

David Schwebel

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Department of Planning, Housing and Infrastructure

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**RE: State Significant Development Application SSD-70316465 1953-2109
Elizabeth Drive, Badgerys Creek (Burrah Park)**

Thank you for notifying Sydney Water of SSD-70316465 at 1953-2109 Elizabeth Drive, Badgerys Creek, which proposes staged development of a warehouse and logistics estate known as Burrah Park within the Northern Gateway Precinct. The concept proposal includes an indicative site layout comprising 42 building envelopes, a gross developable area of approximately 131.45ha, a total GFA of approximately 63ha and six development stages and five civil stages to be implemented in line with infrastructure delivery and market demand.

Stage 1 site preparation works include:

- Demolition and removal of existing structures and vegetation.
- Construction of roads and access infrastructure
- Bulk earthworks, cut and fill, benching, battering and retaining walls.
- Lead in infrastructure, utilities and servicing.
- Stormwater infrastructure including construction of Sydney Water basins and Water Sensitive Urban Design (WSUD) elements.
- Reinstatement of the central riparian corridor and protection of Cosgroves Creek through landscaping works.

Stage 1 development works include:

- Construction and fit out of 3 warehouse buildings and ancillary office space which will operate 24 hours/day, seven days/week.
 - Warehouse 1.1 with a GFA of 26,860m²
 - Warehouse 1.2 with a GFA of 31,443m²
 - Warehouse 3.1 with a GFA of 27,561m²
- On-lot stormwater management, fencing and landscaping.
- Estate-wide, street tree plantings.
- Subdivision.
- Estate and on lot signage

We have reviewed the following documents supplied and provided the following comments to assist in understanding the servicing needs of the proposed development.

- Burrah Park EIS
- Appendix JJ – Surface and Groundwater Impact Assessment
- Appendix Q – Civil Infrastructure Report
- Appendix R – Flood Impact Assessment
- Appendix SS – Riparian Impact Assessment
- Appendix U – Geotechnical Report

- Appendix H – Infrastructure Staging & Delivery Plan
- Appendix WW – Civil Infrastructure Stage 1 Plan
- Appendix XX – Civil Infrastructure Estate Plan

A Feasibility application was lodged with Sydney Water under CN216284. An Advice Letter was issued on 13 November 2024.

Water Servicing

- There is currently limited drinking water capacity available in the area. Sydney Water is planning trunk drinking water infrastructure in stages to service the Western Sydney Aerotropolis Growth Area (WSAGA), including the proposed development area. The supply to the proposed development is dependent on delivery of major assets and system amplifications.
- The latest WSAGA scheme plan notes that ultimately, the site will be part of the future Badgerys Creek Reservoir supply system. Local reticulation mains are required to service the supply area.
- **Interim servicing**
 - There is limited servicing capacity available from the Cecil Park Reduced 4 Pressure Zone.
 - As noted within the Advice Letter for Feasibility application CN216284, the proponent should provide staged water consumption demands to advise whether the current mains have capacity to service Stage 1 and future stage demands.
- **Ultimate servicing**
 - Ultimately, the development will be part of the new Badgerys Creek Reservoir supply system. The trunk assets required for ultimate servicing are:
 - Delivery of the new Badgerys Creek reservoir.
 - Inlet and outlet mains to and from the new reservoir.

Recycled Water Servicing

- Recycled water for non-drinking water uses will be provided in the Initial Precincts. It will be sourced from Upper South Creek Advanced Water Recycling Centre (AWRC), as recommended by our Sub-Regional Planning Study. The Integrated Water Servicing Options analysis is currently in progress to determine the preferred servicing option.
- Sydney Water will confirm the requirements for recycled water mains and connections on finalisation of the preferred option and scheme plan for the Initial Precincts. The requirements will include that each lot must have a frontage to a recycled water main that is the right size and can be used for connection of the lot to the recycled water main.
- In addition to the above, the Initial Precincts recycled water reticulation network will initially be supplied by the adjacent potable water reticulation network. This arrangement will remain until the supply of treated stormwater and/or recycled wastewater from AWRC is established. Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water

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networks-will need to be **decommissioned**. The proponent must clearly show the locations of any cross connections between the potable water network and recycled water network on the design plans which need to be reviewed by Sydney Water. The proponent must also provide the finished surface levels to Sydney Water.

Wastewater Servicing

- There are currently no wastewater services available in the area.
- The proposed development is located within the Cosgroves Creek wastewater catchment and is dependent upon the future Cosgroves Creek gravity trunk main which will pump to SP1246. This wastewater pumping station (SP1246) and carrier will transfer flows to the Upper South Creek Advanced Water Recycling Centre (USC AWRC).
- The above trunk wastewater assets are currently in the concept design phase. Assets within the Cosgrove Creek Catchment are planned to be delivered by **2026/27**, subject to funding approval and contractor delivery schedules.
- As noted within the Advice Letter for Feasibility application CN216284, wastewater loading estimates for the proposed development are around 150EP/Net ha. Sydney Water requests clarifications on the types of warehouses proposed and the assumption of 150 EP/Net ha for the warehouses. This information can be provided as part of CN216284 or for the future Section 73 application.

Stormwater Servicing

Sydney Water appreciates the effort and commitment that has been invested into the design of the proposed stormwater infrastructure for the site. The proponent is recommended to continue to liaise with us to finalise the functional stormwater design for the site.

Appendix 1A of this letter provides a technical review with a suggested layout for the regional stormwater infrastructure.

Infrastructure Contributions

- Proponents will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. Sydney Water is preparing a Development Servicing Plan (DSP) for the recycled water and trunk drainage in the Aerotropolis Initial Precincts. This DSP will determine the amount of the stormwater and recycled water Infrastructure Contributions to be paid to Sydney Water for the development.
- Proponents should also be aware that infrastructure contributions for drinking water and wastewater will also be payable for all developments that require a S73 Compliance Certificated from 1 July 2024 onwards.
- More information on reintroduction of drinking water and wastewater contributions can be found at [Infrastructure contributions | Sydney Water Talk](#) and the Sydney Water Development Application Information Sheet (for proponent) enclosed.

Next steps

- The proponent is to continue liaison with Sydney Water to finalise the functional stormwater design for the site. Recommendations and comments have been included in **Appendix 1 and 1A**.
- The proponent is to continue engagement with Sydney Water on water and wastewater servicing for their development. This advice may change should high water usage developments (i.e., data centres) be proposed as part of future stages of Burrah Park.
- Should the Department decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan Approval

Further details of the conditions can be found in **Attachment 1**.

- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and Infrastructure Contributions.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in Attachments 1 and 2. If the proponent has any questions, they can contact their Sydney Water Account Manager Chirag Poojai at chirag.poojai@sydneywater.com.au or their case manager for CN216284. Should the Department require any further information, please contact the Growth Planning Team via urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Planning
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Appendix 1 – General comments on stormwater design

1. Sydney Water is the acquisition authority for land mapped as Regional Stormwater Infrastructure in the Western Parkland City – Precincts SEPP and Western Sydney Aerotropolis Precinct Plan 2022.

However, through the design and optimisation process, should the land required for regional stormwater infrastructure vary from the Precinct Plans, Sydney Water will acquire only the land required for its regional stormwater infrastructure. Specifically, Sydney Water will acquire the land for regional stormwater basins, including bioretention, wetlands, storage ponds and any associated land required for batters and maintenance of these basins.

Sydney Water will not acquire additional surrounding lands that are not required for stormwater management. Sydney Water will not acquire land for Riparian Streets, naturalised trunk drainage channels, streams or creeks that have a trunk drainage function or existing water bodies. However, Sydney Water will operate and maintain these assets.

Access is to be provided to Sydney Water through gifted easements for the ongoing operations and maintenance of the system as per 2.3.3 PO1 & PO2 of the Development Control Plan. The maximum area of land to be designated for access is the vegetated riparian zone or the 1% AEP flood extent, whichever is greater, for all waterways. All costs associated with the value of land and easement creation are to be borne by the developer.

2. Amendments of SEPP reserved areas for stormwater infrastructure that are supported by Sydney Water will need to be approved by the relevant Government Department.
3. Road connection across Cosgroves Creek towards Luddenham Road and connection to the north under the M12 are to be clarified with Department and Council as Regional Stormwater basins and creek lines are impacted by these road alignments.
4. Stages of the implementation of the Regional Stormwater basins and trunk drainage is to be clarified to align with the development stages of the site. Interim stormwater solutions cannot preclude the efficient delivery of Regional Scheme as determined by Sydney Water.
5. Connection to the purple pipes for recycled water supply is required as part of the connection to the Regional Scheme.
6. Civil Infrastructure Estate Plan: Internal water reuse is to be clarified for interim stages.
7. Civil Infrastructure Report: Sydney Water does not support the combined location of detention on top of water quality basins.
8. Civil Infrastructure Estate Plan & Civil Infrastructure Report: The full treatment train is to be designed and implemented for the five Regional stormwater treatment systems located in Burrah Park as documented in the Design Guideline [Aerotropolis stormwater development requirements](#). The full treatment train includes

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sedimentation basin, wetland, bioretention and storage ponds. Please refer to Figure 7 below for trunk drainage re-alignment and location of the stormwater basins in relation to the post-development catchments.

9. Civil Infrastructure Estate Plan: Longitudinal section of the central trunk drainage/creek shows that
- Grade regularly exceeds 2%
 - Velocity regularly exceeds the limit of 1.4 m/s

Shear stress map is required to assess the stability and erosion risk of the trunk drainage. Drop structure may need to be constructed for energy dissipation as per Design Guideline Section 6.4.2

10. Geotechnical Report: The location map of the test pits for salinity in missing and salinity mapping should be provided.
11. Flood Impact Assessment: Flood mapping indicates that there is significant flow attenuation from the quarry located at 275 Adams Road. It may be worth checking the flooding scenario when this quarry will be filled in the coming years. The Oaky creek culvert crossing under Elizabeth drive will then have a significant impact on whether Elizabeth Drive and subsequently Burrah Park will be flooded at 1% AEP from the stormwater discharge coming from the Western Sydney Airport.
12. GPTs to be owned and managed by the proponent.

Appendix 1A: Technical Review from Sydney Water’s consultant, Civile

Natural waterways at Burra Park

A principle being applied as per the DCP is for the retention of natural waterways. The performance objective in DCP Section 2.3.1 Waterway Health and Riparian Corridor is “PO1 Development retains and restores native vegetation and riparian corridors.”

Similarly, a requirement listed in Precinct Plan Section 4.5.2 Riparian Corridors is “BG1 Waterways and riparian corridors of Strahler Order 2 (refer to Figure 5) and higher are to be retained and rehabilitated to a natural state (unless minor realignment can be justified), in accordance with the requirements of the Guidelines for Riparian Corridors on Waterfront Land published by the Department of Primary Industries (Office of Water), or other relevant guidelines adopted and in operation at the time”.

We have reviewed the waterways on the site through a desktop analysis. The second order waterways on the site according to hydroline mapping are highlighted in **Figure 1**. From review of a 1955 aerial image (**Figure 2**) it appears that the northern portion of the central watercourse is remnant natural waterway.



Figure 1 Aerial image with second order waterways



Figure 2 Aerial image from 1955

Figure 3 shows that the current design for Burrah Park has a road and roundabout encroaching into the VRZ of the remnant second order waterway. Consistent with the DCP, this waterway should be retained and rehabilitated.



Figure 3 Aerial images from 1955 (L) and recent (R), showing vegetated watercourse with proposed road arrangement

The development also proposes a road link to land on the northern side of the M12. As shown in **Figure 4** this road encroaches into the VRZ of Cosgroves Creek, a fourth order watercourse.

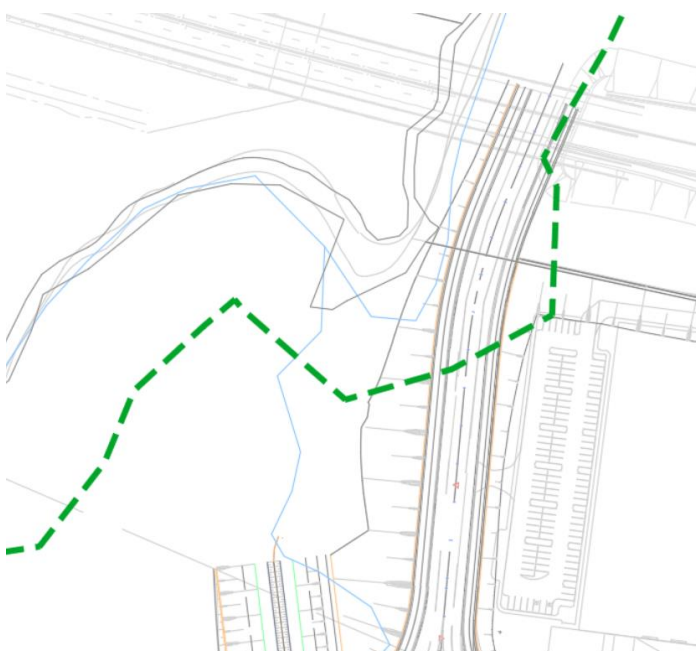


Figure 4 Approximate 40m offset from Cosgroves Creek, showing proposed road

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Recommendation: That the natural waterway be retained consistent with the DCP. The alignment of the linking road be further reviewed to be consistent with the waterfront land guidelines and located outside of the 40m riparian offset.

Second order waterway and trunk drainage

As shown in **Figure 1** the central second order waterway is indicated by the hydroline mapping as extending all the way to Elizabeth Drive.

However the trunk drainage corridor in the proposed Burrah Park arrangement appears to end around 140m north of Elizabeth Drive (refer **Figure 5**). The trunk drainage corridor should extend to Elizabeth Drive, and be coordinated with the stormwater basins being delivered as part of the Elizabeth Drive upgrade project.

Additionally, a performance objective in DCP Section 2.3.1 Waterway Health and Riparian Corridor is “PO3 Development provides increased connectedness to high quality passive open space and the blue-green grid.”

The complete length of the central trunk drainage corridor that runs through the site is identified as a route for active transport. The design of the roads and drainage infrastructure should allow for a continuous path of travel for pedestrians, cyclists (and maintenance vehicles) from Elizabeth Drive to Cosgroves Creek.

The Precinct Plan also shows that a continuous active transport path should also be provided along the western edge of the development, adjacent to Cosgroves Creek. Details of the tracks/paths are to be developed with SWC.

Recommendation: The central second order waterway should extend up to Elizabeth Drive, and include an active transport pathway if supported by Penrith Council. We recommend that the alignment of this waterway be further considered with an opportunity to realign for better overall development outcomes (See Figure 7).

Basin layout

The basins and trunk drainage corridor currently proposed for Burrah Park are shown in Figure 5.

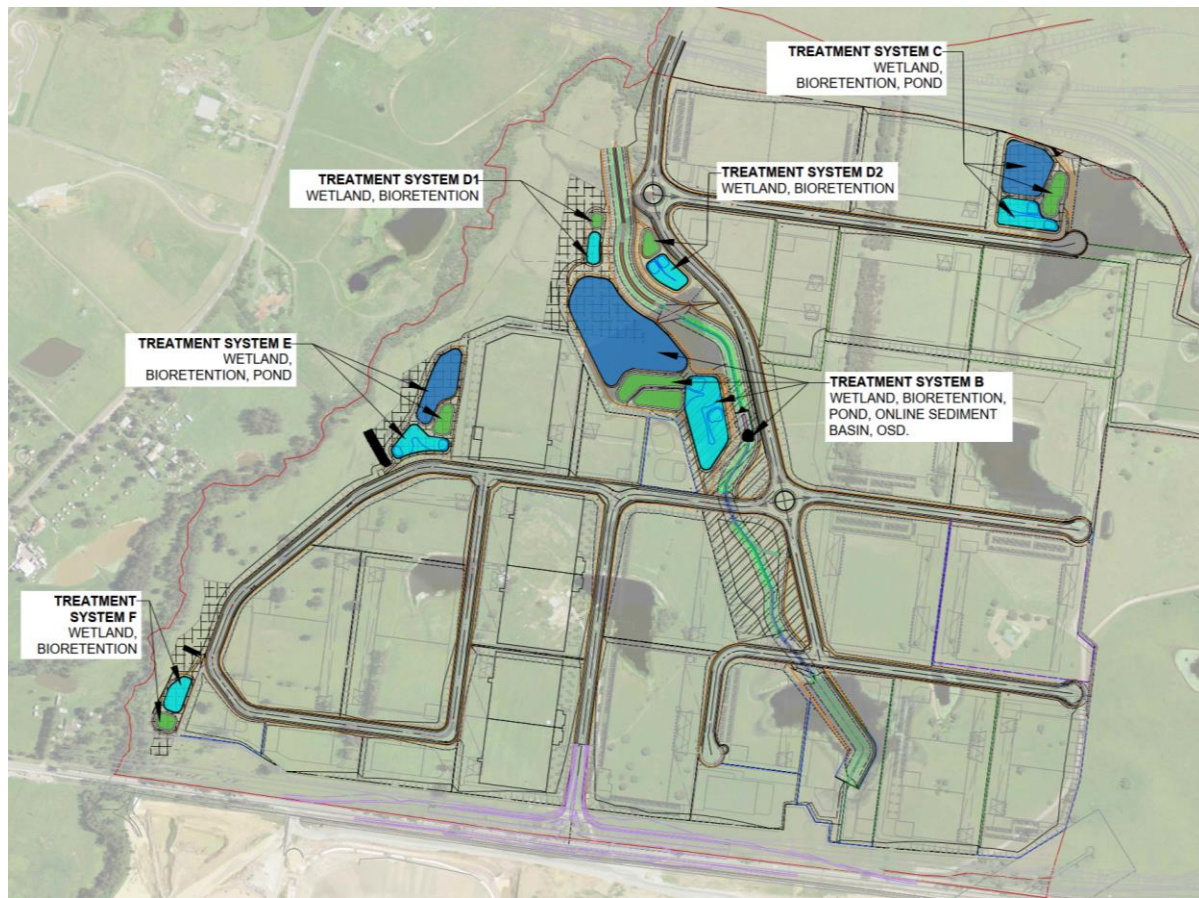


Figure 5 Stormwater treatment systems currently proposed, with aerial image

It has previously been agreed with SWC that the preliminary SWC basin NG_CC15 (shown in red in **Figure 6**) could be relocated to the northern side of the development adjacent to the M12 ('treatment system C' in **Figure 5**), to better align with the catchment and development extent.

Figure 6 also shows that the preliminary arrangement of SWC basins was influenced by the preliminary road alignment (shown as red lines). With changes to the proposed road alignment it follows that the stormwater infrastructure arrangement should be modified to match the proposed development layout.

In general, the current design has been completed following the SWC stormwater scheme infrastructure design guidelines. Note that the SWC design guidelines are currently being further developed and updated.

Each of the five stormwater treatment system needs to have all four components of the treatment train, sediment basin, wetland, bioretention and storage pond. The developer's engineer may further review whether any of the treatment systems could be further consolidated, for example, with treated stormwater from two treatment systems flowing into a single combined storage pond.

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A key proposed update is for the retention of the downstream portion of the second order waterway. The trunk drainage corridor is also suggested to be aligned to suit the revised treatment systems configuration.

A summary of recommendations for the stormwater treatment layout as shown in **Figure 7** is outlined as follows.

Treatment System	Basin location	Catchment and diversion	Indicative Preliminary Treatment System Footprints
B	Proposed to locate on eastern side of trunk drainage	Proposed to treat central/eastern sub-catchment. Approx. 42 Ha	Sed basin ~ 850m ² Wetland ~ 3350m ² Bioretention ~ 2100m ² Storage pond ~ 10400m ²
C	No change	Proposed to treat eastern side of development, and stormwater from M12. Note, minimise development area draining to this treatment system to ensure basins are adequate to treat M12 runoff. Approx 35 Ha.	Sed basin ~ 700m ² Wetland ~ 2800m ² Bioretention ~ 1750m ² Storage pond ~ 8800m ²
D1	Proposed to locate on western side of trunk drainage, to treat eastern sub-catchment.	Proposed to treat central/western sub-catchment. Approx 28 Ha.	Sed basin ~ 550m ² Wetland ~ 2200m ² Bioretention ~ 1400m ² Storage pond ~ 6900m ²
D2	Relocate to the south, to allow the existing waterway to be retained (in conjunction with	Increased northern sub-catchment.	Sed basin ~ 400m ² Wetland ~ 1450m ²

	adjusting position of roundabout/road).	Note, maximise development area draining to this treatment system, to reduce the area of the development draining to 'Treatment System C'. Approx. 18 Ha	Bioretention ~ 900m ² Storage pond ~ 4500m ²
E	No change	Increased western sub-catchment, to include 'Lot 3.1'. Approx 21 Ha	Sed basin ~ 450m ² Wetland ~ 1700m ² Bioretention ~ 1050m ² Storage pond ~ 5200m ²
F	No change	Proposed to treat south-western portion of development, and stormwater from Elizabeth Drive. Approx 14 Ha.	Sed basin ~ 300m ² Wetland ~ 1150m ² Bioretention ~ 750m ² Storage pond ~ 3600m ²

Please note the following regarding the items shown in **Figure 7**:

- Levels of pipes and treatment systems are still to be verified.
- All shapes for sediment basins, bioretention, wetlands and ponds are indicative only. Engineer may revise and adjust to optimise with site arrangement and with consideration of batter slopes etc.

OSD

Note catchments C, D and F are already proposed to have on-lot OSD. We support this use of on lot OSD for these catchments.

An OSD basin is proposed in the trunk drainage corridor lot between 'Lot 2.2 and 'Lot 4.1'. This is consistent with the Waterfront Land Guidelines and should be further discussed with the DCCEEW Water and Licencing group.

An OSD has also been proposed in the vicinity of the existing large central dam. This OSD is not supported, as it is unlikely to be feasible with the suggested updates to the treatment systems layout.

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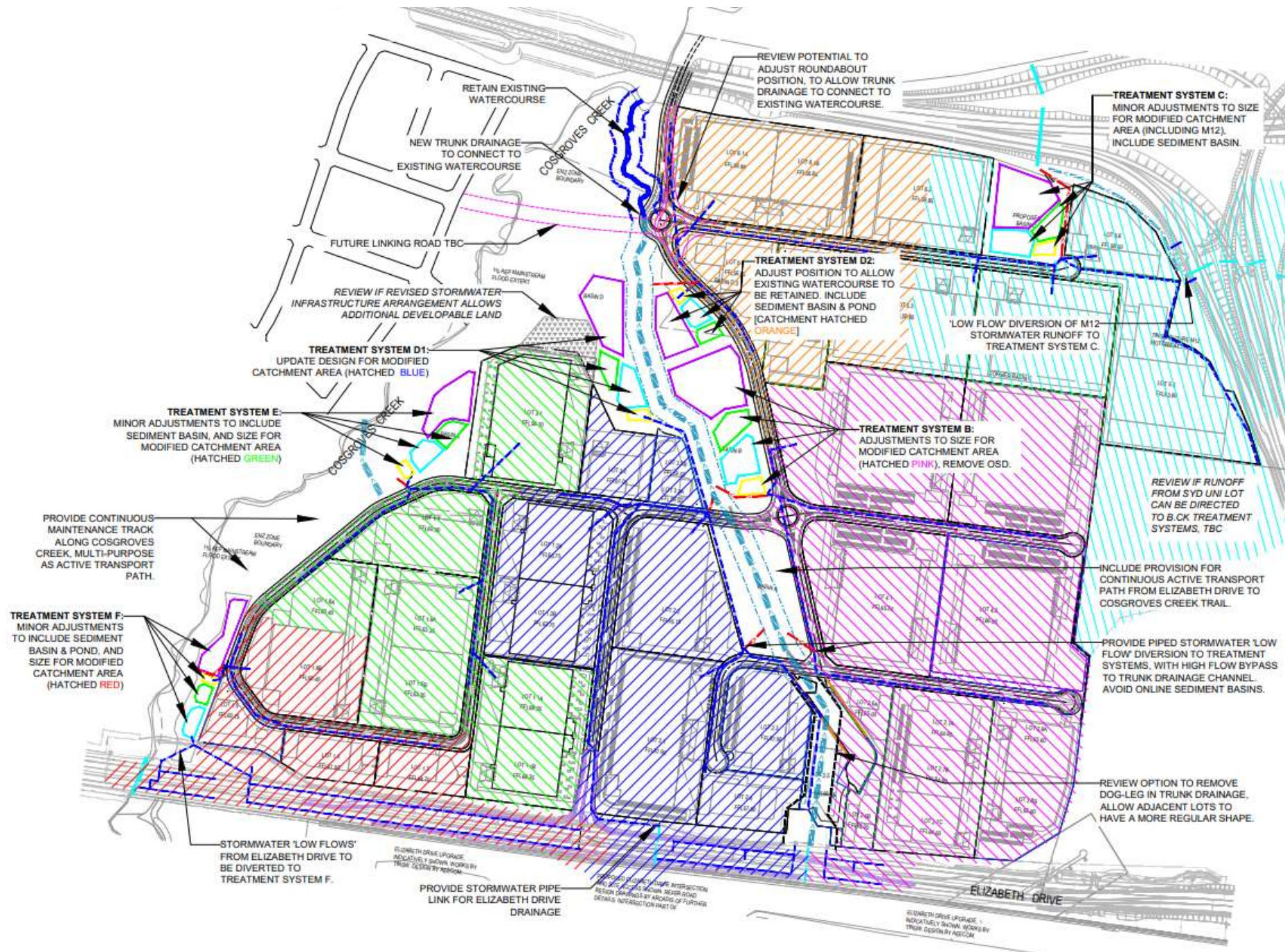
Parameters in the DRAINS modelling require further review. Extended detention in stormwater treatment systems should not be included as part of the OSD volume.

Wianamatta Street Trees

Note that the regional scheme relies on implementation of Wianamatta Street Trees. The civil engineering report notes that passively irrigated street trees are to be included at the site.

Harvesting 'Daisy Chain' System

The storage ponds are to be linked such that all ponds are utilised as a scheme-wide storage volume. An additional figure showing 'daisy chain' links will be provided by SWC.



Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

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Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent's information)

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.



Sydney Water Development Application Information Sheet for Proponent

Sydney Water has provided advice to the Department/Council on your proposed development. Further steps are required before Sydney Water connections and final approvals can be granted. Without relevant Sydney Water approval, your Subdivision Certificate or Occupation Certificate, Construction Certificate, may not be issued. Please read the information below to assist with your development. Further information can also be found on our website [_sydneywater.com.au_](https://sydneywater.com.au).

Building Plan Approval

Why have I been advised a Building Plan Approval?

Demolition, excavation, construction or modification to existing buildings and structures all have the potential to damage or limit access to our water, wastewater or stormwater services. That's why we need to review and approve your building plans before you start any work. In many cases, you need a Building Plan Approval before council can allow you to start demolishing or constructing.

How do I apply for a Building Plan Approval?

The approved plans must be submitted to the Sydney Water [Tap in®](#) online service to determine whether the development will affect any Sydney Water wastewater, water, stormwater mains and/or easement, and if further requirements need to be met.

Sydney Water recommends you apply for Building Plan approval early as in some instances a detailed engineering assessment would be required when building over or near our critical assets. This can be a lengthy process and may also impact development designs.

You will be required to pay Sydney Water for the costs associated with any detailed review.

Section 73 Compliance Certificate

Why have I been advised a Section 73 application?

If you are developing or subdividing land and needing water or wastewater, you may need to apply for a Section 73 Compliance Certificate before council can issue an Occupation or Subdivision Certificate.

If we have noted a requirement for a Section 73 Compliance Certificate in our advice to Council, one must be obtained from Sydney Water under the *Sydney Water Act 1994*. These include secondary homes or granny flats in an area with Priority Sewerage Scheme or with a GFA greater than 60 m².

How do I apply for a Section 73 Compliance Certificate?

You can choose to use a water servicing coordinator for works of any size. If you only have minor works, you can apply directly through Sydney Water Developer Direct.

We suggest you lodge an early application for the certificate, as there may be additional connections or pipes to be built or additional steps to protect our existing assets. This can also impact other services, buildings, driveways, or landscape designs.

Feasibility

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

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

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

How do I apply for a Feasibility?

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

Growth Data Form

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

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

Infrastructure Contributions

What are infrastructure contributions?

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

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

How do infrastructure contributions impact me?

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

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

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

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

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

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

Water Servicing Coordinator

What is a Water Servicing Coordinator?

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

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

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

How do I find a Water Servicing Coordinator?

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

Quick Links

[Building plan approvals](#)

[Section 73 Compliance Certificates](#)

[Steps for first time developers](#)

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[Managing trade wastewater](#)

[Growth Servicing Plan](#)

[Mamre Road and Aerotropolis development](#)

Trade wastewater for business customers

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

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

How to apply for approval to discharge?

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

Appendix 1. Example of growth data form

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

Anticipated growth timescales													
Project name:	Address:		Sydney Water Ref. Number and DA Ref Number:										
Development Type	Ultimate growth (additional)	Total # stages	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Continue as required
Example (dwelling multi)	2050	5	0	0	350	350	500	500	350	0	0	0	
Example (job number)	1600	6	0	200	200	300	300	300	300	0	0	0	
Dwellings (single)													
Dwellings (multi)													
Jobs (number)													
Jobs (GFA)													