

23 March 2026

Russell Hogan
Mirvac Industrial Developments Pty Ltd
Level 28, 200 George Street
Sydney, NSW, 2000

Reference: SSA_004/Case numbers 208537, 215823, 207995, 215824, 315305, 206750

Letter of Scheme Services Area Allocation for Mirvac Aspect Industrial Estate, 788-882 Mamre Road, Kemps Creek

Dear Mr Hogan,

Sydney Water provides this letter to Mirvac Industrial Developments Pty Limited (**Mirvac**) to include in its future, or modifications to existing, development application for Aspect Industrial Estate (AIE), 788-882 Mamre Road, Kemps Creek.

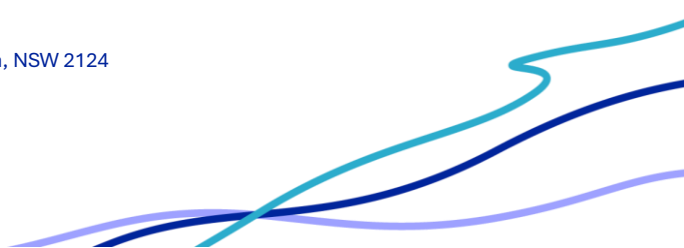
Sydney Water is the regional stormwater authority for the Mamre Road Precinct.

To develop AIE, Mirvac will need to meet waterway health requirements for the Wianamatta-South Creek System in accordance with Part 2.4 of the [Mamre Road Precinct Development Control Plan \(DCP\)](#).

Currently, to meet these requirements within AIE, Mirvac has a mix of on-lot interim stormwater measures and is using their Elizabeth Enterprise Precinct (EEP) land within Aerotropolis Precincts as a pervious offset, referred to as a coupled approach. To reduce the reliance on the coupled approach, Mirvac is seeking to receive Scheme Service Area (SSA) credits once Sydney Water Regional Stormwater Basin 7a (**Basin 7a**) is built by Gibb Group Pty Ltd in 805 Mamre Road, Kemps Creek.

This letter is evidence that Mirvac and Sydney Water have agreed in principle that Mirvac will receive a portion of the SSA once Gibb Group have delivered Basin 7a to contribute to requirements of the DCP in the form of Net Developable Area (**NDA**) in the Wianamatta Creek sub-catchment.

Further information about this arrangement can be provided to consent authorities considering future development applications.



Sydney Water notes that:

- Mirvac has already developed a large portion of the AIE with lots 1, 2, 3, 6, 7, 8, and 9 built or in the process of finalising construction, and lot 4 and 5 is in the process of approval via SSD-98407710 (Mod 12).
- At the time of writing this letter, Mirvac has paid their Infrastructure Contribution Charge for the Integrated Stormwater scheme for lots 1, 2, 3, 6, 7, 8, and 9.
- Gibb Group are in the process of completing the detailed design for Basin 7a, which is likely to be built by the end of 2026 calendar year, depending on Gibb completing the design, commercial agreements, and delivery of the basin.
- The construction of basin 7a will not liberate enough SSA to fully credit the AIE site and decouple it from the EEP site. **This letter does not provide a full decoupling.**

This letter also sets out how the SSA will be allocated, the status of the sub-catchment and expected timeframes/milestones for delivery relating to the SSA allocation.

SSA Approach

The SSA approach is used to ensure the NSW Government's waterway health requirements for the Wianamatta-South Creek catchment are achieved (see section 2.4 of the Mamre Road DCP).

The SSA approach has been developed by Sydney Water in conjunction with NSW Government Agencies, including the Department of Climate Change, Energy, the Environment and Water (DCCEEW) - Conservation Programs, Heritage and Regulation Group (CPHR) and is explained in more detail in the SSA factsheet (Appendix E).

In general, the approach allows:

- for the delivery of regional infrastructure to be fast tracked, whilst still allowing for the waterway health targets to be achieved at all times on a sub-catchment basis;
- developers who are delivering a regional stormwater basin, as per the [Integrated Stormwater Scheme Plan](#), to be able to use the SSA NDA to develop their site up to that amount without, or by reducing the need for, on-lot temporary interim stormwater measures; and
- any remaining SSA NDA to be distributed to other developments or projects within the sub-catchment at Sydney Water's discretion.

Additional NDA above the SSA value proposed in this letter may only be developed if further regional stormwater basins are constructed and a further SSA allocation letter from Sydney Water is provided.

Sydney Water review of key development information

Sydney Water has assessed key information from modelling and information provided by Mirvac relating to the Aspect Industrial Estate development and identified that the Wianamatta-South Creek operational phase stormwater management (quality and quantity (flow)) and Sydney Water general stormwater planning requirements will be met.

Sydney Water retains its right to revoke the SSA allocation prior to development approval if substantial changes are made to the milestones, to the development or to the documents considered in Table 1 below which would lead to non-compliance or excessive delay to delivery of the regional scheme.

Component	Key outcome	Reference
Proposed development footprint and timing	The total Net Development Area (NDA) for the Aspect Industrial Estate is 55.865 ha. The whole proposed development drains to Basin 7. Currently Approved in the Wianamatta Creek: The Site only has SSD's for lot 1, 2, 3, 6, 7, 8, and 9 (stages 1 to 5) approved, with the majority already occupied. AIE relies on a mix of interim stormwater works and coupling the development to EEP, required to meet the Wianamatta–South Creek operational phase stormwater management (quality and quantity (flow)) requirements. All the interim stormwater measures implemented on AIE are to remain until both DPHI and Sydney Water inform Mirvac they can be removed. Future development The only lot remaining is lot 4 and 5 (stage 6), of which is being proposed to be combined into 1 as part of SSD-10448 (MOD 12). The SSD-10448 (MOD 12) and Lot 6 and 7 are not included as receiving any SSA Allocation as part of this letter and will need to continue to rely on interim stormwater measures and the EEP coupling, until more SSA can be created.	See Appendix A
Catchment plan analysis	The catchment plan has been reviewed by internal subject matter experts and is consistent with Sydney Water's assumptions.	See Appendix B
MUSIC model	The model has been reviewed by internal subject matter experts and is compliant with Sydney Water's scheme MUSIC model and with the Wianamatta stormwater Targets.	See Appendix C
Completion of Concept Design	The design has been completed by Gibb Group and reviewed by internal subject matter experts and is consistent with Sydney Water's scheme plan.	See Appendix D

Table 1 – Key documents reviewed and endorsed by Sydney Water

SSA allocation

The following information outlines the SSA NDA that Sydney Water will allocate in respect of Basin 7a to Mirvac for the Aspect Industrial Estate within the Wianamatta Creek Sub-catchment. Basin 7a is to be delivered by Gibb Group of which they receive their associated SSA. Based on the detail of allocation in the SSA factsheet, Sydney Water will then credit Mirvac with SSA with a portion of the liberated NDA as per the table below. This is because part of the AIE have paid their regional stormwater Infrastructure Contribution charges.

Basin	SSA created by basin delivery (Ha of NDA)	SSA proposed to be used by developer delivering basin (Ha of NDA)	Remaining SSA once basin delivered (Ha of NDA)
7a	42.406	Gibb (805 Mamre Road) = 4.944 ha	Aspect Industrial Estate to use 36.478 ha Additional 0.984 ha to be allocated

Table 2 – SSA generated by delivery of Basin 7a to scheme plan design.

Of the 42.406 ha generated by the construction of Basin 7a, 4.944 is required for the Gibb Group 805 Mamre Road development and it is Sydney Water's intention to allocate the required 36.478 ha to the AIE. A further remaining 0.984 ha will remain unallocated in the Wianamatta sub-catchment and allocated at Sydney Water's discretion.

Sydney Water makes no guarantees as to the timing of the finalisation of the basin 7a project by Gibb Group and the eventual allocation of SSAs to the Mirvac site. Once Basin 7a receives practical completion Sydney Water will formally notify the developers receiving SSA and the consent authorities of the SSA allocation being activated.

SSA milestones to be met by Development

To ensure the timely delivery of basin infrastructure and eligibility for SSA allocation, Sydney Water have determined delivery milestones with Gibb Group. However, Mirvac has no control over when the basin is delivered and there are no milestones required as part of this SSA Allocation letter.

As indicated in the SSA Factsheet (Appendix E), despite the delivery of the basin, Mirvac is still required to deliver on lot works identified by the relevant DCP such as:

- Pervious targets
- Construction phase erosion and sediment control basins
- Other stormwater drainage outcomes including gross pollutant traps, street trees and detention requirements.

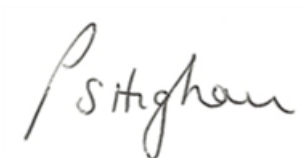
These components are to be delivered by Mirvac as per their development consent.

Sydney Water and Mirvac will need to work together to ensure the stormwater reuse required to meet the Wianamatta–South Creek operational phase stormwater management (quality and quantity (flow)) targets is implemented. This may require keeping existing/proposed interim measures and/or allocation of additional irrigation or stormwater reuse within their development footprint/s. Once the full regional scheme is implemented (that is the recycled water scheme is operational) these measures may be removed with Sydney Water's consent.

Approval from Sydney Water

At the time of writing this letter, Sydney Water confirms, to the best of its knowledge, that all information provided by Mirvac meets the agreed requirements set out in the SSA factsheet and requirements discussed with DPHI and Penrith City Council.

Yours sincerely,



Paul Higham

Head of Business Development

Cc: Department of Planning, Housing and Infrastructure

Figure 1 - Development plan for Aspect Industrial Estate



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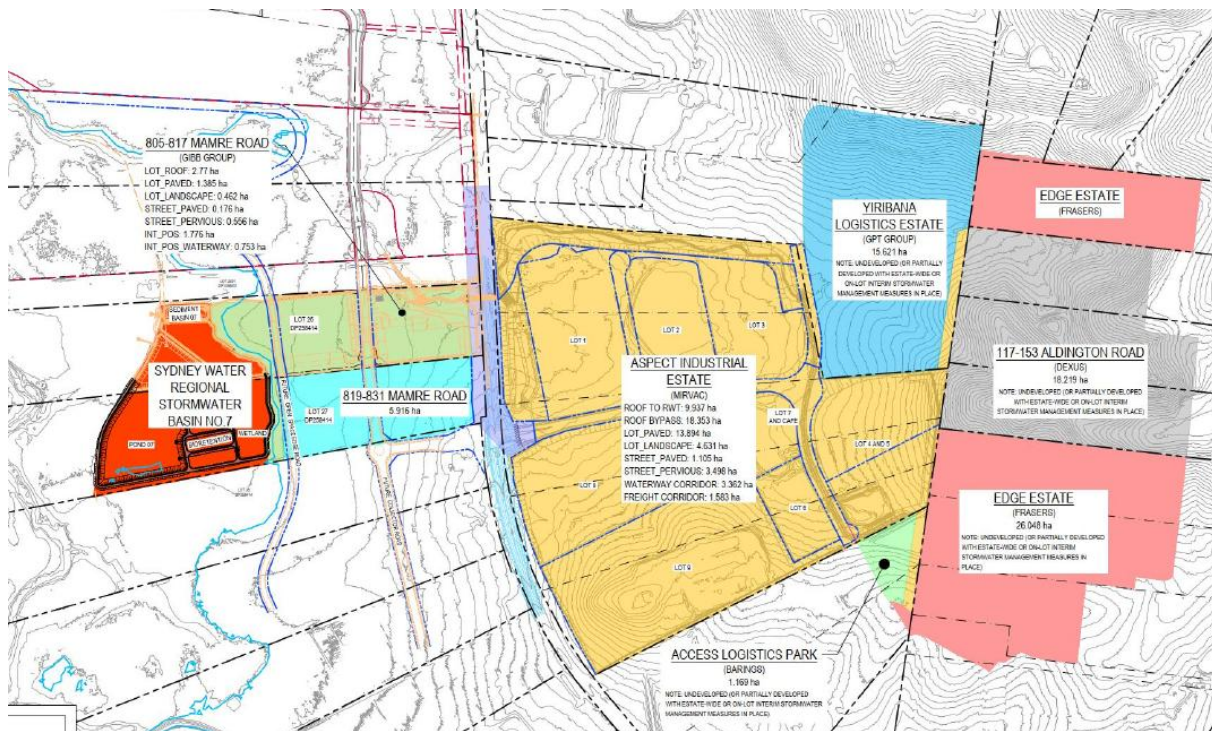
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Figure 2 – Lots within AIE that will received SSA



Appendix B - Catchment plan analysis

Figure 1 – sub-catchment plan for Aspect Industrial Estate/basin 7



Appendix C - MUSIC model for Basin 7a

A. Overview

MUSIC modelling was undertaken by Sydney Water considering the development timeline proposed in Table 1 Appendix A and other anticipated development within the sub-catchment. It is assumed that the construction of Basins 7a will be completed in 2026, prior to the approval of any lot that uses SSA. A Section 73 certificate will only be issued once Basin 7a is delivered to ensure compliance with the Waterway Health Targets.

B. Overall outcome

Table 1 provides an overall outcome of the MUSIC modelling, which indicates the Wianamatta Creek sub-catchment is compliant to both the quality and quantity (flow reduction) targets per year up until the reservoir is operational.

Year	2026		2027		2028	
Component	Water quality	MARV	Water quality	MARV	Water quality	MARV
Wianamatta Creek	Compliant	Compliant	Compliant	Compliant	Compliant	Compliant

Table 1: Wianamatta Creek Sub-catchment and Mamre Road Precinct Compliance Overview Table

C. Wianamatta Creek Sub-catchment detailed analysis

This section provides the detailed results from the MUSIC model per year.

1. 2026

a. Water quality

	Pre Development	Post Development	Results (kg/ha/yr)	Target (kg/ha/yr)
Total Suspended Solids (kg/yr)	1.07E+05	2.16E+04	60.26	80
Total Phosphorus (kg/yr)	220	73.3	0.20	0.3
Total Nitrogen (kg/yr)	1.52E+03	8.00E+02	2.23	4.5
Gross Pollutants (kg/yr)	1.94E+04	3.63E+03	10.13	16

b. MARV

Stormwater Quantity (flow) Targets Option 1 - MARV			
Indices	Result	Comply	Target
MARV (ML/ha/yr)	1.34	Yes	< 2
90%ile	3,113	Yes	1000 to 5000 L/ha/day
50%ile	89	Yes	5 to 100 L/ha/day
10%ile	0	No	0 L/ha/day

2. 2027

a. Water quality

	Pre Development	Post Development	Results (kg/ha/yr)	Target (kg/ha/yr)
Total Suspended Solids (kg/yr)	1.30E+05	2.31E+04	64.45	80
Total Phosphorus (kg/yr)	265	79	0.22	0.3
Total Nitrogen (kg/yr)	1.84E+03	8.62E+02	2.4	4.5
Gross Pollutants (kg/yr)	2.39E+04	3.62E+03	10.10	16

b. MARV

Stormwater Quantity (flow) Targets Option 1 - MARV			
Indices	Result	Comply	Target
MARV (ML/ha/yr)	1.91	Yes	< 2
90%ile	4,877	Yes	1000 to 5000 L/ha/day
50%ile	95	Yes	5 to 100 L/ha/day
10%ile	0	No	0 L/ha/day

3. 2028

a. Water quality

	Pre Development	Post Development	Results (kg/ha/yr)	Target (kg/ha/yr)
Total Suspended Solids (kg/yr)	1.68E+05	1.12E+04	35.83	80
Total Phosphorus (kg/yr)	358	56.1	0.18	0.3
Total Nitrogen (kg/yr)	2.51E+03	6.03E+02	1.93	4.5
Gross Pollutants (kg/yr)	3.08E+04	2.34E+02	0.75	16

b. MARV

Stormwater Quantity (flow) Targets Option 1 - MARV			
Indices	Result	Comply	Target
MARV (ML/ha/yr)	1.79	Yes	< 2
90%ile	4986	Yes	1000 to 5000 L/ha/day
50%ile	51	Yes	5 to 100 L/ha/day
10%ile	0	No	0 L/ha/day

D. Sign off

This MUSIC modelling was undertaken as per the Wianamatta Technical guidelines. The sign off indicates the modelling has been undertaken to the guidelines and the information used is accurate at the time of development.

Darren Galia

Senior Stormwater Planner (B.eng (Civil), CPENG, NER)



05/03/2026

Appendix D - Concept Design of basin

805 MAMRE ROAD, KEMPS CREEK

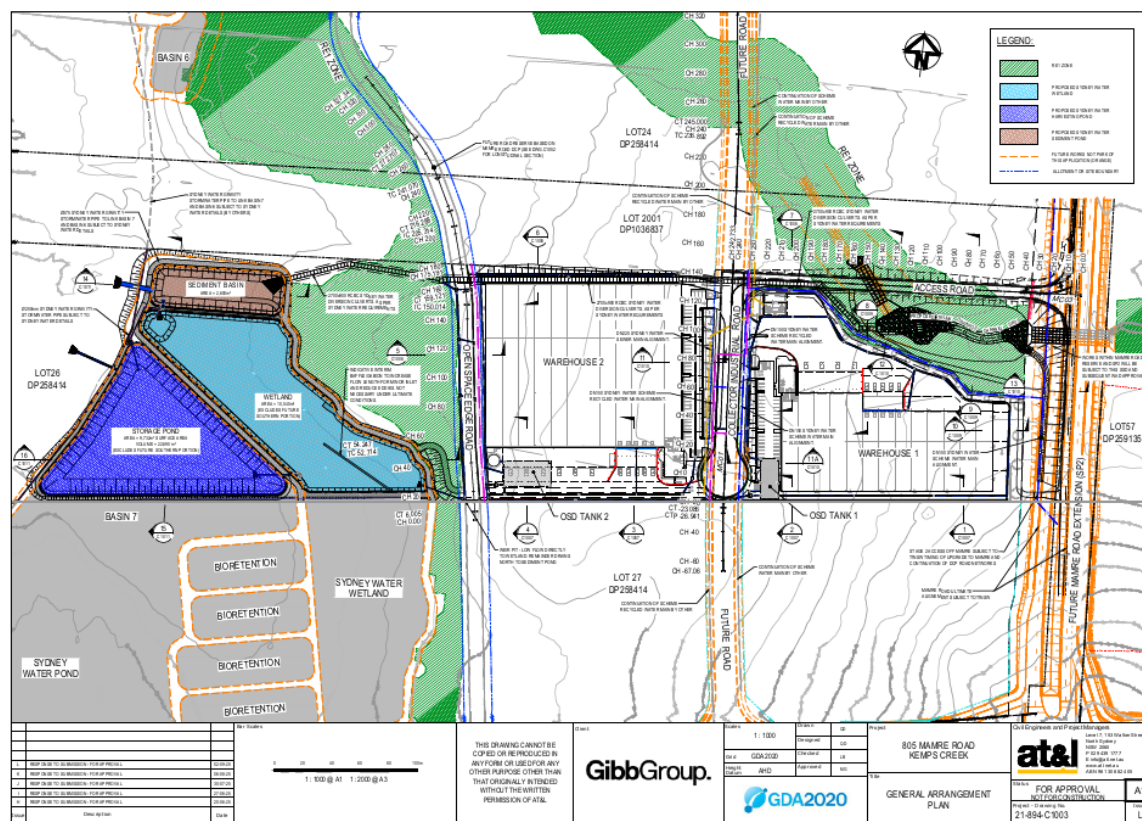
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LOCALITY PLAN
NOT TO SCALE

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L	GibbGroup.	805 MAMRE ROAD KEMPS CREEK	COVER SHEET	at&l FOR APPROVAL NOT FOR CONSTRUCTION 21-894-C1000
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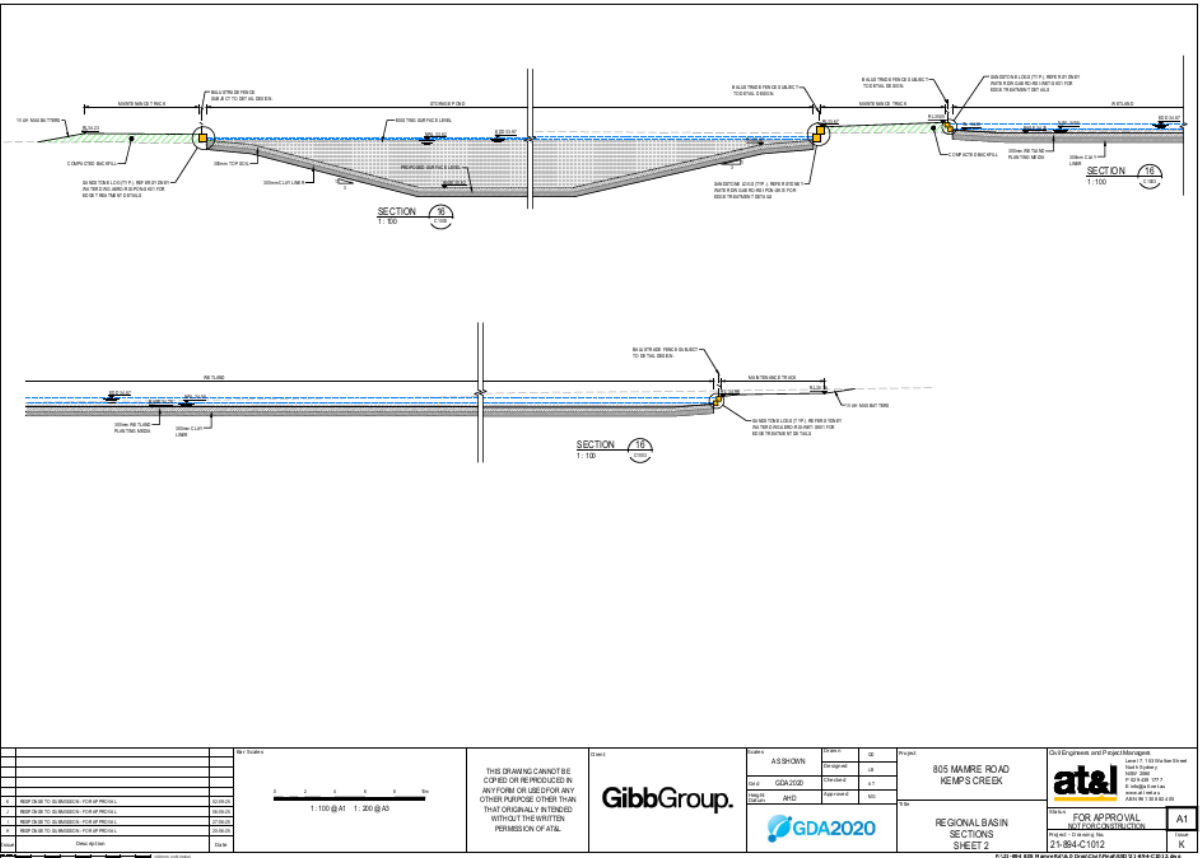
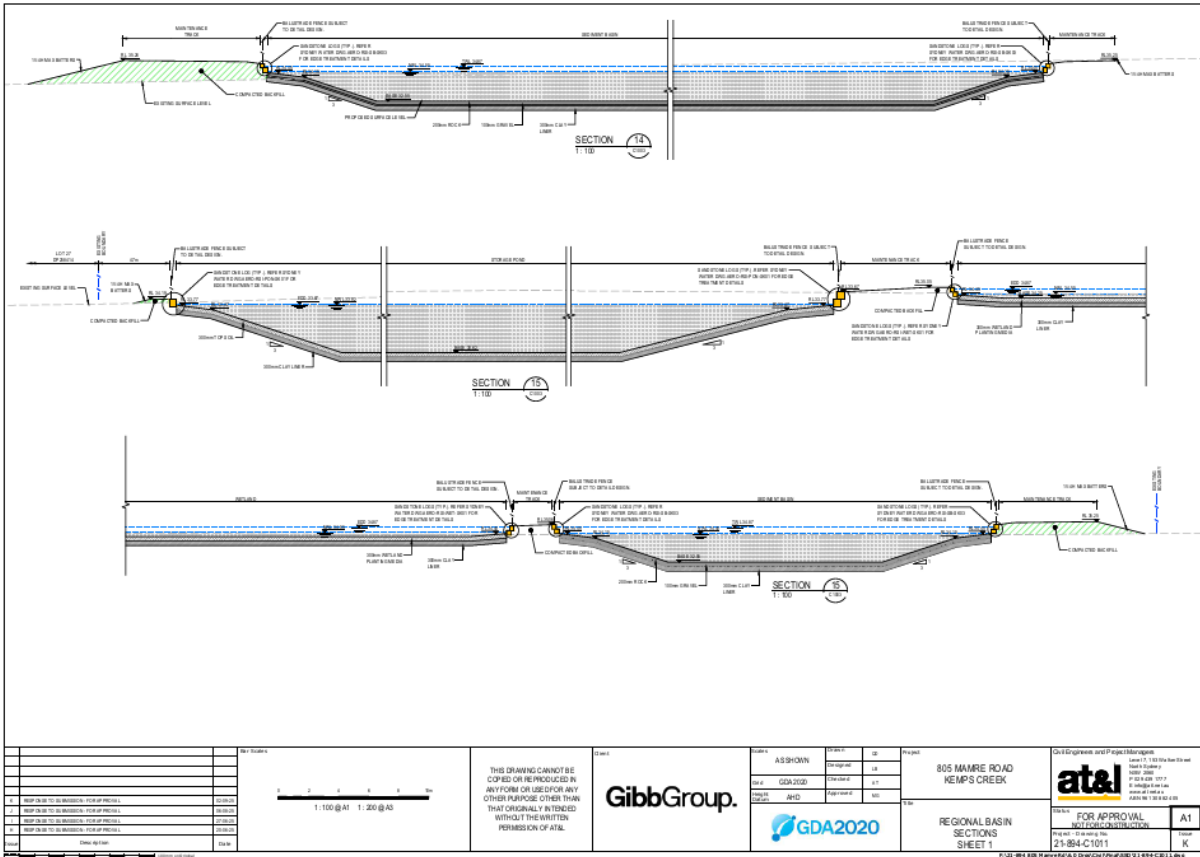


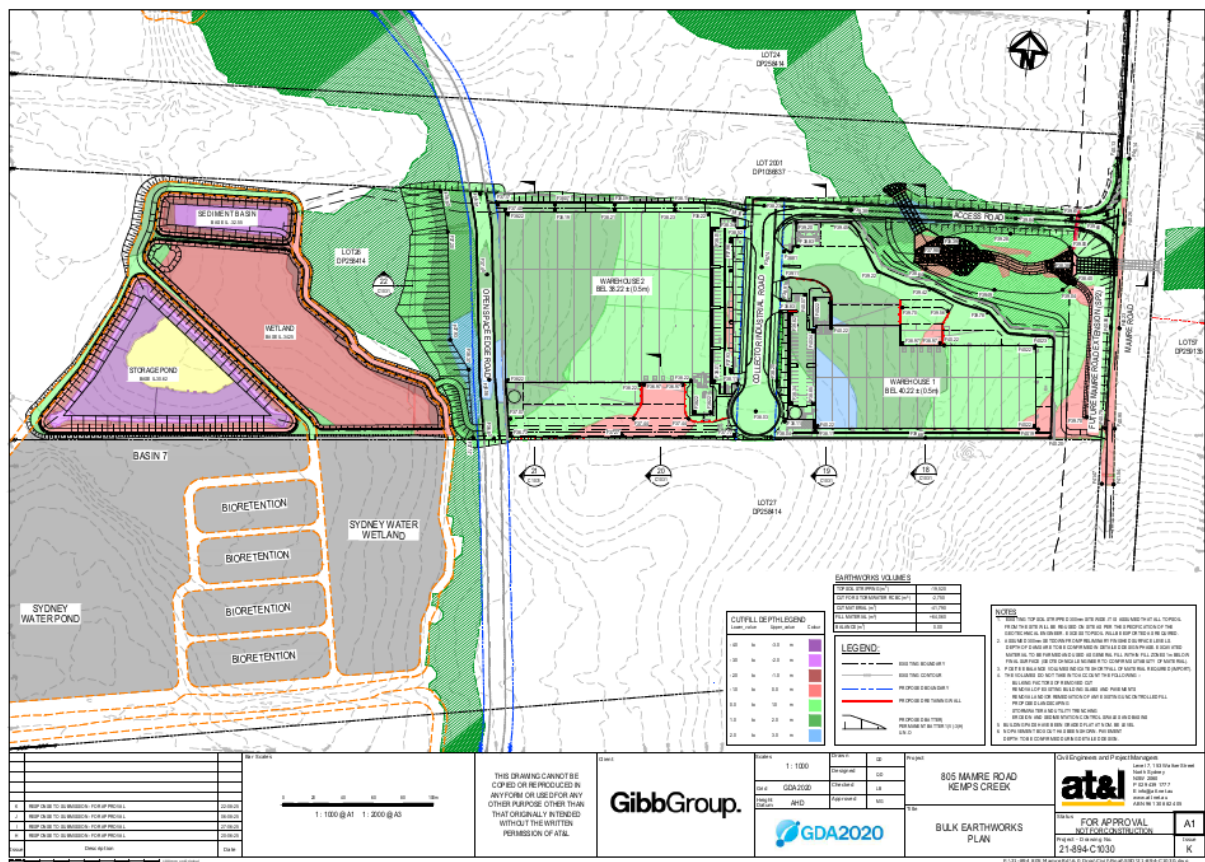
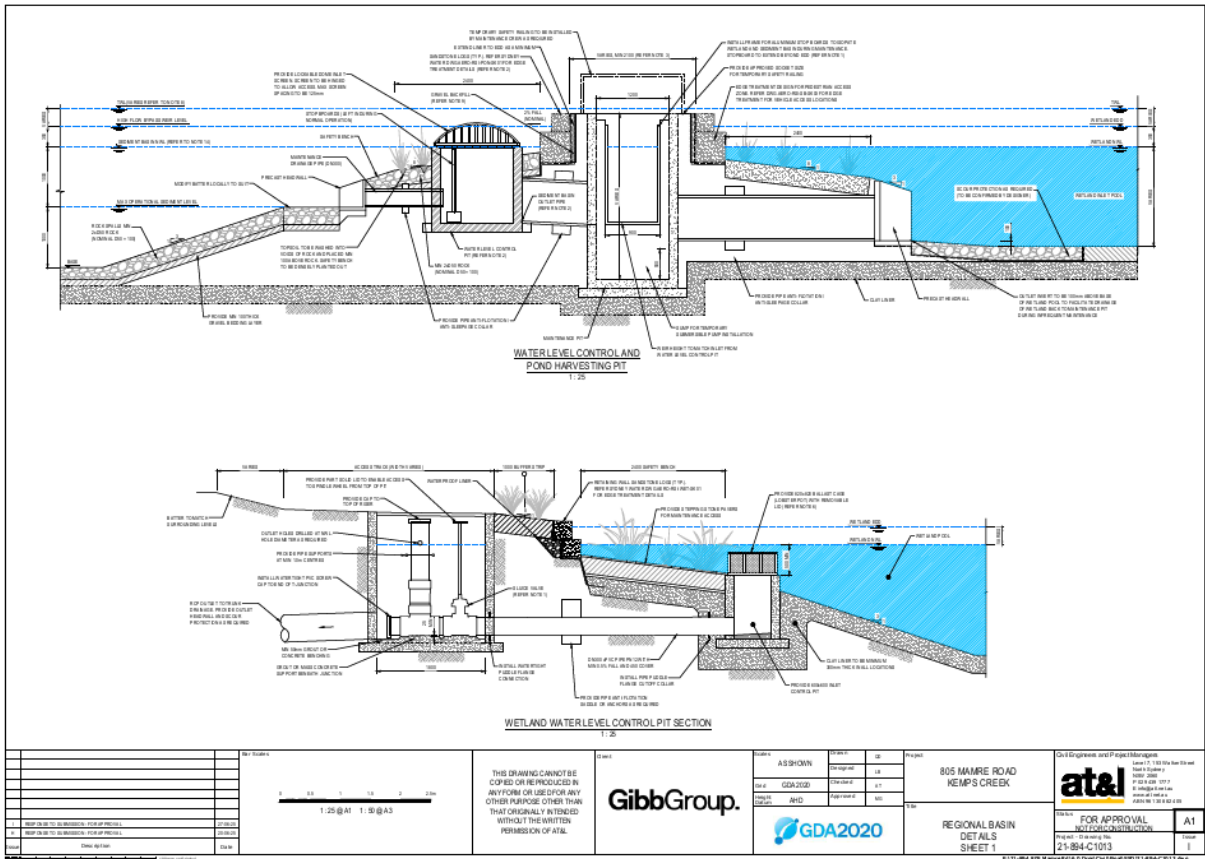
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Stormwater Scheme Serviced Area

This document provides an explanation of the Stormwater Scheme Serviced Area (SSA), including guiding principles and how it is applied within the Mamre Road and Aerotropolis Initial Precincts.



- Sydney Water is the Regional Stormwater Authority for the Mamre Road and Aerotropolis Initial Precincts
- Sydney Water are to achieve the Wianamatta stormwater quality/flow targets of the relevant DCP's by implementing regional stormwater treatment and harvesting infrastructure
- Sydney Water has developed the SSA to fast track the delivery of regional infrastructure and minimise the need for temporary on-lot works.

Current on-lot approach to meet stormwater targets

Development that precedes the delivery of regional stormwater infrastructure must meet the DCP requirements within the development using interim infrastructure. This approach generates several issues:

- An additional cost to the developer through:
 - Designing, modelling, constructing, operating, and managing the interim solution
 - Sterilising developable land until the Sydney Water regional approach is operational (approximately 25-30% of each development would be allocated to meet the controls)
 - Decommissioning of interim infrastructure once the regional scheme is operational.
- a burden on both State Government and Councils for assessing, conditioning, approving and ensuring compliance of interim on-lot systems.

Proposed solution to reduce on-lot controls

To progress to the regional scheme assets, Sydney Water has developed an accounting approach with the following objectives:

1. Provide a robust solution that can be deployed in line with development and achieve the waterway health targets at all times
2. Optimisation of the overall integrated stormwater scheme cost (the "Development Service Plan" – DSP)
3. Incentivise construction of the regional stormwater basins by developers
4. Facilitate development and approvals of employment lands.
5. Be efficient and effective as possible by undertaking regular reviews and when required update the approach.

Principles of SSA accounting scheme

The following principles have been developed to achieve the above objectives and to ensure consistency and transparency.

Definition: The Stormwater Scheme Serviced Area is an area of land that can be developed without the need for interim/temporary on-lot stormwater quality/quantity infrastructure, excluding those that are required specifically in the DCP, such as gross pollution traps, on-site detention, passively watered street trees, erosion and sediment control and sediment basins (refer 13).

Key principles of SSA

1. Stormwater management targets (including both the adopted water quality and water quantity targets) will be met at all times.
2. The targets will be assessed on a sub-catchment basis (as shown in Figure 1 for the Mamre Road Precinct). Sub-catchments have been determined to be consistent with discharge into the receiving waterway and align with more recent published Stormwater Scheme Music models. For further detail on the MUSIC models, please contact Sydney Water.

Generation of SSA

3. SSA will be generated at the practical completion of construction of stormwater basins (when 'practical completion' is awarded by Sydney Water).
4. The 'currency' will be net developable area (NDA) as per Sydney Water's [net developable area factsheet](#)
5. The amount of area available for development without requiring interim temporary on-lot infrastructure (generally a temporary bioretention or pond with a

dedicated irrigation area) to meet the waterway health targets will be based on the following formula:

$$SSA = \left(\frac{\text{Constructed basin footprint}}{\text{Total subcatchment basin footprint}} \right) \times \text{NDA of Subcatchment}$$

6. The formula used assumes the delivered basin will achieve the modelled flow reductions via harvesting/re-use. If the proposed harvesting does not achieve the required flow reductions in the period until the regional recycled water network is operational additional measures will be required.
7. The basin footprints will be based on the values in the most recent published MUSIC models.
8. The above formula is not applicable for the Aerotropolis Initial Precincts as there is no finalised scheme plan at the time of writing. Sydney Water will negotiate with developers on a case-by-case basis until the scheme plan is complete.

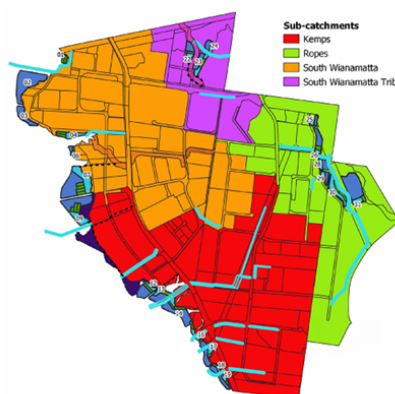


Figure 1 – Mamre Road Precinct sub-catchment for SSA allocation. Note for the sub-catchment and basins per sub-catchments is as follows:

- Wianamatta is basins 1 to 7,
- Kemp's is basins 9 to 19,
- Wianamatta Trib. is basins 22 to 24, and
- Ropes is basins 25 to 31.

Allocation of Scheme Serviced Area

9. SSA will be allocated by Sydney Water via a SSA Allocation Letter that can be included in the DA/SSDA documentation. The letter will outline:
 - a. the amount of SSA being awarded to the developer
 - b. the developments/land where the developer can use the SSA which will be based on the land that the developer currently owns within the sub-catchment
 - c. processes/requirements/timeframes for the developer to implement ensuring SSA will be appropriately used
10. SSA can **only** be used in the sub-catchment in which they are generated and cannot be transferred between sub-catchments (see point 2)
11. SSA cannot be traded as a commodity in any form.
12. SSA will be allocated by Sydney Water in the following order as a guide but is at Sydney Waters discretion:
 - a. Firstly, to the specific land parcel on which the basin sits, regardless of ownership, provided this land sits within the same sub-catchment to which the basin services

- b. Secondly, to enable development in the landholding/s, within the same sub-catchment and at the time of agreement, of the proponent who has entered into an agreement and constructed the basin. If multiple developers build one basin the allocation of SSA between the parties will need to be agreed prior to approval. If a proponent acquires land in the sub-catchment after the agreement is formed, it will not be eligible to add to this SSA allocation.
 - c. Any SSA remaining after allocations from a and b above, will be allocated to the developments in that sub-catchment that have already paid the Infrastructure Contribution.
 - d. Sydney Water will need to determine the removal of any on-lot interim works as part of this allocation.
 - e. Once point c above is exhausted, Sydney Water will look to allocate any residual SSA to developments at the SSD/DA submission stage on a first case basis.
13. It should be noted that sub-arterial, arterial and collector roads and other infrastructure have already been accounted for as part of the MUSIC modelling and therefore do not require any additional allocation.

SSA recipient requirements:

14. Recipients of SSA will be required to meet the construction phase IWCM controls (i.e. stormwater targets) in the relevant DCP for their site. Unless otherwise advised by Sydney Water, sediment basins are to be provided and operated by the developer within the development with a minimum storage volume of 250 m³/hectare. Consistent with the Technical Guidelines, these sediment basins are to remain active until the regional basin becomes operational or until notified by Sydney Water that they can be removed.

- a. This can generally be achieved by a combined sediment basin and on-site detention system at the lowest area of the development. The staging of development must ensure the sediment basin can stay active until notified by Sydney Water.
15. Recipients of SSA must meet any on-site stormwater detention requirements of Council as outlined in the DCP or as required for floodplain management within the development.
 16. The SSA allocation letter will provide timeframes for expected milestones to be achieved to ensure timely delivery of the regional basin/s. If the developer can not meet these timeframes Sydney Water and the consent authority will need to be consulted. Sydney Water has the right to remove the SSA allocation from a developer if they are not able to achieve these timeframes, especially if there is another developer who can.

Accounting scheme manager

17. Sydney Water will manage the SSA accounting process and be responsible for and certify that the Stormwater targets are being achieved by Scheme Infrastructure at all times.
18. Sydney Water will provide quarterly reporting on the status of the accounting approach including for each sub-catchment:
 - a. details of basin stage including functional design, detailed design, under construction, practical completion, establishment, and full operation
 - b. total SSA generated
 - c. total SSA allocated
 - d. total net developed area to determine what SSA's have been used and remain

- e. total impervious and pervious areas
 - f. certification/compliance with the stormwater targets based on MUSIC models.
19. As part of the quarterly reporting Sydney Water will provide details of active sediment basins within development sites.
 20. Once a regional basin is built to practical completion, it is at Sydney Water's discretion as to when the components of the basin (i.e. sediment basin, wetland, bioretention, or pond) will become operational. As indicated in note 14 Sydney Water will ensure the waterway health targets are achieved at all times and this might require some infrastructure be operational at different times. Generally, the bioretention and wetland component can take up to 24 months to be fully operational, however the sediment basin and pond will likely be operational at practical completion.

Site works not covered by this SSA approach

21. Development sites must still meet the stormwater requirements identified by the relevant DCP not directly associated with the regional stormwater targets, including:
 - On lot Gross Pollutant Traps
 - On site detention
 - Passively Irrigated Street Trees
 - Naturalised Trunk Drainage Channels and existing waterways
 - Other stormwater drainage outcomes.

Illustrative example 1 (hypothetical example only)

Basins 28 and 29 are within the Ropes Creek catchment. Developer A owns 66 ha land of which 36 ha draining to and including Basins 28 and 29, and the remaining 28 ha of NDA drains to Kemps Creek.

Developer A already has approval to develop stage 1 (11 ha) which includes interim on-lot stormwater measures and an irrigation area (pink area in map). However, the developer wants to develop stage 2 (16 ha) via constructing Basins 28 and 29 and has received an SSA Allocation Letter indicating 20 ha of NDA will be allocated and the requirements and timeframes for construction of the basins.

As the SSA (20 ha) is less than the total NDA required (36 ha) by the developer there is no excess SSA.

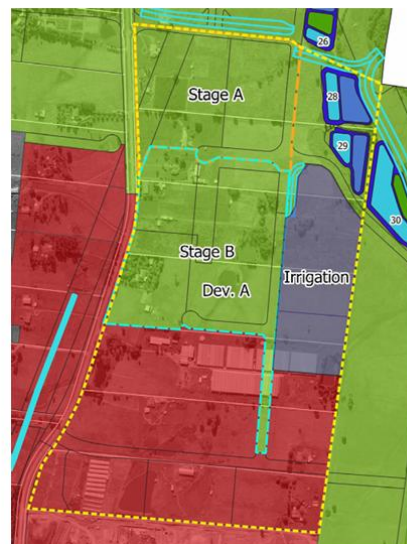
Developer A constructs Basins 28 and 29 and operates the harvesting components to meet the stormwater targets generating approximately 20 ha of SSA that can be used for the stage 2 works but still needs to keep the stage 1 interim measures (includes the irrigation area) to meet stage 1 requirements.

Due to the shortfall of SSA, Developer A must either:

- construct additional basins within Ropes Creek sub-catchment or;
- wait until any available excess SSA can be provided from other future basin constructions by other developers or Sydney Water, or
- provide additional interim on-lot measures for any future development.

The SSA generated by Basin 28 and 29 cannot be used by Developer A for NDA draining to the Kemps Creek sub-catchment (areas in red on the southern portion of development) as it's in a separate sub-catchment.

Sydney Water to provide ongoing certification that stormwater targets are achieved.



Basins 28 and 29 are constructed by Dev A generating 20 ha of SSA to be allocated in accordance with note 12.

Illustrative example 2 (hypothetical example only)

Developer Z has developed within the Kemps Creek sub-catchment based on interim on-lot assets but now needs to remove those measures to free up space for a stage 2.

Developer Z approaches Sydney Water to deliver Basin 9 which will generate 99 ha of SSA within the sub-catchment. However, the proposed basin is located on privately owned land on a lot that also has 12 ha of developable IN1 land

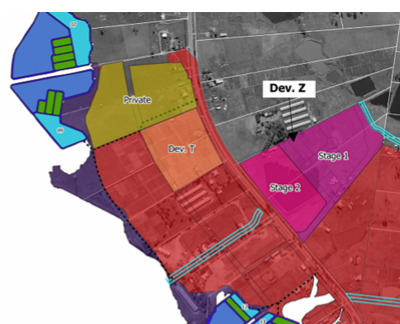
Sydney Water agrees to work with Developer Z to design, approve (via part 5), and deliver basin 9. Land acquisition must be resolved prior to any significant design/approval works occurring or proposed SSD/DA's being allocated via the letter of SSA allocation.

Once resolved, Developer Z can submit the letter as part of the SSD for stage 2 to remove any interim on-lot stormwater measures for their site.

Based on the prioritisation process, when the basin is delivered the allocation of SSA will be provided to allow:

- 12 ha of NDA on the lot which the basin is located if the land acquisition included this area and there was no subdivision.
- 18 ha to the developer Z that delivers the basin, 11 ha to stage 1 and 7 ha to stage 2.
- 69 ha is excess (99-12-18 ha) for Sydney Water to allocate. Developer T is the only other developer in that sub-catchment that has developed and paid an infrastructure charge on a 7 ha development.
- This then leaves 62 ha that can be allocated to future developments that will submit a DA/SSD within this sub-catchment.

Sydney Water to provide ongoing certification that stormwater targets are achieved.



Basin 9 is constructed by Developer Z generating 65 ha of SSA.