135 Badgerys Creek Road, Bradfield WSC Feasibility Study

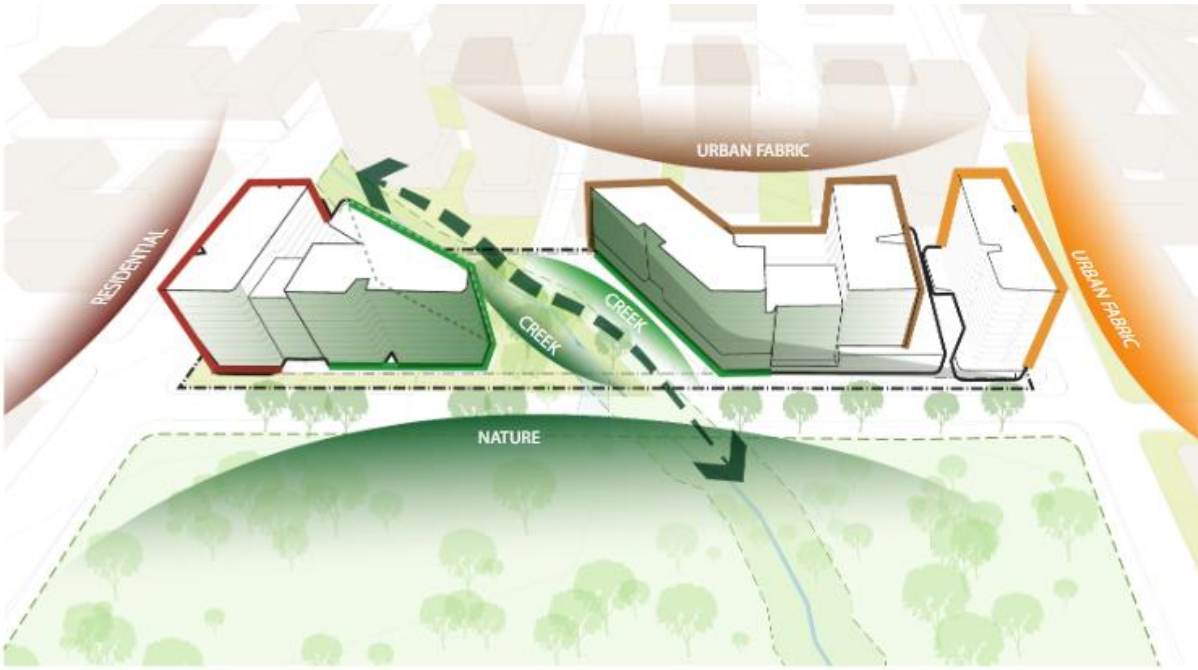
WSC Feasibility Report for 135 Badgerys Creek Road, Bradfield

Prepared for:
Creative Vision Pty Ltd

Date:
13 October 2025

Prepared by:
Stantec Australia Pty Ltd

Project/File:
304001459



Stantec Australia Pty Ltd

Revision Schedule

Revision No.	Date	Description	Prepared by	Project Manager Final Approval
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02	13/10/25	Submit for client review	Raul Chauhan	Brett Kennedy

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Prepared by: 

Signature

Raul Chauhan

Printed Name

Approved by: 

Signature

Brett Kennedy

Printed Name

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1 Introduction

This Sydney Water feasibility report has been prepared on behalf of the Bradfield Corporation Pty Ltd (the Applicant) by Stantec. It is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) on land at 135 Badgerys Creek Road, Bradfield (the site).

1.1 The Site

The site is located at 135 Badgerys Creek Road, Bradfield and is approximately 2.02ha in area. It is legally described as Lot 7 DP 243457 and is located approximately 250m to the future Bradfield Metro Station and 4km to the Western Sydney Airport. An aerial image of the site is provided in Figure 1-1.

The site shares a western frontage with Badgerys Creek Road. The eastern boundary of the site adjoins the State government-led Bradfield City Centre which is set to be a vibrant 24/7 global city, driving advancements in industry and will support 10,000 more homes and 20,000 new jobs in Western Sydney.

As defined by the Aerotropolis Precinct Plan, the site is located within the Aerotropolis Core Precinct which is envisioned as an attractive place for workers, residents and visitors. The Aerotropolis Core Precinct will leverage the positive economic impact of the adjacent Western Sydney Airport and Bradfield City Centre. It will attract business hubs, research and development, professional services and creative industries in addition to providing residential development within walking distance of the Bradfield Metro station and proximity to blue and green infrastructure.

Figure 1-1: Site Plan

1.2 Purpose

This report has been prepared to assess the feasibility of Sydney Water servicing for the proposed development. It identifies existing infrastructure, assesses infrastructure constraints, and outlines the upgrades required to support the staged mixed-use development.

Additionally, Figure 1-2 shows the proposed staged plan, this staging will be used to allow construction works to begin on the stages that don't impact the Sydney Water network.

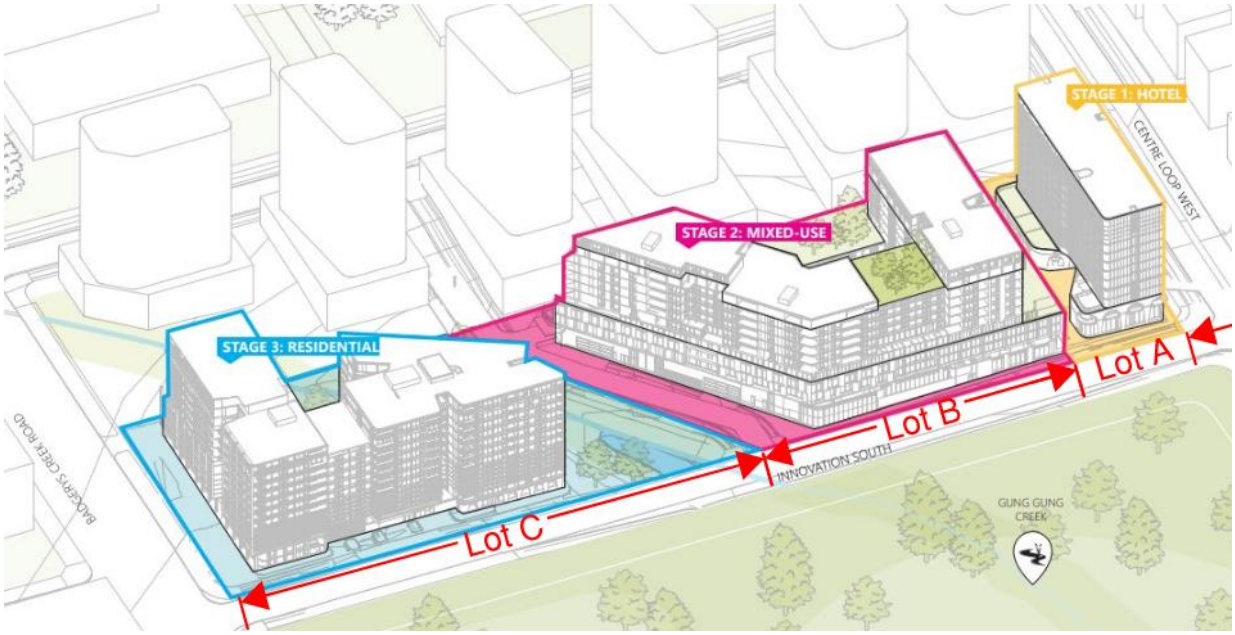


Figure 1-2: Staging Plan

1.3 SEARs Requirements

In accordance with Section 4.39 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Secretary's Environmental Assessment Requirements (SEARs) for SSD 77458970 were issued on 30 January 2025. This report has been prepared in response to the SEARs requirements as outlined in the Sydney Water letter dated 20 January 2025. Accordingly, feasibility applications CNN221086 and CN221087 have been submitted, and this report summarises the advice provided by Sydney Water.

2 Baseline Investigation

2.1 Existing Utility Information

Preliminary data was collated from Sydney Water's hydra network, desktop reviews and drawings provided in the available scoping reports have informed this study.

Table 2-1: Sydney Water Authority Contact Information

Authority	Utility	Phone Number
Sydney Water	• Potable Water • Wastewater • Recycled Water • Stormwater	1300 143 734

Key contacts within Sydney Water's Bradfield Development team include:

Jack Johnstone → jack.johnstone@sydneywater.com.au

Rebecca Garland → rebecca.garland@sydneywater.com.au

3 Potable Water

3.1 Background

The potable water servicing strategy for the mixed-use development area has been investigated using available desktop analysis and the feasibility letter from Sydney Water dated August 18, 2025(CN221086 – see Appendix A).

Sydney Water is the authority responsible for water supply in the Badgerys Creek area. The development will significantly increase potable water demand due to proposed retail, commercial, and residential uses, with an estimated average day water demand of 345.23 kL based on preliminary assessments.

As part of the submission put forward to Sydney Water, using the provided hydraulic data (by Neuron), the below Potable Water demand has been calculated (in kL/day):

Table 3-1: Summary of Potable Water Demand

Potable Water Demand	Stage 1	Stage 2	Stage 3	Sub Total
Residential (kL/day)	0	60.48	100.38	**160.86**
Commercial (kL/day)	97.73	85.86	0.785	**184.37**
Total Potable Water Demand (kL/day)	**97.73**	**146.34**	**101.17**	**345.23**

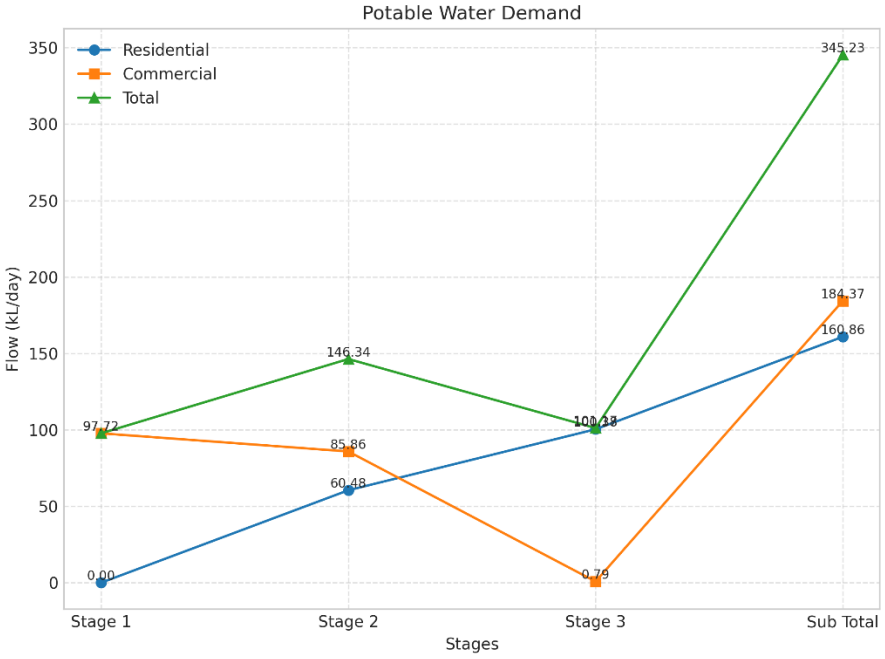


Figure 3-1: Potable Water Demand Trends Across Development Stages

As shown in Figure 3-1, potable water demand increases cumulatively across the development stages, reflecting the progressive addition of residential and commercial infrastructure. Residential demand grows steadily, rising from 60.48 kL/day in Stage 2 to 100.38 kL/day in Stage 3. Commercial demand, while highest in Stage 1 at 97.73 kL/day, contributes less in subsequent stages (85.86 kL/day in Stage 2 and 0.79 kL/day in Stage 3), indicating that the bulk of commercial development occurs earlier in the project. The total potable water demand reaches 146.34 kL/day in Stage 2 and 101.17 kL/day in Stage 3, with a combined subtotal of 345.23 kL/day across all stages. This cumulative increase highlights the dominant influence of residential growth, even as commercial contributions taper off.

3.2 Existing Infrastructure

One (1) water main runs along Badgerys Creek Road. As detailed in the below Figure 3-2:

- PW-1 DN560 PE (Along Badgerys Creek Road)

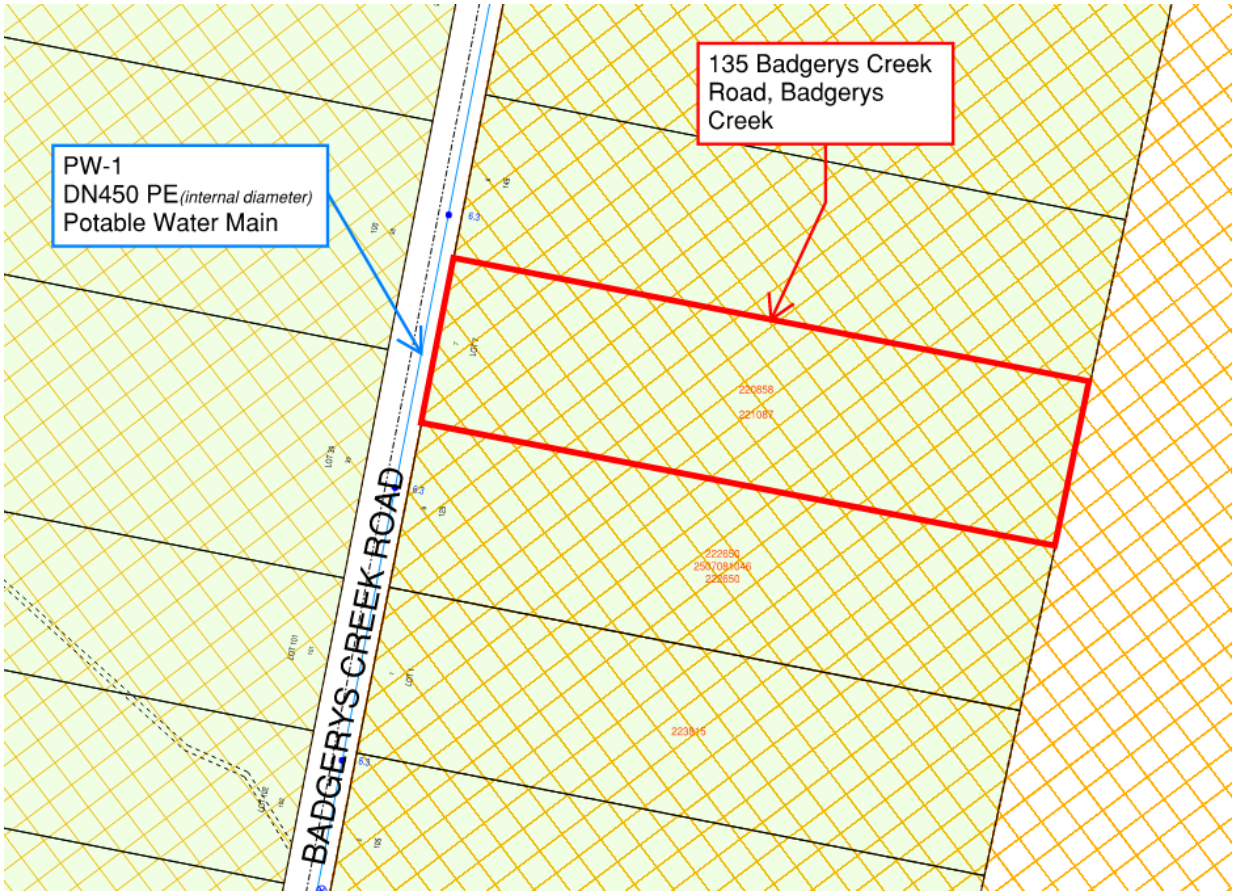


Figure 3-2: Existing Potable Water Assets Surrounding the Development

3.3 Proposed Infrastructure and Next Steps

A feasibility application was submitted to Sydney Water (Case 221086), with preliminary assessments indicating that the trunk infrastructure is considered adequate for interim servicing; however, additional lead-in mains and internal reticulation will be required to support the proposed development. Each lot must maintain a frontage to a suitably sized drinking water main in accordance with Sydney Water requirements.

The site is currently within the Oran Park Water Supply Zone, with interim supply available via a Pressure Reducing Valve (PRV) on the DN450 main in Badgerys Creek Road, connected to the Oran Park Reservoirs (WS0477 and WS0478). This arrangement is expected to remain in place until approximately 2036, subject to future planning. Ultimate servicing will transition to the Cecil Park Water Supply Zone as part of Sydney Water's staged delivery of trunk infrastructure for the Western Sydney Aerotropolis Growth Area.

To ensure adequate pressure and capacity across all stages, developer-constructed watermain extensions will be required. In accordance with the WSA Code (Sydney Water Edition), connections directly to each stage may require a dual supply with minimum pipe size of DN150 (Clause 3.1.4). A hydraulic engineer will be required to undertake detailed modelling to confirm flow, pressure, and demand across the network and determine whether the existing system can accommodate the projected load. Should modelling identify deficiencies, upgrades may include increasing pipe diameters or installing additional system components.

A Section 73 Application must be submitted to Sydney Water following SSDA determination to confirm potable water infrastructure requirements and verify whether augmentation is necessary. This process will also reassess system capacity and servicing arrangements. Associated with the application are DSP charges as outlined in Appendix A, these charges are to be paid for each stage upon completion of each application.

Given the scale of the development, Special Engineering Assessments are anticipated to ensure Sydney Water assets remain protected during and after construction. These assessments are likely to apply to most project stages and will impact potable water infrastructure.

4 Wastewater

4.1 Background

Desktop studies and Sydney Water's feasibility letter (Case 221086) dated August 18, 2025, have informed the wastewater servicing strategy for the development – as shown in Appendix A.

Sydney Water are in planning stages of wastewater servicing in Badgerys Creek, where the development's retail, commercial, and residential components are projected to boost volumes, with an average daily discharge estimated at 295.80 kL – based on Sydney Water estimations.

As part of the submission put forward to Sydney Water, using the provided hydraulic data (by Neuron) the below Wastewater discharge has been calculated (in kL/day):

Table 4-1: Summary of Wastewater Discharge

Wastewater Discharge	Stage 1	Stage 2	Stage 3	Sub Total
Residential (kL/day)	0	45.36	75.29	**120.65**
Commercial (kL/day)	92.84	81.57	0.74	**175.16**
Total Wastewater Discharge (kL/day)	**92.84**	**126.93**	**76.03**	**295.80**

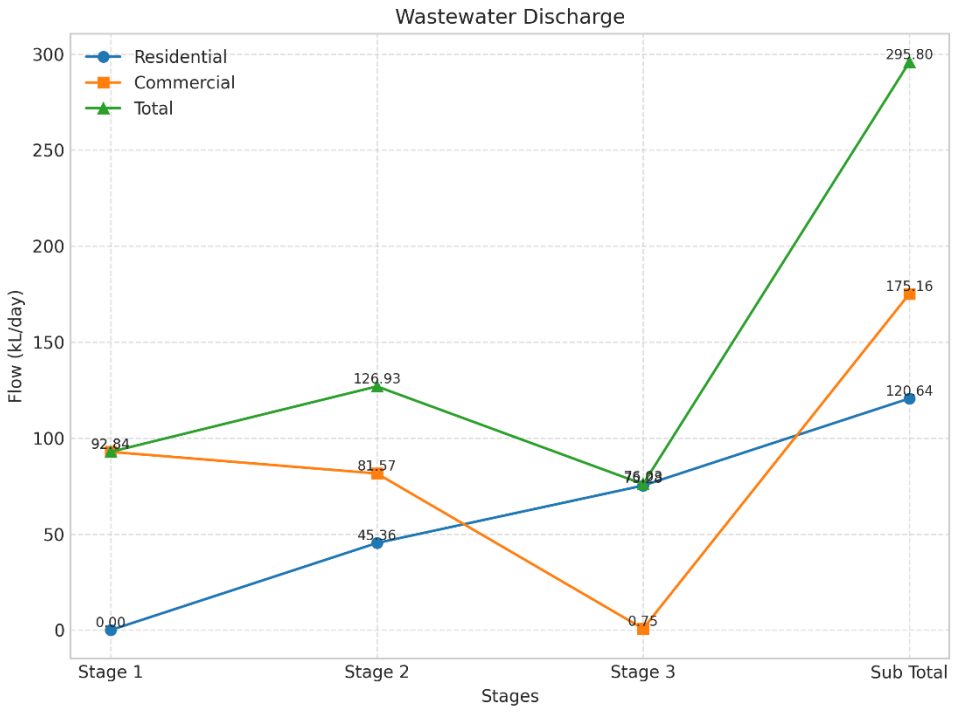


Figure 4-1: Wastewater Discharge Trends Across Development Stages

As shown in Figure 4-1, wastewater discharge increases cumulatively across the development stages, with contributions from both residential and commercial sources. Residential discharge begins in Stage 2 (45.36 kL/day) and rises significantly in Stage 3 (76.03 kL/day), reaching a subtotal of 120.64 kL/day. Commercial discharge is highest in Stage 1 (92.84 kL/day), gradually decreasing through Stage 2 (81.57 kL/day) and Stage 3 (0.75 kL/day), culminating in a subtotal of 175.16 kL/day. The overall wastewater discharge peaks in Stage 2 (126.93 kL/day) before reducing in Stage 3 (76.83 kL/day), with a combined subtotal of 295.80 kL/day. This cumulative pattern highlights the growing residential impact over time, while commercial contributions are front-loaded in earlier stages.

4.2 Existing Infrastructure

In the Liverpool City Council Local Government Area, Sydney Water currently provide wastewater servicing. Currently, there are no existing wastewater infrastructure directly adjacent to the development site at 135 Badgerys Creek Road, Bradfield.

4.3 Proposed Infrastructure and Next Steps

The proposed development is located within the Thompsons Creek Carrier Stage 1 catchment of the Upper South Creek (USC) Advanced Water Recycling Centre (AWRC) system. Currently, no wastewater services are available in this area. Sydney Water is planning to deliver a trunk wastewater carrier along the south-east boundary of the Bradfield development site, which will transfer flows to the USC AWRC via the proposed Thompsons Creek pumping stations (SP1228/SP1241) and South Creek pumping station (SP1243). Delivery of this trunk infrastructure is scheduled for 2026/27, and the project is currently in the detailed design stage.

The first priority is to coordinate with Sydney Water to confirm the alignment and delivery schedule for the trunk wastewater carrier and associated pumping stations. This coordination will ensure that the development staging aligns with the availability of critical infrastructure.

The developer must also provide detailed staging and demand information, including forecasted wastewater flows for each stage of the project. This data will inform the design and sizing of both Sydney Water's trunk infrastructure and the developer-delivered lead-in mains and reticulation systems.

Following SSDA determination, a Section 73 Application must be submitted to Sydney Water. This process will confirm the final wastewater servicing requirements, identify any augmentation needs, and formalize the conditions for connection.

In addition, Special Engineering Assessments will be required to ensure that Sydney Water assets remain protected during and after construction. These assessments are likely to apply to most stages of the development and should be factored into the project program and budget.

Finally, the developer should prepare for infrastructure contributions in accordance with Sydney Water's Development Servicing Plan (DSP) and IPART guidelines. These contributions will be calculated based on the approved design and demand forecasts.

5 Recycled Water

5.1 Background

The proposed development is located within the Aerotropolis Core Precinct, one of the initial precincts identified for the Western Sydney Aerotropolis Growth Area. Sydney Water has committed to providing a recycled water (RW) network to service these precincts for non-drinking purposes as outlined in the submitted feasibility application (CN221086, see Appendix A). The recycled water will primarily be sourced from locally harvested stormwater, which will be treated and distributed through a dedicated network. In the event of a stormwater shortfall, treated wastewater from the Advanced Water Recycling Centre (AWRC) or drinking water will supplement the supply.

The recycled water scheme is a key component of Sydney Water's sustainability strategy for the Aerotropolis, aiming to reduce reliance on potable water and support integrated water cycle management.

5.2 Existing Infrastructure

At present, there is no recycled water infrastructure available to service the development. Interim non-potable water needs will be met through the drinking water network, but this will be limited to indoor non-drinking uses only. Irrigation demand must be supplemented using onsite stormwater harvesting and reuse until the recycled water network is commissioned.

Sydney Water is currently finalising the preferred configuration of the recycled water scheme, including the sizing of trunk mains and associated facilities. This design process is based on growth projections and demand assumptions for the Aerotropolis Initial Precincts.

5.3 Proposed Infrastructure and Next Steps

The proposed recycled water scheme for the Aerotropolis Initial Precincts is anticipated to have sufficient capacity to meet the development's long-term non-potable water requirements. The scheme is expected to be operational by 2031, at which point the development will transition from interim potable supply to a dedicated recycled water network.

To enable connection to the recycled water system, the developer will need to ensure that dual plumbing systems are incorporated into building designs and that smart meters are installed in accordance with Sydney Water's requirements. Additionally, confirmation of indoor and irrigation demands will be required to inform the final design and sizing of the recycled water mains.

In the interim, the developer must implement onsite stormwater harvesting and reuse systems to meet irrigation needs. This approach will reduce reliance on potable water and align with Sydney Water's sustainability objectives.

The next steps include:

- Continuing engagement with Sydney Water to confirm the timing and configuration of the recycled water network.

- Providing detailed demand forecasts, including Average Day Demand (ADD), Maximum Day Demand (MDD), and Maximum Hourly Demand (MHD), as part of the Section 73 process.
- Ensuring compliance with Sydney Water's recycled water connection requirements prior to commissioning.

6 Stormwater

6.1 Background

The proposed development at 135 Badgerys Creek Road, Bradfield, is located within the Aerotropolis Initial Precincts and is subject to Sydney Water's Integrated Water Cycle Management (IWCM) framework. Sydney Water, as the Regional Stormwater Authority, is responsible for delivering a Regional Stormwater Scheme that integrates stormwater management with recycled water infrastructure to achieve the NSW Government's stormwater quality and flow targets. This feasibility advice (Case No. 221087, see Appendix B) provides indicative guidance on stormwater servicing requirements, infrastructure planning, and compliance with the Draft Integrated Stormwater Scheme Plan for the Wianamatta–Badgerys catchment. It is important to note that this advice does not constitute an approval or guarantee of system capacity and is accurate only as of the date of issue.

6.2 Existing Infrastructure

The development site is traversed by a Strahler 2 waterway identified in the NSW Government's hydrology dataset. This waterway is protected under the Western Sydney Aerotropolis Development Control Plan (DCP) and the Water Management Act 2000, requiring a 40-metre-wide vegetated riparian zone. The waterway and the adjacent waterbody near the proposed Innovation Road have also been identified as having cultural significance to the Indigenous community and are therefore protected under the Recognise Country Guidelines and the Connecting with Country Framework.

There is currently no regional stormwater basin located on the site. However, the site falls within the catchment of Basin_AC_TC09A, and minor flows from the development will need to integrate with drainage infrastructure being delivered by the Bradfield Development Authority along Central Loop Road West. In the absence of existing regional infrastructure, the development will be required to implement interim on-lot stormwater management measures to meet the requirements of the Aerotropolis DCP until the regional scheme becomes operational.

A riparian assessment has been completed, separate from the Sydney Water feasibility applications. Creative Vision engaged Eco Logical Australia to confirm that the downstream section of the Strahler 2 watercourse qualifies as a 'river' under the Water Management Act, requiring a 40 m vegetated riparian zone. The proposed design applies the DCCEEW averaging rule to offset minor encroachments into the riparian zone by rehabilitating and revegetating approximately 0.27 ha of riparian corridor, exceeding the 1:1 offset requirement. This approach aligns with Section 4.5.2 of the Aerotropolis Precinct Plan, ensuring the waterway is retained and restored to a natural state under a Vegetation Management Plan. In the absence of regional stormwater infrastructure, interim on-lot stormwater measures will be implemented in accordance with Aerotropolis DCP guidelines for water-sensitive urban design, supported by a Construction Environmental Management Plan to manage erosion and sedimentation during works.

6.3 Proposed Infrastructure and Next Steps

The development is impacted by the Draft Integrated Stormwater Scheme Plan for the Wianamatta–Badgerys catchment, and the proposed design must align with this plan and its associated Scheme Principles. The regional scheme will include naturalised trunk drainage channels, stormwater treatment and harvesting basins such as wetlands and bioretention systems, final polishing infrastructure, and a recycled water trunk and reticulation network.

Given the absence of a regional basin on the site, the development must implement temporary on-lot stormwater management measures to achieve interim stormwater quality and flow targets as outlined in the Aerotropolis DCP and the Technical Guidance for Wianamatta–South Creek Targets. These measures may include gross pollutant traps, passively irrigated street trees, and compliance with minimum pervious area requirements. Coordination with neighbouring developments and relevant authorities, including Transport for NSW and the Bradfield Development Authority, will be essential to ensure integrated delivery of stormwater infrastructure.

Any proposed realignment of the Strahler 2 waterway, such as reducing it to a drainage channel of less than 20 metres, is not supported by Sydney Water and would require approval from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW). Variations to the Scheme Plan may be considered under the Innovation Principle but will require a formal submission, a cost recovery agreement with Sydney Water, and detailed modelling. Endorsement must be obtained prior to the submission of a development application.

The development will also be subject to infrastructure contributions under the forthcoming Development Servicing Plan (DSP) for the Aerotropolis Precinct. If the DSP is not registered at the time of the Section 73 application, a bonding agreement may be required. Contributions will cover both stormwater trunk drainage and recycled water infrastructure.

The proponent may proceed to Development Application (DA) or State Significant Development Application (SSDA) submission. It is recommended that all documentation outlined in Appendix C – Engineering Requirements Checklist be included to avoid delays in Sydney Water's endorsement process.

7 Conclusion

This section provides an overview of the servicing advice received from each water service, outlining their capacity to support the proposed development as well as the key requirements, conditions, and risks that need to be managed.

Sydney Water has confirmed that potable water servicing for the development is feasible through the existing Oran Park Water Supply Zone, with interim supply available via a PRV on the DN450 main in Badgerys Creek Road. While trunk infrastructure is adequate for initial stages, developer-constructed lead-in mains and internal reticulation will be required to meet demand. A Section 73 Application will be necessary to confirm capacity and identify any extension requirements. Additionally, developer contributions under Sydney Water's DSP will apply.

The development falls within the Thompsons Creek Carrier Stage 1 catchment of the Upper South Creek AWRC system. No wastewater services currently exist on-site, but Sydney Water plans to deliver trunk infrastructure and pumping stations by 2026/27. A Section 73 Application will formalise servicing requirements, and developer contributions under Sydney Water's DSP will apply.

Sydney Water's recycled water scheme for the Aerotropolis Initial Precincts is expected to be operational by 2031, providing a sustainable non-potable supply sourced from stormwater and treated wastewater. Until then, interim non-potable needs will rely on potable water for indoor uses and onsite stormwater harvesting for irrigation. Developers must incorporate dual plumbing and smart metering in building designs to enable future connection.

The site is subject to Sydney Water's Integrated Water Cycle Management framework and the Draft Integrated Stormwater Scheme Plan for the Wianamatta–Badgerys catchment. No regional stormwater basin currently exists on-site, requiring interim on-lot measures such as gross pollutant traps and passively irrigated street trees to meet Aerotropolis DCP targets. The Strahler 2 waterway must be retained with a 40-metre riparian zone, and any realignment proposals will require DCCEEW approval.

8 References

- *Sydney Water (2025).Feasibility Letter for Potable Water, Wastewater and Recycled Water Servicing – 135 Badgerys Creek Road. Case No: 221086, dated 18 August 2025.*
- *Sydney Water (2025).Feasibility Letter for Stormwater Servicing – 135 Badgerys Creek Road. Case No: 221087, dated 30 September 2025.*
- *Water Services Association of Australia (WSAA) (2011). WSA 02-2011: Gravity Sewerage Code of Australia, Version 3.1. WSAA, Sydney.*
- *Water Services Association of Australia (WSAA) (2011). WSA 03-2011: Water Supply Code of Australia, Version 3.3. WSAA, Sydney.*
- *Sydney Water. (2025). Updated Bradfield – Stage 1 Flow Submission Tool (FST). Version 2, August 2025.*
- *Sydney Water. (2025). Updated Bradfield – Stage 2 Flow Submission Tool (FST). Version 2, August 2025.*
- *Sydney Water. (2025). Updated Bradfield – Stage 3 Flow Submission Tool (FST). Version 2, August 2025.*

Appendices

Appendix A – Sydney Water Feasibility Letter (Potable Water, Wastewater and Recycled Water)

Case number 221086-v2

30/09/2025

Bradfield Corporation Pty Ltd
c/ - STANTEC AUSTRALIA PTY LTD.

Feasibility Letter

Developer: **Bradfield Corporation Pty Ltd**
Your WSC's reference: **304001459**
Development: **Lot 7 DP243457 135 BADGERYS CREEK RD, Bradfield**
Development descritption:

Mixed Development over a greenfield area. Area proposed to be upgraded with many facilities such as resi buildings, supermarket, hotel, as per Concept Civil Plan attached.

This case (CN221086) is a feasibility application only for the Potable Water, Wastewater.

A different case (CN221087) will be lodged as a feasibility application for the Stormwater.

Your application date: July 1, 2025

Dear Applicant

Thank you for your enquiry about the water-related servicing requirements for your proposed development.

This feasibility letter (letter) is a guide only. It provides general information about how your proposed development may be serviced. We have not allocated any system capacity, and where there is system capacity as at today, it may have been fully utilised by the time you obtain development consent. The requirements applied to any approved development proposal may differ in the future since the issuing of this letter.

Sydney Water has assessed your application and provides the following advice.

Servicing requirements for your development

Water

Each lot in your subdivision must have a frontage to a drinking water main that is the right size and can be used for connection.

This development is currently located within the Oran Park supply zone.

- Interim servicing of Bradfield Development is available from Oran Park reservoir (WS0477 and WS0478) via a PRV on DN450 main in Badgerys Creek Rd . The current planning forecast this supply to continue until 2036 (this is subject to change based on future planning)
- Sydney Water is delivering trunk infrastructures in stages to services Western Sydney Aerotropolis Growth Area (WSAGA). The ultimate servicing of Bradfield Development will be from Cecil Park Water Supply Zone (WSZ)

The development can be served from the 150/450mm (internal diameter) mains along Badgerys Creek Rd supplied from Oran Park Reservoirs via an existing PRV.

- Additional watermain extensions would need to be constructed by the developer. These should be sized in keeping with the WSAA code (Sydney Water edition) requirements and ensure adequate water pressure and capacity to serve the development.

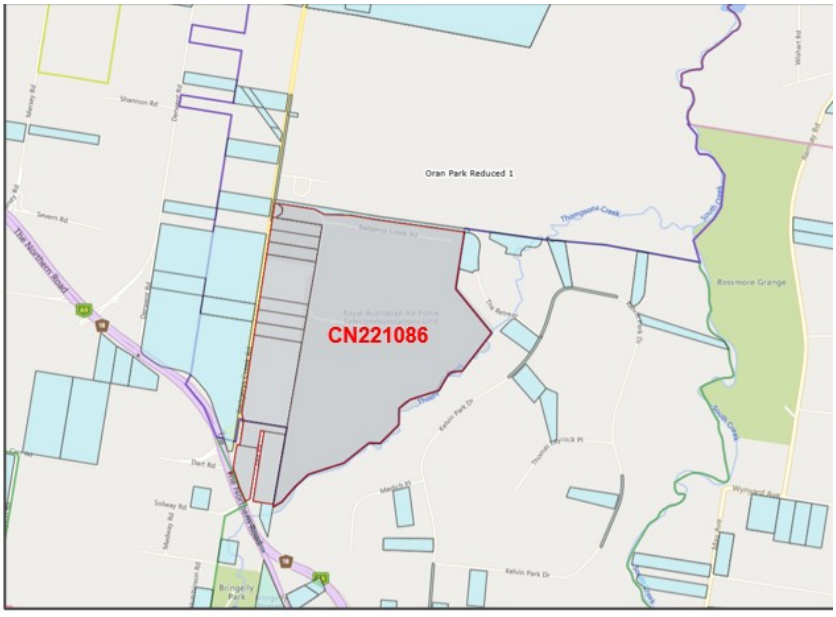


Figure 1 – Proposed Development location

Sewer

Each lot in your subdivision must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within each lot's boundaries.

The proposed development is in the Thompsons Creek carrier Stage 1 catchment within USC AWRC system. Currently there are no wastewater services available in this area.

Sydney Water is planning –

- to build a wastewater carrier along the south-east boundary of Bradfield development site. The carrier will transfer flows to the proposed Upper South Creek (USC) Advance Wastewater Recycling Centre (AWRC) via proposed Thompsons Creek pumping stations SP1228/SP1241 and South Creek pumping station SP1243.
  - refer to catchment plan extract below (**Figure 2)**.
  - note, the indicative road layouts shown on the catchment plan are subject to finalisation of Precinct Plans.
- the timing for delivery of the trunk wastewater infrastructure is 2026/27.
  - currently the project is in detail design stage.
  - Sydney Water has been engaging with Bradfield development team for servicing of their site and for location of the trunk wastewater carrier.
- Additional precinct lead-in mains and reticulation mains will be required to extend from gravity trunk mains to be delivered by the developer
- The design and sizing will be further reviewed during detailed design stage
- All works must comply with WSA code.

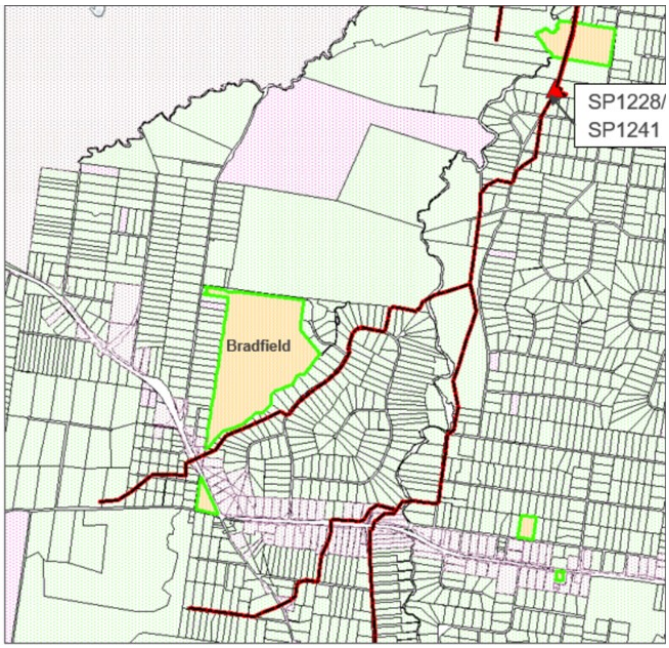


Figure 2: Catchment servicing plan

Recycled water

- The proposed development is located within the Aerotropolis Core Precinct, one of the Aerotropolis Initial Precincts. Sydney Water will provide Recycled Water (RW) for non-drinking uses to the Initial Precincts. The water will be primarily sourced from locally harvested stormwater which will be treated and distributed. In the event of a stormwater shortage, treated wastewater from the Advanced Water Recovery Centre (AWRC) or Drinking Water (DW) will serve as a back-up to supplement the RW supply.

- Sydney Water is currently finalising the preferred configuration of the RW scheme, including sizing the trunk mains and facilities, based on available growth data and demand assumptions. The proposed RW scheme for the Initial Precincts is anticipated to have the capacity to meet the development's needs.
  Any further information the applicant can provide would help us in this investigation, including specifically:

  - ❖ finished surface levels
  - ❖ development staging / timing and potential non-drinking demand for the proposed development

- The final infrastructure requirements to service this development will be confirmed at the Section 73 stage. Additional information about the development's staging, along with the forecasted RW demands (Average Day Demand (ADD), Maximum Day Demand (MDD), Maximum Hourly Demand (MHD), and seasonal/irrigation demands and rates) will be required to determine the necessary sizes of mains at the Section 73 stage.

- The recycled water scheme for the Aerotropolis Initial Precincts is expected to be completed by 2031. In the interim, services will be available through the drinking water network, but will be limited to non-potable indoor use only. Irrigation demand must be supplemented using onsite stormwater harvesting and reuse until the recycled water scheme is commissioned. The following requirements must be met prior to obtaining recycled water connection approval:

  - ❖ Installation of smart meters
  - ❖ Confirmation of indoor and irrigation demands from the developer.

Stormwater

Refer to case – 221087

Infrastructure contributions

You will need to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development.

The infrastructure contributions are calculated in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) under the *Independent Pricing and Regulatory Tribunal Act*.

An estimate of your infrastructure contributions is shown in the table below. These amounts have the NSW Government-directed cap applied for the current financial year**. These amounts are subject to the NSW Government transition pathway and other factors and will change** – see Section 6.1 Price Changes for full details.

No payments can be accepted for these estimates. Should you obtain Development Approval for this proposal and apply for a Section 73 Certificate in the future, then we'll advise you of the applicable charges to your Development.

NOTICE OF REQUIREMENT - QUOTES

Development Servicing Plan (DSP)	Calculation Type	Basis Of Calculation	Charge Applicable
Greater Sydney Drinking Water	Other Flow	802.867 @ $1741.02 per ET = $1397808.27 based on Flow rates in paragraph below less Credit of $0.0 for previous payment/use	$1,397,808.27
Greater Sydney Drinking Water	Residential	Development Density 101 - 140 lots/dwellings per ha band 411 lots/dwellings @ $1027.2 = $422179.2 less Credit of $0.0 for previous use	$422,179.20
Nepean River Wastewater	Other Flow	778.421 @ $8498.82 per ET = $6615660.41 based on Flow rates in paragraph below less Credit of $0.0 for previous payment/use	$6,615,660.41
Nepean River Wastewater	Residential	Development Density 101 - 140 lots/dwellings per ha band 411 lots/dwellings @ $5014.3 = $2060877.3 less Credit of $0.0 for previous use	$2,060,877.30

- The charges in the table, and our detailed requirements are based on your subdivision needing an average day water demand of 345.233 kl, and an average day sewer discharge of 295.8 kl.
- **If the** subdivision **generates a greater demand, you may have to pay more in charges, and we may need to revise the requirements. If you are going to sell the** subdivision**, you have to explain the situation to prospective buyers as part of the requirements of Vendor Disclosure.**

6.1 Price changes

The infrastructure contribution you must pay may also change due to:

1. Changes to the Consumer Price Index (CPI). Our prices increase by CPI each financial year. CPI is the weighted average of the capital cities CPI for the 12 months to the end of the previous March.

2. The NSW Government-directed transition pathway for infrastructure contributions for drinking water and wastewater infrastructure:

Financial Year payment is made	Percentage of infrastructure contribution payable
1 July 2023 to 30 June 2024	Infrastructure contribution capped at 0% of the full price
1 July 2024 to 30 June 2025	Infrastructure contribution capped at 25% of the full price
1 July 2025 to 30 June 2026	Infrastructure contribution capped at 50% of the full price
1 July 2026 onwards	Full price payable

No transition pathway applies to your recycled water infrastructure contribution.

3. Any updates to our Development Servicing Plans (including prices). Our Development Servicing Plans must be updated every five years. The next updates will be introduced by 31 December 2028.

Your infrastructure contributions become payable once your WSC has submitted all Project Completion Packages under each Developer Works Deed to us confirming that the works required under the Notice are complete.

Special Requirements

Trade Waste

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

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 wait for approval of this permit before any business activities can commence.

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

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

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. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Backflow prevention to find a plumber.

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. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Rainwater *tanks*
- 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.

Multi-level individual metering requirements

Your development must either allow for or provide individual metering. This means that you must:

1. comply at all times and in all respects with the requirements of our "*Multi-level Individual Metering Guide*". You can find this in the Meters & metered standpipes page on our website.

2. provide and install plumbing and space for individual metering in accordance with our "*Multi-level Individual Metering Guide*".

3. if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:

    a. engage an Accredited Metering Supplier ("**AMS**") to provide individual metering in accordance with the "*Multi-level Individual Metering Guide"* and meet the cost of the meters and metering system.

    b. transfer the meters and metering system to us once the Testing Certificate has been issued by us to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.

Before the Section 73 Certificate can be issued, you will be required to sign an undertaking to show that you understand and accept these metering requirements and associated costs.

Visit Meters & metered standpipes to see the *Multi-level individual metering guide* and find out more.

What You Must Do To Get A Section 73 Certificate In The Future

If you obtain development consent for a subdivision from your consent authority (this is usually your local council), they will require you to apply to us for a Section 73 (s73) Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

You will find a list of WSCs on our website. The WSC will be your point of contact with us. They can answer most questions that you might have about the s73 process and developer charges and can give you a quote or information about costs for services and works (including our costs).

You can also find out about this process by visiting the Plumbing, building & developing page on Sydney Water's website.

Developments where Sydney Water does not have capacity or future servicing plans

For areas not listed on the NSW Government's program, Council strategic plans or on Sydney Water's **Growth Servicing Plan** (available on our website), there may not be capacity or plans to extend or amplify our systems. This may be the case where the area has not been rezoned for urban development or subject to assessment through a planning proposal or State Significant Development Application.

In these circumstances, to progress servicing of your site, the developer would need to carry out an investigation to assess the servicing options to connect to Sydney Water's network. Completion of this work would ultimately deliver a preferred servicing report for the entire development area.

If you choose to proceed with Sydney Water as the water related service provider for your development, we may work with you and your service providers under an appropriate agreement to complete the following steps to our requirements:

- Planning including hydraulic modelling
- Concept design
- Delivery (detailed design and construction)
- Handover of assets to Sydney Water including compliance testing

No warranties or assurances can be given about the suitability of this feasibility letter or any of its provisions for any specific transaction. This feasibility letter does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this letter or the return of your application fee. You should rely on your own independent professional advice.

END OF LETTER

Appendix B – Sydney Water Feasibility Letter (Stormwater)

Case number 221087

September 30, 2025

Bradfield Corporation Pty Ltd
c/ - STANTEC AUSTRALIA PTY LTD.

Feasibility Letter

Developer: **Bradfield Corporation Pty Ltd**
Your WSC's reference: **304001459**
Development: **Lot 7 DP243457 135 BADGERYS CREEK RD, Bradfield**
Development descritption:
Mixed Development over a greenfield area. Area proposed to be upgraded with many facilities such as resi buildings, super market, hotel, as per Concept Civil Plan attached.

Another case (CN221086) has been lodged and is a feasibility application only for the Potable Water, Wastewater.

This case (CN221087) has been lodged and is a feasibility application only for the Stormwater.

Your application date: July 7, 2025

Dear Applicant

Thank you for your enquiry about the water-related servicing requirements for your proposed development.

This feasibility letter (letter) is a guide only. It provides general information about how your proposed development may be serviced. We have not allocated any system capacity, and where there is system capacity as at today, it may have been fully utilised by the time you obtain

development consent. The requirements applied to any approved development proposal may differ in the future since the issuing of this letter. **The information is accurate at today's date only**

Sydney Water has assessed your application and provides the following advice.

Servicing requirements for your development

135 Badgerys Creek Road - Feasibility

1. Stormwater Requirements

1.1. Stormwater Scheme Overview

Sydney Water is the Regional Stormwater Authority for the Aerotropolis Initial Precincts.

Sydney Water is undertaking integrated water cycle management (**IWCM**) planning for this precinct which details the infrastructure necessary to support the delivery of a regional stormwater management system, integrated with the recycled water network (**Regional Stormwater Scheme**).

The Integrated Stormwater Scheme regional stormwater infrastructure includes:

- Existing natural creek lines.
- Naturalised (constructed) trunk drainage channels.
- Stormwater treatment and harvesting basins (sediment basin, wetland, bioretention, and storage ponds).
- Final stormwater polishing infrastructure.
- Reservoirs and distribution pumps.
- Recycled water trunk and reticulation pipe network.

Connection to the Integrated Stormwater Scheme will enable development in the precinct to meet the NSW Government stormwater quality and flow targets and NSW Government parkland city objectives. Aerotropolis Draft Integrated Stormwater Scheme Plans for Wianamatta-Badgerys, Cosgroves and Duncans Mulgoa catchments are publicly available and are programmed to be finalised in late 2025. More information about the Schemes can be found here. The regional stormwater infrastructure is to be delivered in a staged manner over the coming years, either by Sydney Water or by developers on behalf of Sydney Water, in line with development progress.

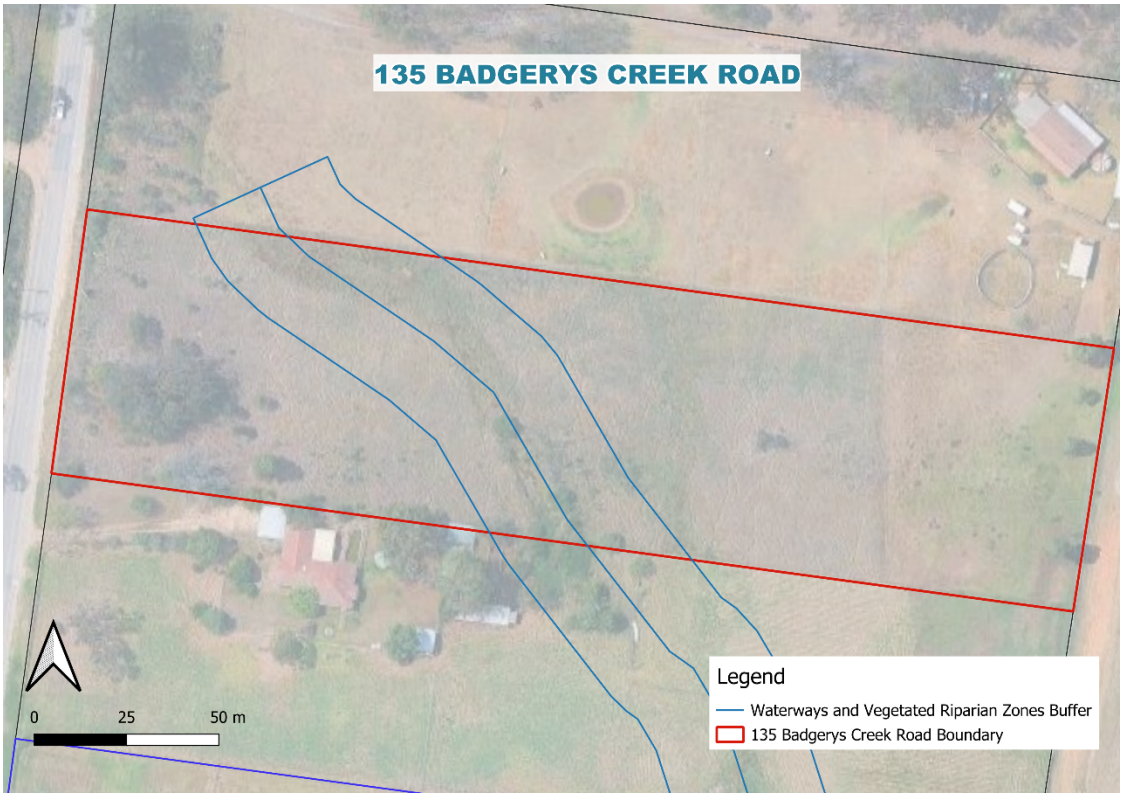
1.2. Regional Stormwater Infrastructure on Development Sites

Elements of the Integrated Stormwater Scheme may be required to be in place (whether on or off your development) to enable your development to progress. If your site is affected by regional stormwater infrastructure as shown in the Aerotropolis Draft Integrated Stormwater Scheme Plans, this infrastructure will be required to be delivered as part of the development process. Your development design must align with the Draft Scheme Plans and Sydney Water endorsement will be required to progress your development application and Section 73 application for the site. We have assessed your application and found that:

The site **is** impacted by infrastructure identified in the Draft Integrated Stormwater Scheme Plan for Wianamatta-Badgerys and any development shall align with the Scheme Plan and Scheme Plan Principles unless otherwise agreed with Sydney Water.

Sydney Water note that the following infrastructure is located on your Lot/s, includes

Component	Specific details (if available)	Requirements
Existing natural creekline	A Strahler 2 waterway is mapped on your lot per the NSW Government 'HYDROLOGY_SCSCR_StrahlerStreamOrder' dataset.	Any works needs to comply with the DCP and the requirements of the scheme. Any change to a Stahler order waterway requires approval from NSW DCCEEW.



1.3 Consistency With the Scheme Plan

Based on the review of the information provided, the proposed plans do not align with the Draft Scheme Plan. It is noted that the Strahler 2 waterway, which requires a 40 meter wide vegetated riparian zone (VRZ) is shown as realigned and reconstructed on the adjacent lot to the south as a <20m drainage channel. Strahler order waterways are protected under the Western Sydney Aerotropolis DCP and Water Management Act (2000). Any realignment of an existing waterway requires approval from NSW DCCEEW.

It is also noted that the waterway including the waterbody adjacent the proposed Innovation Rd has been identified as having cultural significance to the indigenous community and as such is also protected on these grounds by the Aerotropolis DCP and other planning documents: Recognise Country Guidelines and Connecting with Country Framework.

Sydney Water does not support the proposal for the above reason(s), but are willing to work with you to ensure adherence to the Scheme Plan.

See section 1.3 below for further Sydney Water stormwater requirements for any future development application submission.

Please note that proposed designs that deviate from the Scheme Plan will require Sydney Water's approval and may necessitate the developer entering into a cost recovery agreement or similar arrangement with Sydney Water. The developer must understand and agree to these conditions for Sydney Water to review, comment and endorse the proposed changes.

1) Any proposed variations to the Scheme will only be considered by Sydney Water if they meet the Innovation Principle (15) in the Stormwater Management Framework for Aerotropolis and Mamre Road Precincts and the Stormwater Scheme Principles or by special circumstance.
2) The proponent must enter into an agreement (cost recovery or similar) with Sydney Water. The costs for this variation process (including assessment of Sydney Water's options) will be borne by the proponent and are not reimbursable regardless of the outcome. The proponent should initially discuss any variation with Sydney Water's relevant Account Manager and is to submit an outline of the requested variations to Sydney Water to enable an estimate of assessment costs.
3) If post detailed review and modelling of the proposed changes are deemed acceptable, Sydney Water will provide a letter to the proponent and development consent authorities endorsing the change. Ideally, this should occur prior to any development application being lodged to reduce impact on broader design considerations.
4) If the proponent submits a development application with proposed changes to the Scheme Plan without the Sydney Water endorsement, Sydney Water will reject the application. The proponent will then be required to enter into an agreement to resolve the design before any endorsement is provided.

1.3. Stormwater Design Requirements

Your development must respond to the relevant stormwater requirements in the:

- Aerotropolis Development Control Plan for,
  - pervious area/percentage,
  - provide gross pollutant traps to service the development,
  - provide passively irrigated street trees on all public roads,

- Draft Integrated Stormwater Scheme Plans for Wianamatta-Badgerys/Cosgrove (Sydney Water, 2025),
- Draft Stormwater Scheme Infrastructure Design Guideline (Sydney Water, 2024), and
- Technical guidance for achieving Wianamatta - South Creek stormwater management targets (DPE, 2022) for both construction and operational phases (including for interim periods before the Regional Stormwater Scheme is available).

Additionally, your development must not preclude the efficient delivery of regional stormwater infrastructure.

The provision of stormwater and recycled water services to your development will likely require co-ordination with neighbouring developments, transport authorities (Council or Transport of NSW), and others. Please keep a record of discussions and agreements with others as Sydney Water might require these during the review of information.

1.4. Timing of regional scheme delivery

Sydney Water note that your development area does not contain any regional basin and no formal agreement to go into partnership with a developer that is implementing a regional basin that could service your lot for interim stormwater quality and flow targets as required in the DCP. Your development will therefore be required to implement temporary on-lot stormwater management measures to meet the interim stormwater DCP requirements until the regional scheme is operational.
Your development site is located within the catchment of regional Basin_AC_TC09A and minor flows will need to be integrated with Bradfield Development Authority drainage along Central Loop Road West on the south-eastern edge of your development. Arrangements may be possible between yourselves and the developer delivering this basin to meet a portion of the interim stormwater requirements for your development.

Please refer Technical guidance for achieving Wianamatta - South Creek stormwater management targets (DPE, 2022) and Aerotropolis Development Control Plan for on-lot interim works requirements.

1.5. Stormwater Infrastructure Contributions

The proposed development will be serviced by Sydney Water's integrated regional stormwater infrastructure and an infrastructure contribution will be applicable to the proposed development.

Sydney Water is preparing a Development Servicing Plan (DSP) for the Aerotropolis Precinct. This DSP will outline Infrastructure Contributions to be paid to Sydney Water for the provision of both stormwater trunk drainage and recycled water infrastructure to the Precinct.

If the DSP is **not** registered when you have completed all other requirements under the final Notice, we may issue a S73 Certificate for your development if you enter into a bonding agreement with Sydney Water and

deliver the bond to us. The bond value would be equivalent to the anticipated Infrastructure Contributions for the development. Once the DSP is registered, Sydney Water will issue an invoice to you for your Infrastructure Contribution calculated in accordance with the DSP which must be paid to Sydney Water before the bond can be released.

If the DSP **is** registered by the time, you've completed all other requirements under the final Notice, Sydney Water will issue an invoice for your Infrastructure Contribution calculated in accordance with the DSP. You must pay this invoice before the S73 Certificate can be issued.

1.6. Next Steps

The proponent can proceed to DA/SSDA submission. It is advised that you refer to the documentation required at functional design stage as per Appendix C – Engineering Requirements Checklist and include all the required documents in their DA/SSDA submission to avoid delays in Sydney Water's endorsement for DA/SSDA.

Infrastructure contributions

You will need to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development.

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END OF LETTER

Stantec

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

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