

4 June 2026

Our reference: 234043

Media Hakim

Department of Planning, Housing and Infrastructure
media.hakim@dpie.nsw.gov.au

RE: SSD-96107226 at 200 Aldington Road, Kemps Creek (200 Aldington Road Industrial Estate Lot O)

Thank you for notifying Sydney Water of SSD-96107226 at 200 Aldington Road, Kemps Creek, within the Mamre Precinct. The SSDA will seek consent for the following:

- Construction and operation of a single temperature-controlled warehouse building with two tenancies, including a warehouse gross floor area of 13,610m²; comprising:
 - Two, dual storey offices with a combined floor space of 1,007m² (including dock office consisting of 64m²);
 - A total of 72 vehicle parking spaces;
 - A total of 20 loading/unloading docks;
 - Central shared hardstand area to facilitate heavy vehicle loading/unloading;
 - Hours of operation, including 24/7 use;
 - Consent for installation of signage; and
 - Landscaped embellishments and augmentation of services as required.

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

- Civil Works Package by AT&L Issue D 18.12.2025
- Stormwater Management Report by AT&L Issue 03 05.03.2026

Sydney Water **does not have any objection to the state significant development application** on matters relating to stormwater. Upon receiving the development consent, the proponent must submit a S73 application for a Notice of Requirements for the stormwater.

Water, Wastewater and Recycled Water Servicing

Servicing for potable water, wastewater and recycled water will be dependent on the delivery of new assets within the Western Sydney Employment Area. Full requirements and timelines for servicing can be found in Attachment 1.

Stormwater Servicing

Note to Applicant

Southern Residual Lots Area (9.03 ha) in the legend of Stormwater Management Report, Appendix B, SKC228 should be updated.

Note to DPHI

Sydney Water notes that the application of temporary irrigation throughout the 200 Aldington Road site for both the northern and southern catchment when development is using interim measures is likely to change as lots are being planned for development. It is our understanding that the proponent can demonstrate they are able to meet the total temporary irrigation areas prior to operation via updated Stormwater Management Plans to DPHI, with Sydney Water review.

If the proponent is required to complete a Modification every time an update occurs there will be substantial confusion and impact on resources to review and approve the plan each time. The emphasis therefore should be on the proponent to track the irrigation areas and demonstrate compliance to these requirements prior to occupation and ensure the irrigation areas proposed are suitable for irrigation.

Also noting that when the development uses the SSA (such as for lot E) the stormwater reuse from the regional basin/s is Sydney Water's responsibility to ensure compliance and will work with the proponent to ensure this occurs. These measures are not required to be shown/demonstrated in the SSD.

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 are payable for drinking water and wastewater.
- More information on drinking water and wastewater contributions can be found at [land development](#) and the Sydney Water Development Application Information Sheet (for proponent) enclosed.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide anticipated ultimate and annual growth data for this development as outlined in the enclosed Growth Data Form.

Next steps

- Should the Department of Planning, Housing and Infrastructure (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 2.

- The proponent should complete and return the enclosed Growth Data Form. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- 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 provides more information on 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](#).

Please note that the available capacity may change over time depending on the rate of development and increased demand elsewhere in the potable water and wastewater catchments. Sydney Water does not reserve capacity pre-development, and it is advised that the proponent applies directly to Sydney Water for a Section 73 Compliance Certificate as soon as feasible.

The Department can read further advice on requirements for this proposal in Attachments 1-3. If the proponent has any questions, they should contact their Sydney Water Account Manager.

Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Growth Analytics Team

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

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form

Attachment 1 – Detailed servicing requirements

Drinking Water

The proposed development is currently located within Cecil Park Reduced Water Supply Zone (WSZ) and is a part of the Prospect South Delivery System. **The Mamre Road Precinct currently relies on limited rural drinking water mains.** The following assets are currently being delivered in the area:

- A Pipeline along Abbots Rd from the intersection of Mamre Rd and Abbots Rd to Aldington Rd (450mm) and along Adlington Rd (ID300) is being designed and awaiting completion under CN200902.
- Approximately 2km of DN300 main in Aldington Rd currently under construction under CN186885.
 - Note: The developer of this case is responsible to deliver the above DN300 main under case 186885.
- Approximately 1km of DN300 amplification along the north Aldington Road currently been design and NOR been issued under CN194521/230954.
- The mains within the development – developer delivered.

The above proposed pipelines are sized to adequately service the development along Aldington Road as part of the growth assessment. Amplification of the trunk main along Mamre Rd is currently in progress, anticipated to be completed by the end 2027.

Prior to obtaining DW connection approval, smart meter installation at the connection point will be required. All the designs and construction works shall comply with the Water Supply Code of Australia WSA 03—2011-3.1 Sydney Water Edition 2014.

The attached plan (**Figure 1 indicative**) reticulation sizing and indicative location for DVs, which will be confirmed at detailed design.

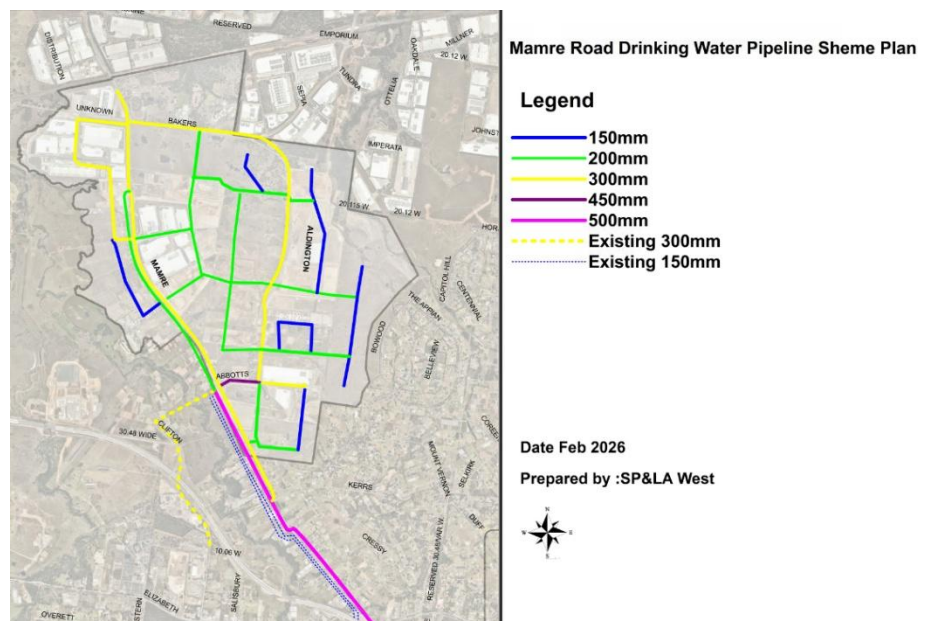


Figure 1 - Immediate servicing map.

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



Wastewater

Currently, no wastewater services are available in this area.

This development is located within the proposed wastewater pumping station SP1222 catchment. SP1222 will transfer flow to the Upper South Creek (USC) Advanced Water Recycling Centre (AWRC) which is likely to be commissioned by mid-2026.

This development can be serviced only when SP1222 and associated infrastructure are delivered. The delivery date for SP1222 and carriers is scheduled for Q4 2027.

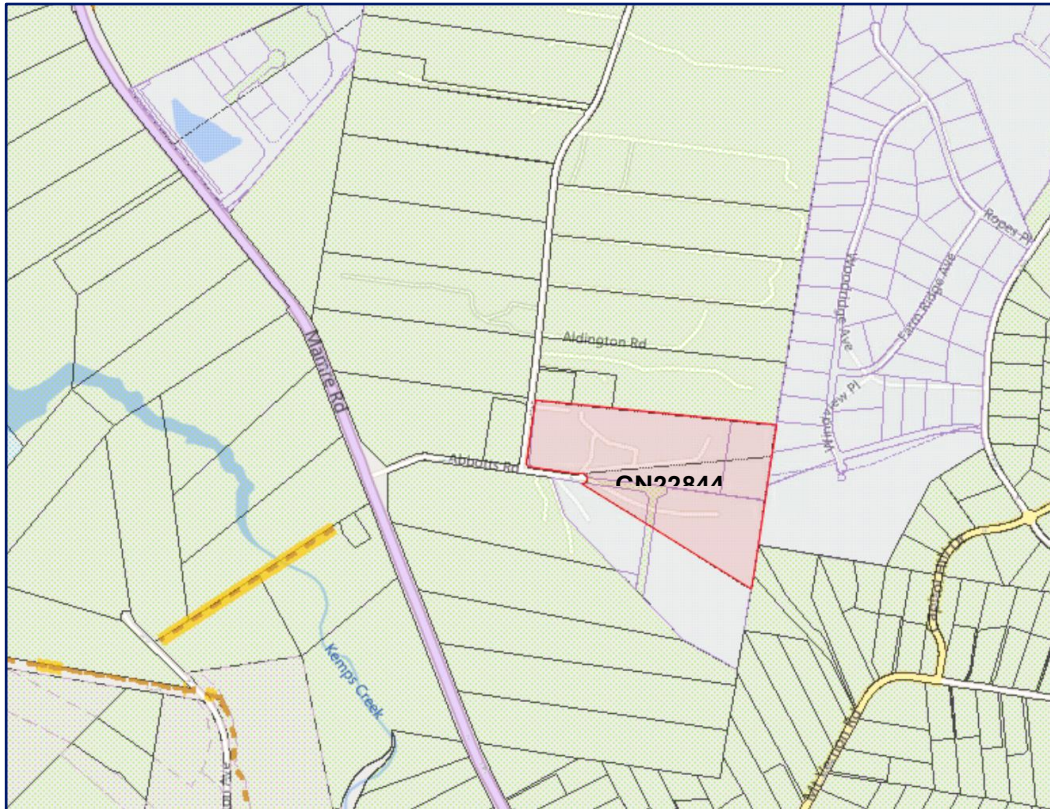


Figure 2 - Development site and wastewater network

Refer to Draft Wastewater Scheme Plan on the next page.

- Reticulation assets shown in blue are indicative and subject to route alignment confirmation during design.
- Reticulation mains are required to be delivered by developer and are required to service the natural catchment as per the WSAA code.

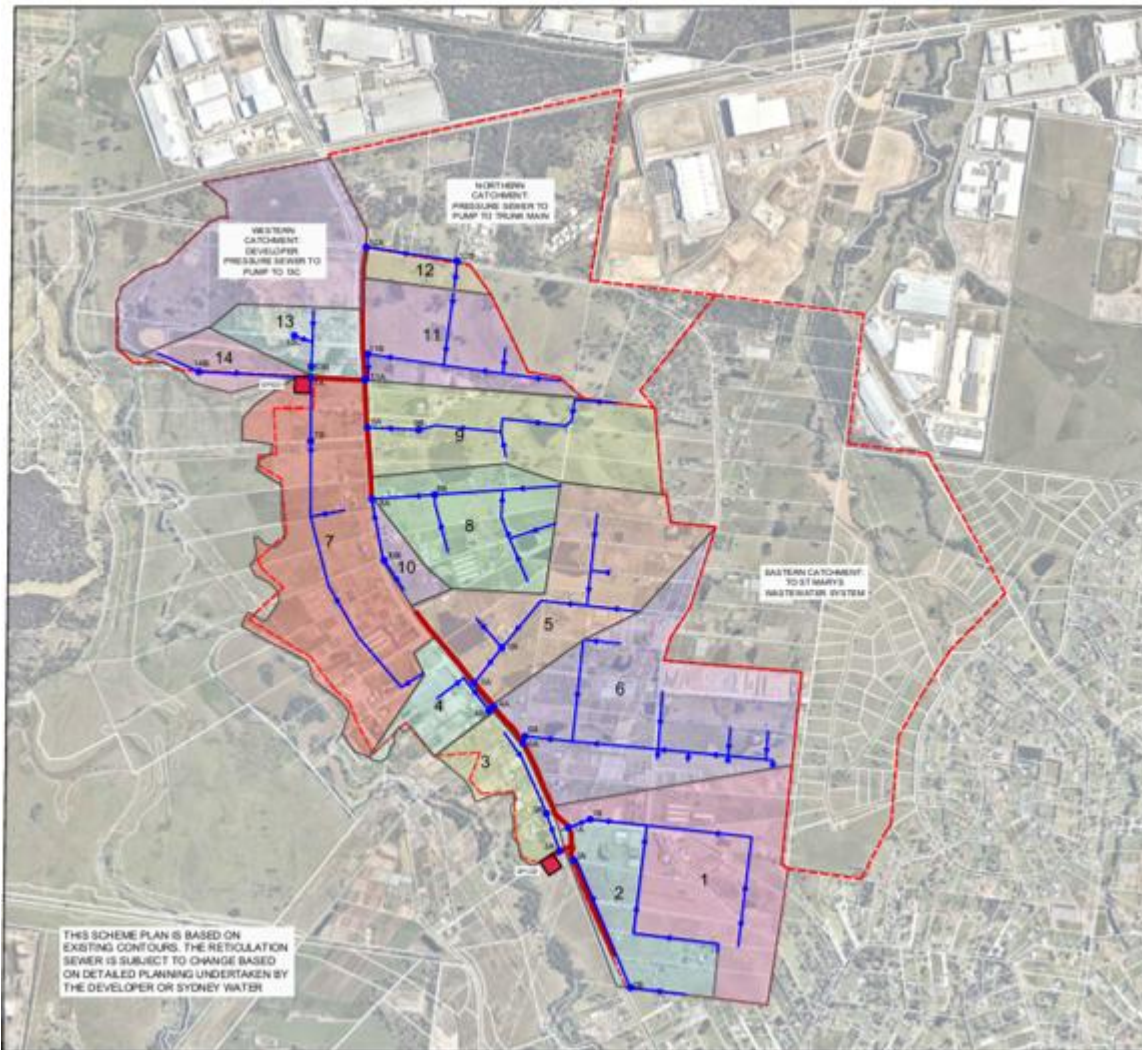


Figure 3 – Mamre Rd Local Area Scheme Plan

Recycle Water

Sydney Water will provide Recycled Water (RW) for non-drinking uses to the Mamre Road Precinct. The water will be primarily sourced from locally harvested stormwater which will be treated and distributed. In the event of stormwater shortage, treated wastewater from the Upper South Creek Advanced Water Recovery Centre (USC AWRC), or Drinking Water (DW) will serve as a back-up to supplement the supply.

Sydney Water confirms the requirement for recycled water mains and connections as per the RW scheme plan shown below for the Mamre Road Precinct. 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. The proposed size for the recycled water main fronting the development is ID150 on Private Access Road 1.

The proposed RW scheme for the Mamre Road Precinct will have capacity to service this development for the RW demand shown below as provided by the developer:

- Industrial/Warehousing – ADD – 1.8 kL/d

Dependencies for this case:

- Delivery of ID150 RW mains assigned to CN202794 and 202795.

In addition to the above, the Mamre Road recycled water reticulation network will initially be supplied by the adjacent potable water reticulation network. This arrangement will remain until 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 networks (to be communicated and confirmed with SWC at concept design stage) will need to be decommissioned. The developer 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 developer must also provide to Sydney Water the finished surface levels.

The indicative proposed recycled water mains for the Mamre Road Precinct are shown in figure below.

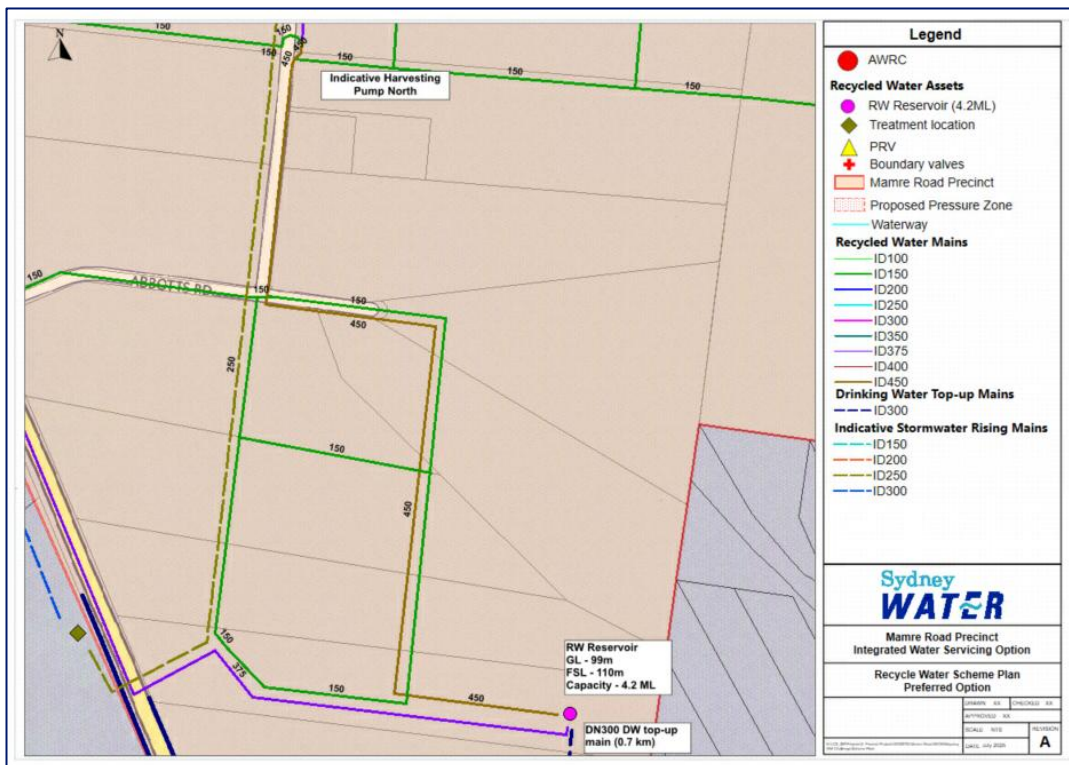


Figure 4 - Indicative Proposed Recycled Water Mains

Note: Interim service

The RW scheme for the Mamre Road Precinct is expected to be completed by 2028. The interim services will be available using the DW network. However, the interim servicing will be limited to non-potable demand for indoor use only. The irrigation demand has to be supplemented using the onsite stormwater harvesting and reusing until the RW scheme is commissioned. The following requirements have to be met prior to obtaining RW connection approval:

- Smart meter installation,
- Confirmation of the indoor and irrigation demands from the developer.

Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water networks will need to be decommissioned. The developer 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 developer must also provide to Sydney Water the finished surface levels. All design and construction work shall comply with the Water Supply Code of Australia WSA 03—2011-3.1 Sydney Water Edition 2014.

Attachment 2 – 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. The compliance certificate also identifies any applicable Infrastructure Contribution charges. 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](#).

Attachment 3 – 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, Occupation Certificate or 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](#).

Building Plan Approval

Why have I been advised a Building Plan Approval is required?

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 is required?

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 also 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 or 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.

How do infrastructure contributions impact me?

Infrastructure contributions are payable for all properties that connect or upgrade a connection to our systems. The contributions are being gradually reintroduced such that they were 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 infrastructure contributions at [Land development](#).

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](#)

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.

Data Centres

What is a Data Centre?

According to the *Local Environmental Plan Standard Instrument*, data centre means a building or place the principal purpose of which is to collect, distribute, process or store electronic data using information technology.

Refer to Appendix 2 for Sydney Water's requirements for Data Centre applications regardless of the approval pathway undertaken.

Capacity

Water service availability may change with development and demand. Sydney Water does not reserve capacity in advance, so proponents should apply for a Section 73 Compliance Certificate as early as possible.

Quick Links

[Building plan approvals](#)

[Section 73 Compliance Certificates](#)

[Steps for first time developers](#)

[Water servicing coordinators](#)

[Land development](#)

[Managing trade wastewater](#)

[Growth Servicing Plan](#)

[Mamre Road and Aerotropolis development](#)

Appendix 1. Example of a 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 Sydney Water 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	2027	2028	2029	2030	2031	2032	2033	2034	2035	2037	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)													



Appendix 2. Data Centres

What is required by Sydney Water when developing a Data Centre?

Due to the significant water consumption used by data centres, Sydney Water requires the following information to be submitted to progress all data centre applications regardless of the approval pathways undertaken.

Required information	Details
Water service demands	<p>Water service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water or non-potable water services have been made. This should be progressed via a Sydney Water Feasibility application.</p> <p>The following information is required:</p> <ul style="list-style-type: none"> i. Staging of developments showing yearly <ul style="list-style-type: none"> 1. Average Day Demand 2. Maximum hour demand (to understand impact on the network during peak hour) 3. High demand days (e.g. 95th percentile or those high demand 5 to 10 days per year) 4. Maximum daily demand (Peak day - 1 in 10 year) ii. One of the following (for ultimate development as a minimum) <ul style="list-style-type: none"> 1. Expected daily usage over a year 2. Expected monthly average daily usage over a year iii. Daily diurnal usage based on a high demand day. The preferred usage pattern should reflect the draw from Sydney Water’s mains and not the internal usage. However, understanding the internal water usage can provide insight to Sydney Water on potential draws from the system and demonstrate that the applicants have leveraged water efficiency opportunities and recycling within their operation as appropriate.

Growth Servicing Data



The data collected will inform Sydney Water's planning investigations for servicing of the proposed development and wider area. Ideally updates should be provided every quarter for each development. Development intel helps to ascertain demonstrated demand and development confidence which supports business cases and commercial opportunities. The data collected will be treated as commercial in confidence. As well as ultimate growth, staging data enables Sydney Water to ascertain both short and long term servicing options for a site and assists Sydney Water in asset decision making, referral responses, and interim planning.

Growth Data		All fields should be completed to enable Sydney Water to effectively plan for services needed for the area												
Development details		Please insert data in box to the left (column H). Use drop down options where applicable												
Date of Growth Update:														
Number of Update for the project (e.g 1st, 2nd, 3rd...)														
Unique Identifier Code (if this your first form in this new form, leave blank)														
Developer Name:														
Project/ Development Name:														
Address:														
Primary lot number & DP:														
LGA:														
Growth Area:														
Growth Precinct:														
Development/ Growth Precinct Status:														
Is this area in the GSP or an accelerated development?														
Consent Authority														
Current development application type:														
Consent Authority Application Reference Number/s														
Weblink to Consent application (ie. DA, SSD, planning proposal)														
Anticipated date of rezoning/ approval? (month and year - MM/YYYY)														
SWC Edev case ref number (where applicable): (e.g 123456)														
Any known high water users (e.g data centres, industrial process/production, hospitals, all developments >500 dwellings): RW may be used for these purposes (if yes, see over to the RW Form)														
First S73 application received or anticipated to be received? (month and year - MM/YYYY):														
First dwelling connection anticipated (month and year - MM/YYYY):														
Date development is fully constructed/occupied? (month and year - MM/YYYY):														
Do you require the following services? (Y/N):														
Water														
Wastewater		Please indicate if you are outside the ww scheme, plan on having a septic/stand-alone system, or are interested in a commercial wastewater solution												
Recycled Water		If you are planning to have recycled water, your development is a high-water user, or you are interested in sustainable opportunities, please fill the Recycled Water Form over.												
Any additional comments?														
Growth Numbers														
<i>The more information provided will assist Sydney Water to assess opportunities for servicing via existing or interim services or whether there is a requirement for new assets. We acknowledge that data may be indicative only at this time.</i>														
Development Type	Ultimate proposed growth	Total # stages	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Single Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jobs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-resi GFA (i.e xx/sqm & xx/ha)														
Please attach additional growth information you may have (e.g if growth extends beyond 2034)														
Final Checklist														
Have all sections been completed?														
Please attach a boundary site plan														
Please attach a staging plan/intel														
Please attach link reference if applicable														
Save document in this format: YYYYMMDD Companyname Developmentname														
Please submit this form to your Account manager FirstName.LastName@sydneywater.com.au														
SWC Internal Use Only (SWC Growth Ref)														
Unique identifying code														
Date of next review/update (enter as MM/YYYY)														
Status of the form														
Data inaccurate - returned to AM														

"Updated Growth Data Form", Rev-2, 21/04/2026
G&D, Growth Analytics

Recycled Water Data



Sydney's population is rapidly expanding and with the combined pressure of climate change putting strain on potable water sources, it is Sydney Water's responsibility to re-imagine our delivery of water service products to promote sustainability and water-reuse principles. Sydney Water is committed to investigating all suitable non-potable water-uses where feasible to decrease potable water demand on current and future water sources and to enable sustainable and thriving liveable communities where water is an integral part of the urban form - to improve liveability, adaptability, urban cooling and greening. The use of recycled water can reduce demand in already constrained areas, assist Sydney Water deliver more appropriately sized water infrastructure to certain areas and provide reliable non-potable water services to service certain developments with high-water usage. The adoption of a more integrated water cycle management will also support healthy waterways and vibrant, cool and green places.

Recycled Water Data		Development Details									
RW purpose (Eg Data centre, food manufacture, irrigation, cooling towers, manufacturing process, concrete batching process, dust suppression, construction depot facility, tunnelling, commercial operations, residential third pipe etc):											
RW quality (Eg food grade, cooling tower quality, RO, public open space irrigation, garden irrigation, street verge/tree irrigation, internal toilet & laundry etc)											
Date first RW required (month/year):											
Supporting information/analysis (insert Sharepoint link/report name/who analysed RW needs etc)											
Additional information of note to Sydney Water											
Recycled Water Numbers											
Unit of measurement	RW Forecast at ultimate development	RW 2026	RW 2027	RW 2028	RW 2029	RW 2030	RW 2031	RW 2032	RW 2033	RW 2034	RW 2035
ML/year average											
kl/day average											
Number of Jobs											