunk water system.	
	Glenfield Road	638	348	290		No works required				Works complete	●	The developer has delivered services under a Commercial Agreement.	
	Macquarie Links	120	92	28		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Menangle Park		3,600	185	675	Menangle Park Package 1	Jun-11	Feb-14	Nov-15	Nov-15	Yet to be determined	▲	Existing drinking water system can service 600 lots. Sydney Water will stage the delivery of major water and wastewater infrastructure to service the Menangle Park Release Area. The first stage of wastewater infrastructure will service 700 new dwellings in the northern catchment of the release area. Anticipated delivery date has been pushed back from the 2012 GSP due to delays in rezoning of the Menangle Park release area.
						Menangle Park Package 2	Jul-15	Dec-16	Jun-19	To be approved	New work	▲	Menangle Park Package 2 works will deliver trunk wastewater works to service the remainder of the Menangle Park Release Area and amplifications to the existing water system. Sydney Water anticipates beginning detailed planning for this work in 2015. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.
Mount Gilead		1,700	0	0		To be determined by developer.				No work required	+	The developer will deliver water and wastewater services to the development under a commercial agreement.	
St Helen's Park		138	98	40		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
 - Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
 - ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
 - +
- Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
 - New package of works
 - Anticipated delivery date brought forward from previous year
 - Anticipated delivery date pushed back from previous year

South West Subregion - Greenfield Development		Metropolitan Development Program 2010/11			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 10/11-14/15	Medium term 15/16-19/20	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability	Servicing Comments
Liverpool	Elizabeth Hills (Aerodrome)	850	500	350		Timeframe to be determined by developer				Developer to determine	+	The developer is delivering wastewater services to the precinct under a Commercial Agreement.
	Austral	6,700	50	250	SWGC Second Release Precincts Package 1	Jun-13 (wastewater)	Jun-14 (wastewater)	Jun-16 (wastewater)	Jun-16 (wastewater)	Jun-16	▲	Sydney Water will be delivering wastewater trunk infrastructure to service 1,650 new dwellings in the north east of the precinct from June 2016. There is estimated to be capacity within the drinking water system to service development until 2018.
					SWGC Second Release Precincts Package 2	Oct-14 (water)	Dec-15 (water)	Jan-18 (water)	Yet to be determined	New work	▲	Initial development may be serviced by existing water infrastructure. Sydney Water has begun detailed planning for Stage 1 trunk water assets to service parts of East Leppington, Austral, Leppington and North Leppington. Timeframes and staging of delivery will be determined as planning progresses.
					Future Package	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	New work	▲	A future package of work will provide water and wastewater services to those areas in Leppington not serviced by Packages 1 and 2.
	Cabramatta Creek	231	192	39		No work required				No work required	●	The development can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term.
	Carnes Hill	1,015	740	275		No work required				No work required	●	The development can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term.
	Edmondson Park Composite	6,336	414	1620		No work anticipated to be delivered by Sydney Water during this period.				Sep-12	● +	Sydney Water has delivered water and wastewater lead in mains to the Maxwell Creek (Catchment C). Catchment B - Developer to deliver lead in wastewater main. Trunk wastewater services to Catchment D will be delivered as part of the work completed for the Edmondson Park Composite Campbelltown development.
	Hinchinbrook	247	170	77		No work required				No work required	●	The development can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term.
	Pleasure Point	490	0	150		Jul-13	Jun-14	Yet to be determined	Yet to be determined	Dec-15	■	Initial lots can be serviced by connection to the existing system (to 2019). Sydney Water may need to deliver trunk works in the local area to service the development.
	Prestons	709	509	200		No work required				No work required	●	The development can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term.
South Hoxton Park	2,331	1115	1115		No work required				Works are complete	●	Water and wastewater services have been delivered by the developer.	

* Total potential dwellings of greenfield developments are based on MDP 2010-11, latest information from Planning and Infrastructure, Council and/or developer. Infrastructure delivery may be broken into packages of work. Number of dwellings serviced by the infrastructure is identified under Servicing Comments.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- + Major works to be delivered by developer
- New site announced by Government since MDP 2010-11. Forecast is for total development and is based on latest information from Planning and Infrastructure, Council or developer (short and medium term forecasts not identified)
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

Illawarra - Infill Development	Current Dwelling Projections			Sydney Water anticipated works (if any) - prior to June 2019					
Local Government Area	Total Dwellings	Short term 11/12-15/16	Medium term 16/17-20/21	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Service Availability (see key below)	Servicing Comments
Wollongong	9,164	5,151	4,013	No work required				●	Development can be serviced by connection to existing infrastructure.
Shellharbour	4,312	2,230	2,082	No work required				●	Development in Shellharbour can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term.
Kiama	1,224	699	525	No work required				●	Development can be serviced by connection to existing infrastructure.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- ⊕ Major works to be delivered by developer
- New site listed on the IUDP 2013.
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

Illawarra - Greenfield Development		Illawarra Urban Development Program 2013			Sydney Water anticipated works (if any) - prior to June 2019								
Local Government Area	Release Area / Precinct	Total Potential Dwellings*	Short term 12/13-16/17	Remainder	Package of work	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments	
Wollongong	Bulli Brick Works	179	179	0		No work required				No work required	●	The development can be serviced by connection to existing infrastructure.	
	Edgewood	N/A	N/A	N/A		No work required				No work required	●	Development is complete and can be serviced by connection to existing infrastructure.	
	Haywards Bay	136	136	0		No work is anticipated to be delivered by Sydney Water before June 2019				No work specified	■	Initial lots can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its system to cater for the cumulative effect of development.	
	Sandon Point	134	134	0		No work is anticipated to be delivered by Sydney Water before June 2019				No work specified	■	Initial lots can be serviced by connection to existing infrastructure. Sydney Water may need to deliver works to its system to cater for the cumulative effect of development.	
	Tallawarra	1,071	175	896		Jul-14	Jul-15	Dec-16	Yet to be determined	Dec-15	▲	Sydney Water will need to deliver trunk wastewater works in the local area to facilitate the development.	
	West Dapto**	West Dapto**	18,977	1,927	4,749	Package 1 (Stage 1 & 2 of West Dapto)	Dec-09	Jun-13 (concept approval)	Dec-15	Dec-15	Dec-15	▲	Sydney Water will deliver Package 1 trunk water and wastewater works to service initial development in West Dapto (in parts of Stages 1 and 2) by December 2015 and/or based on development demand. Sydney Water and the initial developer have delivered lead in mains under the Housing Acceleration Fund to facilitate early release development in 2012. Sydney Water and the Developer will need to deliver lead in mains to the development.
						Package 2 (Stage 1 of West Dapto)	Jul-15	Aug-15	Dec-18	Yet to be determined	New work	▲	West Dapto Stage 1 Package 2 works will deliver trunk works to service Sheaffes Wongawilli. Sydney Water anticipates beginning detailed planning for this work in July 2015. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.
						Package 2 (Stage 2 of West Dapto)	Jul-15	Aug-15	Dec-18	Yet to be determined	New work	▲	West Dapto Stage 2 Package 2 works will deliver trunk works to service West Horsley. Sydney Water anticipates beginning detailed planning for this work in July 2015. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.
						Package 1 (Stage 5 of West Dapto)	Jun-14	Aug-15	Dec-17	Yet to be determined	New work	▲	West Dapto Stage 5 Package 1 works will deliver trunk services to initial development in Yallah / Marshall Mount. Sydney Water anticipates beginning detailed planning for this work in June 2014. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.
						Package 2 (Stage 5 of West Dapto)	Jul-15	Aug-16	Yet to be determined	Yet to be determined	New work	▲	West Dapto Stage 5 Package 2 works will deliver trunk wastewater works to service areas of Yallah / Marshall Mount that cannot be serviced by Package 1. Sydney Water anticipates starting detailed planning for this in July 2015. The detailed planning will determine the number of dwellings to be serviced by the future infrastructure.
		75	3,477	Package 1 (Stage 5 of West Dapto)	Jun-14	Aug-15	Dec-17	Yet to be determined	New work	▲	West Dapto Stage 5 Package 1 works will deliver trunk services to initial development in Yallah / Marshall Mount. Sydney Water anticipates beginning detailed planning for this work in June 2014. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure.		
	N/A	Package 2 (Stage 5 of West Dapto)		Jul-15	Aug-16	Yet to be determined	Yet to be determined	New work	▲	West Dapto Stage 5 Package 2 works will deliver trunk wastewater works to service areas of Yallah / Marshall Mount that cannot be serviced by Package 1. Sydney Water anticipates starting detailed planning for this in July 2015. The detailed planning will determine the number of dwellings to be serviced by the future infrastructure.			
	N/A	500		Huntley (Stage 4)	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	Yet to be determined	▲	Sydney Water will carry out detailed planning work and deliver water infrastructure needed to service Huntley. Sydney Water wastewater servicing is not required for this site as indicated by the developer.		
Redgum Ridge	115	115	0		No work required				No work required	●	There is capacity in the existing system to service initial development.		

* Total potential dwellings based on IUDP 2013, latest information from Planning and Infrastructure, Council or developer. Infrastructure delivery may be broken into packages of work. Where known, number of dwellings to be serviced is included in Servicing Comments.

** Water and wastewater infrastructure to service the West Dapto Urban Release Area is being staged based on development demand. The detailed planning work will determine the number of dwellings to be serviced by the future infrastructure. Total potential dwellings includes the remainder of the West Dapto Urban Release Area (Stages 3 and 4 8,249 new dwellings). Sydney Water will work with Planning and Infrastructure to commence detailed planning of these areas as land is released for development.

● The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.

■ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

■ Major works to be delivered by developer

■ New site listed on the IUDP 2013.

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

Illawarra - Greenfield Development		Illawarra Urban Development Program 2013			Sydney Water anticipated works (if any) - prior to June 2019							
Local Government Area	Precincts	Total Potential Dwellings	Short term 12/13-16/17	Remainder	Package of work	Commence detailed planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Shellharbour	Albion Park South	60	0	60		No work required				No works required	●	The development can be serviced by connection to the existing system. Sydney Water may need to deliver works to its trunk system to cater for the cumulative effect of development in the medium term. Any work required beyond 2019 is to be determined by the end of 2014.
	Calderwood	7,700	720	6,980		Sep-13	Dec-14	Dec-16	Yet to be approved	Dec-16	▲	Sydney Water will deliver trunk works in the local area to service the development.
	Tullimbar Village	1,510	250	1,260		No work required				Dec-16	●	No work required by Sydney Water. The development can proceed with local system amplification and augmentation by the developer.
	Flinders (Sea Crest Estate)	156	156	0		No work required				No work required	●	Development can be serviced by connection to existing infrastructure.
	Shellharbour City Centre	N/A	N/A	N/A		No work required				No work required	●	Development is complete and can be serviced by connection to existing infrastructure.
	Shell Cove (Boat Harbour)	1,150	470	680		Aug-13	Jun-14	Jun-16	Yet to be approved	Dec-15	▲ ●	The developer has delivered local amplification and augmentation work to service Stages 8, 9 and 10. Sydney Water is progressing detailed planning and will deliver trunk works to service the Boat Harbour Precinct. Some initial development of the Boat Harbour Precinct may be serviced by existing infrastructure with local extension.
Kiama	Elambra Estate	21	21	0		No work required				No work required	●	Development can be serviced by connection to existing infrastructure.
	South Gerringong	180	25	155		No work required				No work required	●	Development can be serviced by connection to existing infrastructure. Developers may need to deliver lead in mains.
	Spring Creek	163	163	0		No work required				No work required	●	Development can be serviced by connection to existing infrastructure.
	Cedar Grove	N/A	N/A	N/A		No work required				No work required	●	Development is complete and can be serviced by connection to existing infrastructure.
	West Kiama	N/A	N/A	N/A		No work required				No work required	●	Development is complete and can be serviced by connection to existing infrastructure.
	Drualla Road (Jamberoo)	40	0	40		No work required				New site	●	No work required by Sydney Water. The development can proceed with local system amplification and augmentation by the developer.
	South Kiama Drive	50	50	0		No work required				New site	●	No work required by Sydney Water. The development can proceed with local system amplification and augmentation by the developer.

* Total potential dwellings based on IUDP 2013, latest information from Planning and Infrastructure, Council or developer. Infrastructure delivery may be broken into packages of work. Where known, number of dwellings to be serviced is included in Servicing Comments.

● The development can be serviced by connection to existing infrastructure. The developer may

■ Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development

▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.

■ Major works to be delivered by developer

■ New site listed on the IUDP 2013.

■ New package of works

■ Anticipated delivery date brought forward from previous year

■ Anticipated delivery date pushed back from previous year

Employment Lands - Industrial			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Employment Land	Total Hectares	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Camden	Turner Road	96	Works are complete				Works complete	●	Works to service the Turner Road employment lands are complete
Liverpool	Hoxton Park Airport	40	No work required				No work required	●	The development can be serviced by connection to existing infrastructure
Hills Shire	Annangrove	118	Timeframe to be determined by developer				Developer to determine timeframe	+	Trunk water and wastewater services may need to be delivered by developer
Penrith	Erskine Park	403	Timeframe to be determined by developer				Developer to determine timeframe	● +	The remaining development (80% developed) can be serviced by connection to existing infrastructure. The developer may need to provide lead in/link mains to extend services into the precinct. The developer is delivering trunk wastewater extension to service the eastern part of Erskine Park as part of the St Mary's system augmentation work. The developer is to deliver lead in water and wastewater mains to extend services into their development sites.
Penrith/Fairfield	South of Sydney Water Pipeline (part of Western Sydney Employment Area)	340	Nov-11	Dec-13	Jun-15	Jun-15	Jun-15	▲ +	Sydney Water will deliver trunk wastewater infrastructure as part of the St Marys system augmentation. The developer is to deliver lead in water and wastewater mains to extend services to development within the precinct.
Shellharbour	Illawarra Regional Business Park	55	No work anticipated to be delivered by Sydney Water during this period.				No work specified	●	The development can be serviced by connection to existing infrastructure.
Wollongong	Kembla Grange (West Dapto Stage 1)	175	Jul-15	Aug-15	Dec-18	Yet to be determined	New site	▲ +	Sydney Water's West Dapto Package 2 works will deliver wastewater services to Kembla Grange. Delivery of work will be based on development demand. Developer may need to provide lead in / link mains to extend services into their development sites.

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- ▲ Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- + Major works to be delivered by developer
- New site announced by Government
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

Employment Lands - Industrial			Sydney Water anticipated works (if any) - prior to June 2019						
Local Government Area	Employment Land	Total Hectares	Commence Detailed Planning	Anticipated Planning Approval	Anticipated Delivery Date	Committed Delivery Date (Business Case Approved)	Last Year's Anticipated Delivery Date	Service Availability (see key below)	Servicing Comments
Blacktown	Eastern Creek	580	Completed (wastewater)	Dec-13	Jun-15	Jun-15	2014		Sydney Water has bulk water capacity to service the development. Trunk water and wastewater services have been delivered by the developers under Commercial Agreements for Stage 1 and 2 lands. Trunk water mains for 60ha's of Stage 3 lands have been delivered under a Commercial Agreement. Sydney Water will deliver a wastewater gravity main to service the western sub-catchment of the Precinct as part of the St Marys system augmentation work. The developer is to deliver water and wastewater lead in works to extend services into the development site.
	The Eastern Creek Raceway Precinct	26	No work anticipated to be delivered by Sydney Water during this period.				No work specified		The development can be serviced by connection to existing infrastructure.
	Former Wonderland	58	No work anticipated to be delivered by Sydney Water during this period.				No work specified		The development can be serviced by connection to existing infrastructure.
	Huntingwood East Precinct	72	Timeframe to be determined by developer				No work specified		Developer is to deliver local amplification and augmentations works to service the development
	Huntingwood West Precinct	61	Timeframe to be determined by developer				No work specified		Developer is to deliver local amplification and augmentations works to service the development
	Quarantine Station	22	Timeframe to be determined by developer				No work specified		Initial development can connect to the existing system. Developer may need to deliver any local amplification and augmentation works
	Riverstone West	100	No work required				No work required		The development can be serviced by connection to existing infrastructure.
	Ropes Creek	193	Nov-11	Dec-13	Jun-15	Jun-15	Jun-15		Sydney Water will deliver trunk wastewater infrastructure as part of the St Marys system augmentation. Developer is to deliver lead in water and wastewater works to extend services into the precinct.
	Marsden Park Industrial PAP	316	Developer to determine timeframe				Developer to determine timeframe		Trunk services and local amplification being delivered by developer under Precinct Acceleration Protocol.
Greystanes Precinct (Boral)	31	No work anticipated to be delivered by Sydney Water during this period.				No work specified		The development can be serviced by connection to existing infrastructure.	

- The development can be serviced by connection to existing infrastructure. The developer may need to deliver some lead in infrastructure and reticulation works.
- Capacity is available for initial development to connect to existing infrastructure - Sydney Water may need to deliver some local trunk amplification works and major downstream augmentation to cater for future development
- Sydney Water is completing planning work for servicing the precinct. Sydney Water will only commit to delivering the infrastructure if there is approved funding for the work. Once funding is approved a committed delivery date is shown.
- Major works to be delivered by developer
- New site announced by Government
- New package of works
- Anticipated delivery date brought forward from previous year
- Anticipated delivery date pushed back from previous year

