



Sydney
WATER

Growth Servicing Plan

2020 - 2025

Acknowledgement of Country

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

Aboriginal rock art, Woronora





A message from Roch Cheroux

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

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

To fulfil our vision we are:

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

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

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

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

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

Roch Cheroux
Managing Director
Sydney Water



A message from Chris Gould

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

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

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

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

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

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

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

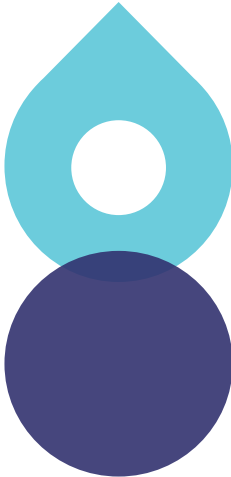
At Sydney Water, we're passionate about growing our cities sustainably. We look forward to working with you as we continue to create opportunities to improve our urban landscape, reduce our impact on the environment and change the way we ultimately come together to live, work and play in a thriving global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

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

Chris Gould

General Manager Business Development

Chris.Gould@sydneywater.com.au



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Planning for the long-term future

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

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

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

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

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

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





Servicing new growth areas

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

Sydney Water funded infrastructure

How we plan our services

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

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

How we make investment decisions

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

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

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

How we decide when to build infrastructure

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

Building infrastructure is expensive so the timing of construction is important. Developments must be ready to connect to our infrastructure soon after construction for it to be an efficient and economical investment.

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

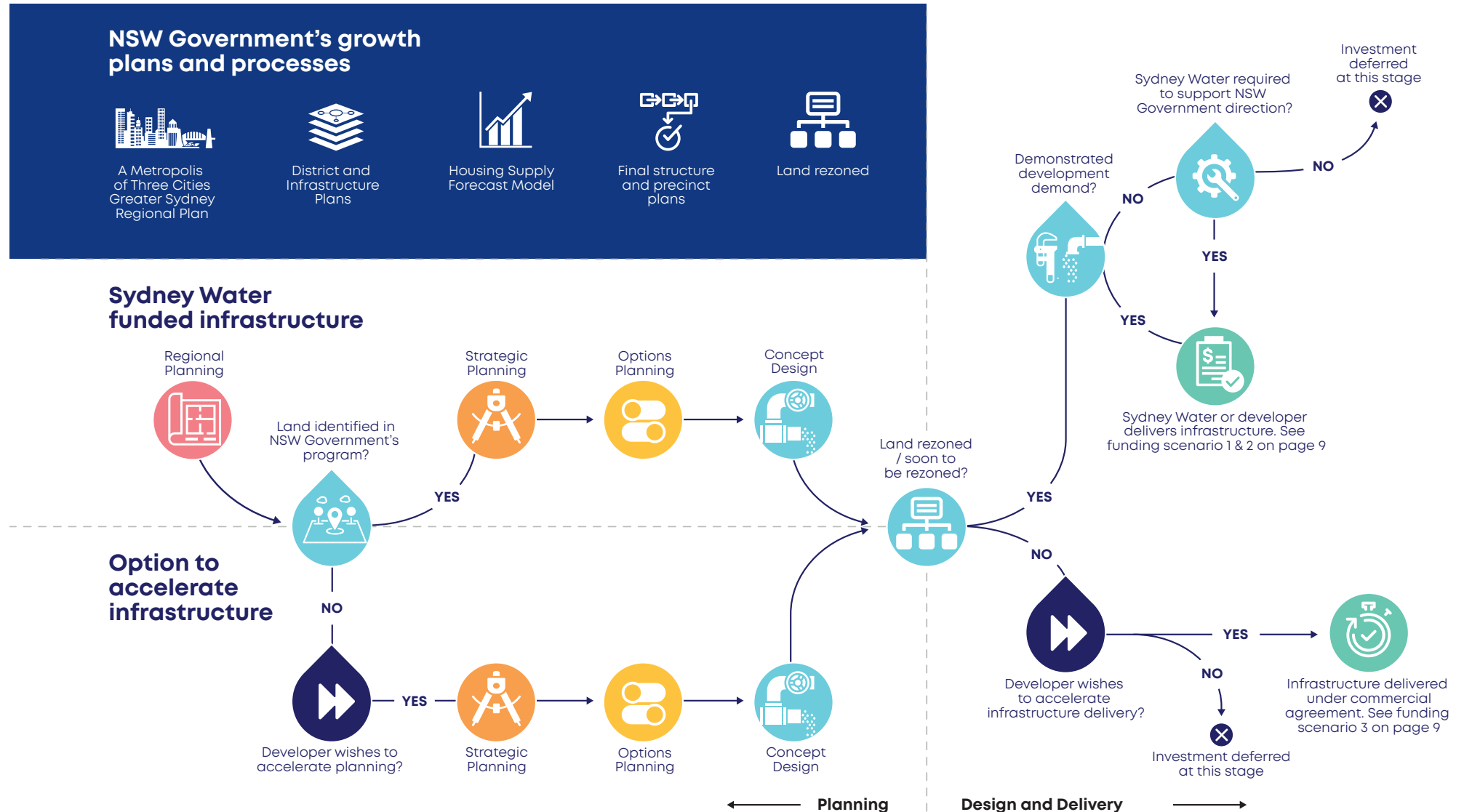
- Is there consolidated ownership of the land and do the owners wish to develop?
- Is the land fragmented? Do the owners wish to develop and is there already developed land adjacent?
- Is it an infill development site and is there a need for additional system capacity?
- Is there a government direction?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

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



Pathways for servicing new growth areas

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



Accelerating greenfield development

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

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

Working together to deliver the right services at the right time

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

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

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

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

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

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

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

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

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

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



Our commercial arrangements

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

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

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

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



Mapping our future directions

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

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

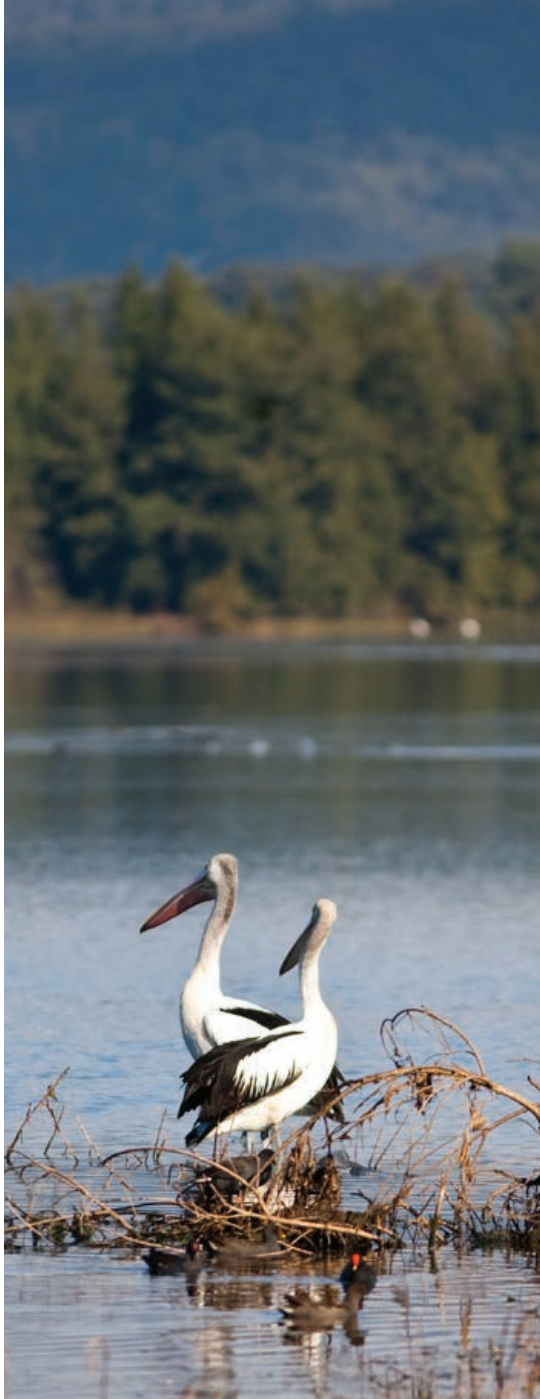
Our plans for delivering water-related infrastructure are presented on maps. The diagram on the next page explains how the colour coding used on the maps is linked to our planning stages. It also provides direction on the options available for bringing infrastructure forward.

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

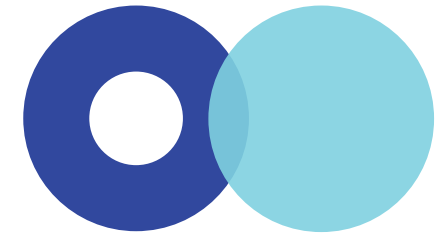
Sydney Water process	Planning stages and timing of infrastructure
Regional Planning 	Regional Planning sets the long-term, high-level direction of Sydney Water's infrastructure plans including how they support the NSW Government's vision of three productive, liveable and sustainable cities. There are no timeframes for delivery and precinct asset needs are unknown. Option to accelerate: Developers can bring forward the Strategic Planning stage through a commercial agreement.
Strategic Planning 	Strategic Planning identifies options for delivering integrated water and wastewater services to precincts, including recycled water, decentralised systems and potential connections to Sydney Water's existing network. There is a high-level pathway for delivering infrastructure but low certainty around delivery timeframes, asset locations and size. Option to accelerate: Broad timeframes for delivering infrastructure are provided on the maps (overleaf). Please contact us to discuss the commercial options available for guaranteeing a specific delivery timeframe.
Options Planning 	Options Planning identifies the preferred high-level servicing option and considers the ideal location, route, staging and size. Catchment boundaries are available once the options planning report is complete. Planning progresses to Concept Design when the land is rezoned. Option to accelerate: Broad timeframes for delivering infrastructure are provided on the maps (overleaf). Please contact us to discuss the commercial options available for guaranteeing a specific delivery timeframe.
Concept Design 	Concept Design determines asset locations, size, sequencing and specific delivery timeframes. There is high certainty of delivery timeframes and proposed asset maps are available when this stage is complete. Option to accelerate: The major factor influencing delivery timeframes is the time taken to build infrastructure. There is limited ability to accelerate delivery timeframes.
Design and Deliver 	Design and Deliver is when the infrastructure is built. There is very high certainty of timeframes. The proposed asset maps including sequencing, size and asset locations are available. Option to accelerate: The major factor influencing delivery timeframes is the time taken to build infrastructure. There is very limited ability to accelerate delivery timeframes.

Low certainty

High certainty



Maps



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

How to read our maps

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

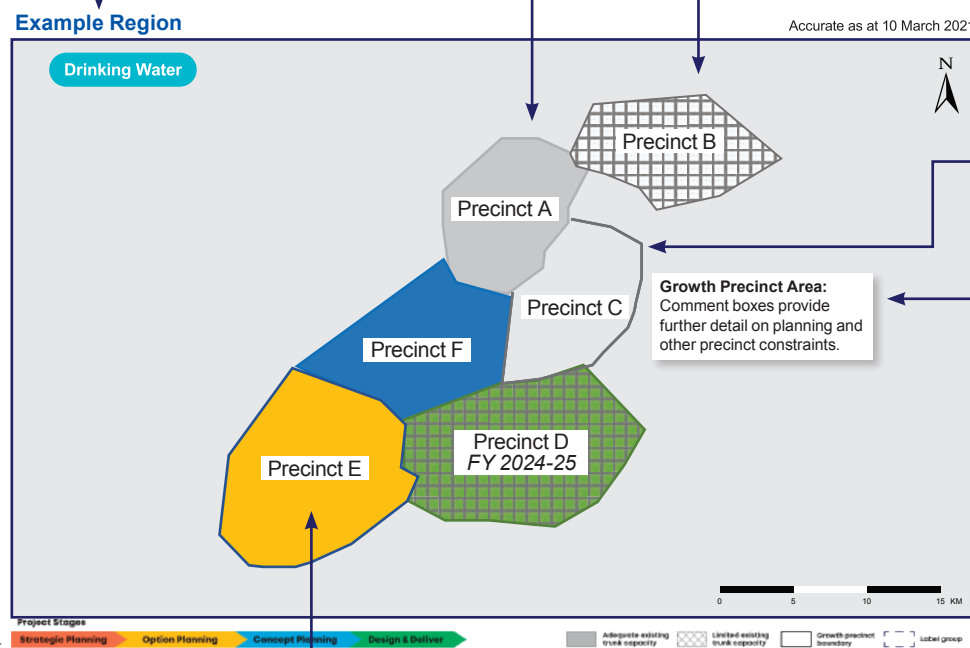
Each map is titled to display the region for DPIE recognised growth areas in Sydney Water's area of operations. The title also denotes whether the map corresponds to Sydney Water's current drinking water or wastewater planning status/ timeframes.

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

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

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

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



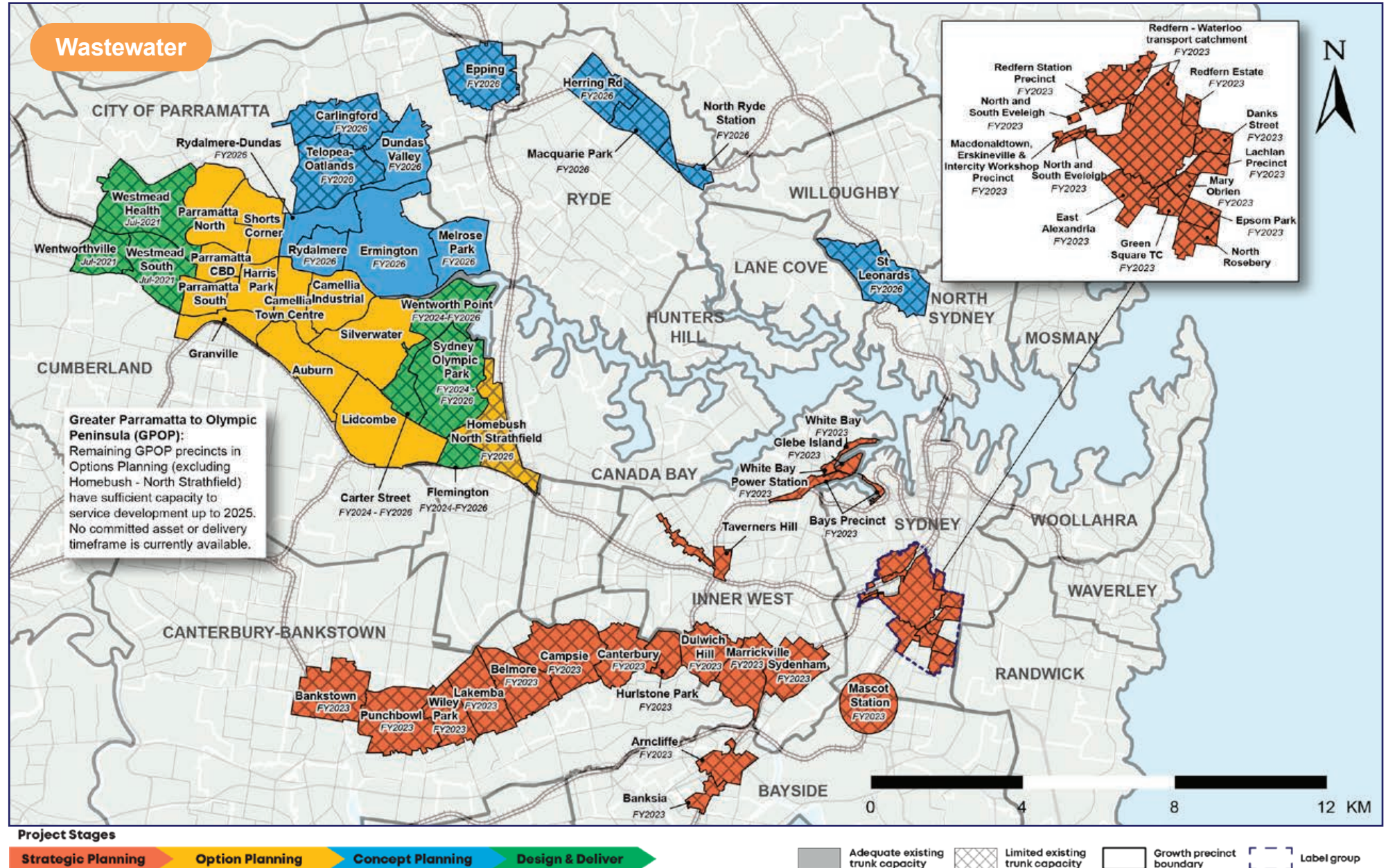
Precinct C is considered a growth precinct by the DPIE but has no existing or proposed Sydney Water infrastructure planning underway.

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

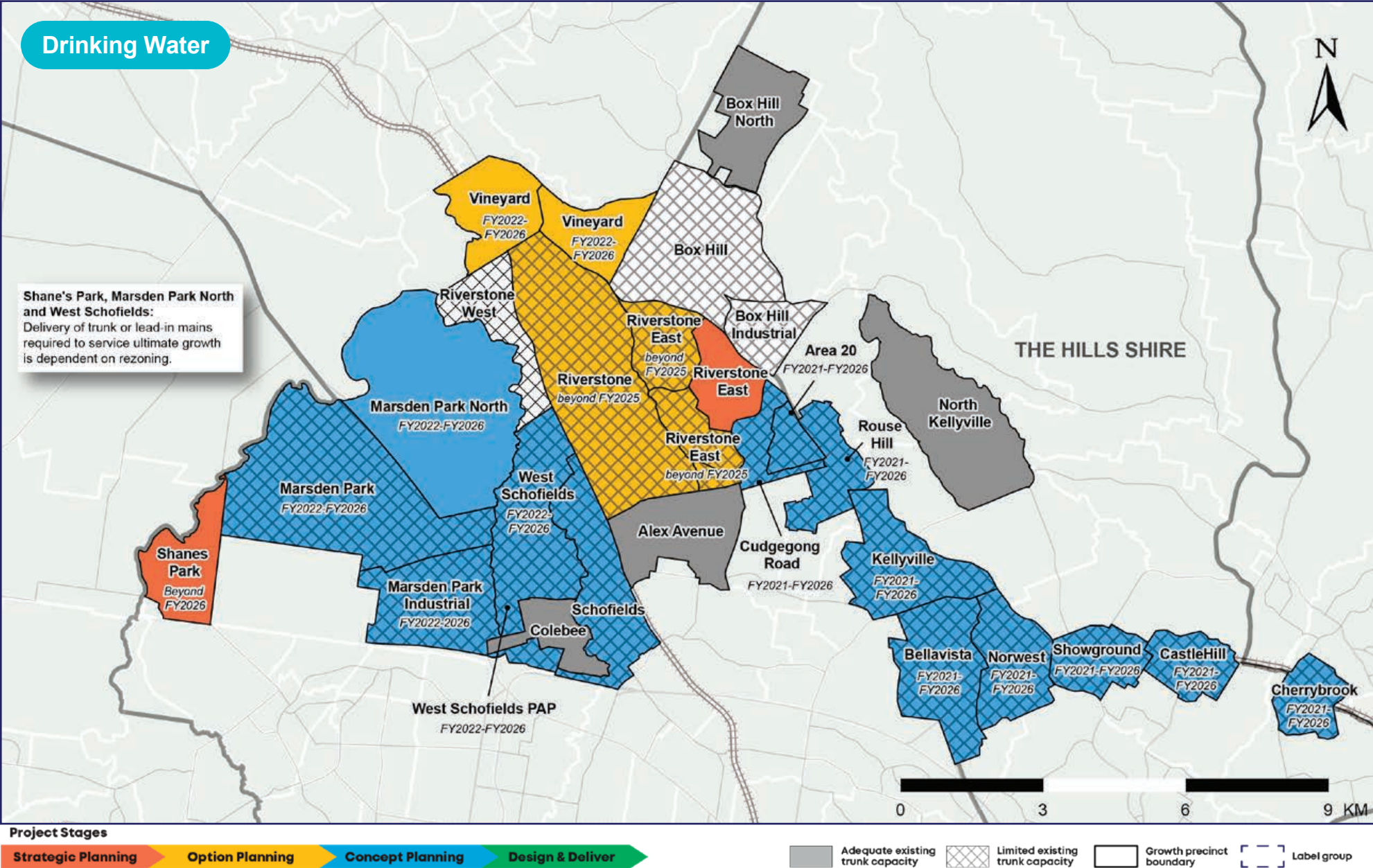
Precincts have an indicative timescale for when new or upgraded assets will be delivered within the precinct to facilitate projected growth. These timescales are typically expressed in financial years (FY) with the delivery of infrastructure forecast for completion at the end of the financial year. Some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

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

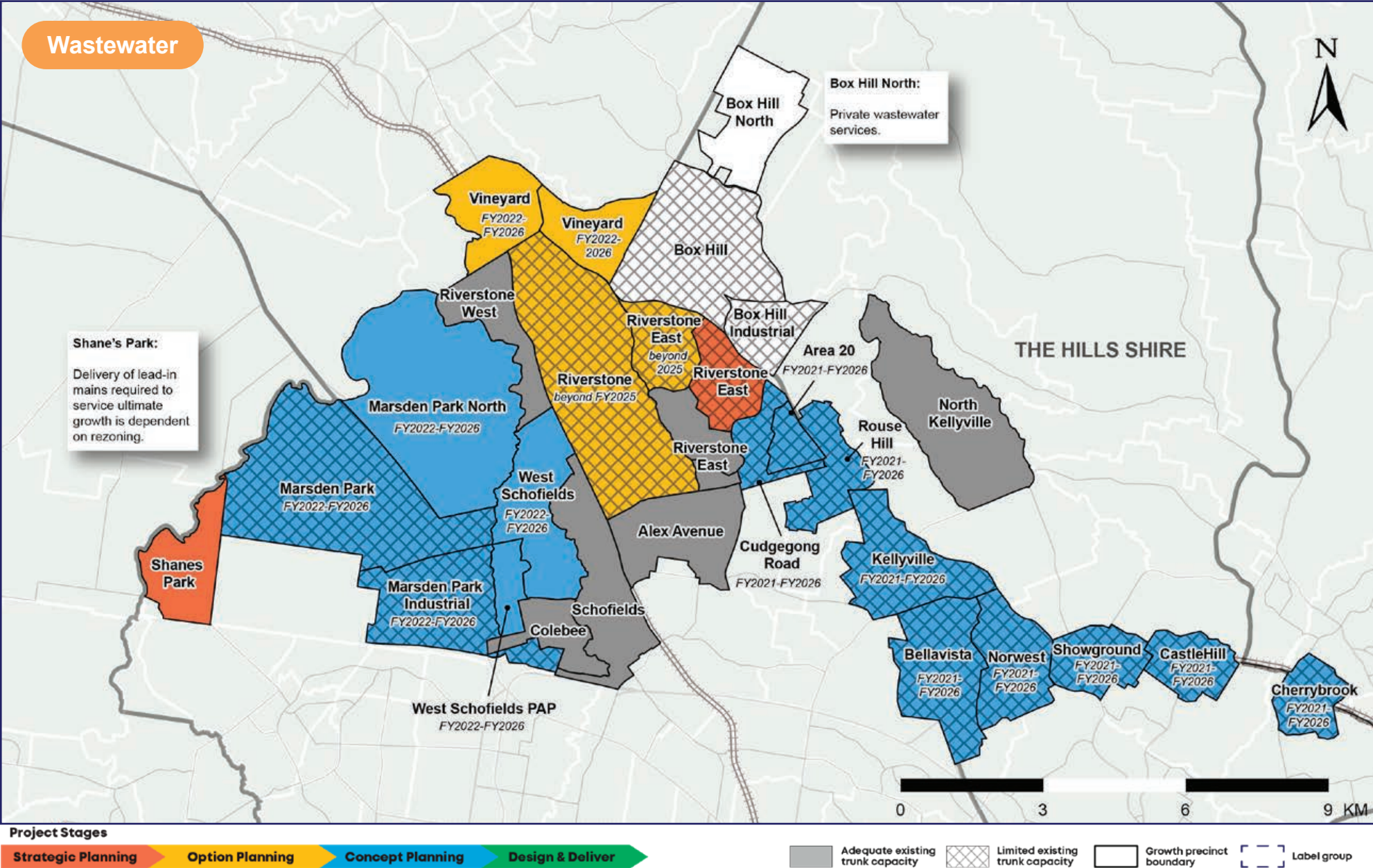
Please contact us for the latest information before committing to any development work, as these maps will continue to change (see the disclaimer).



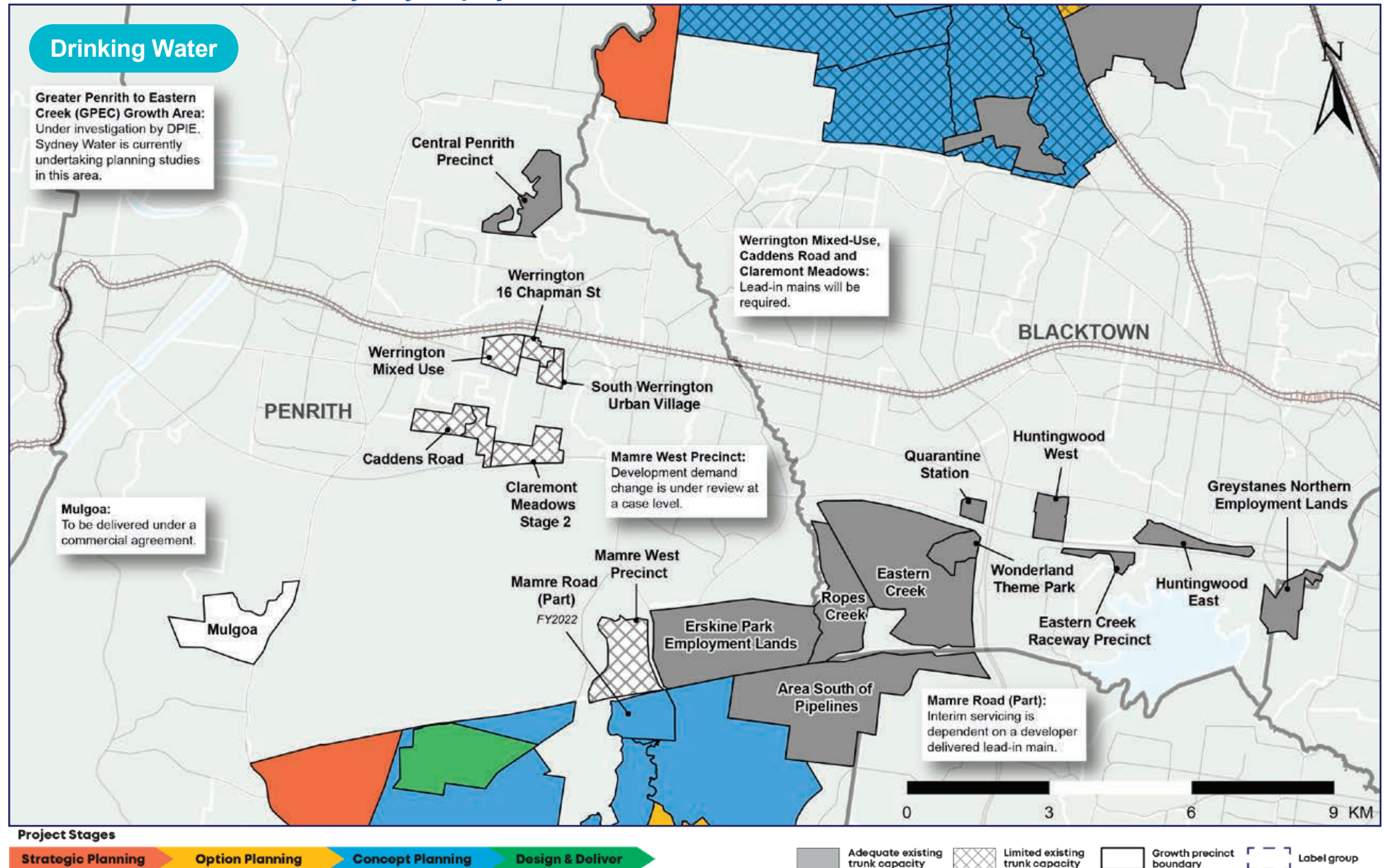
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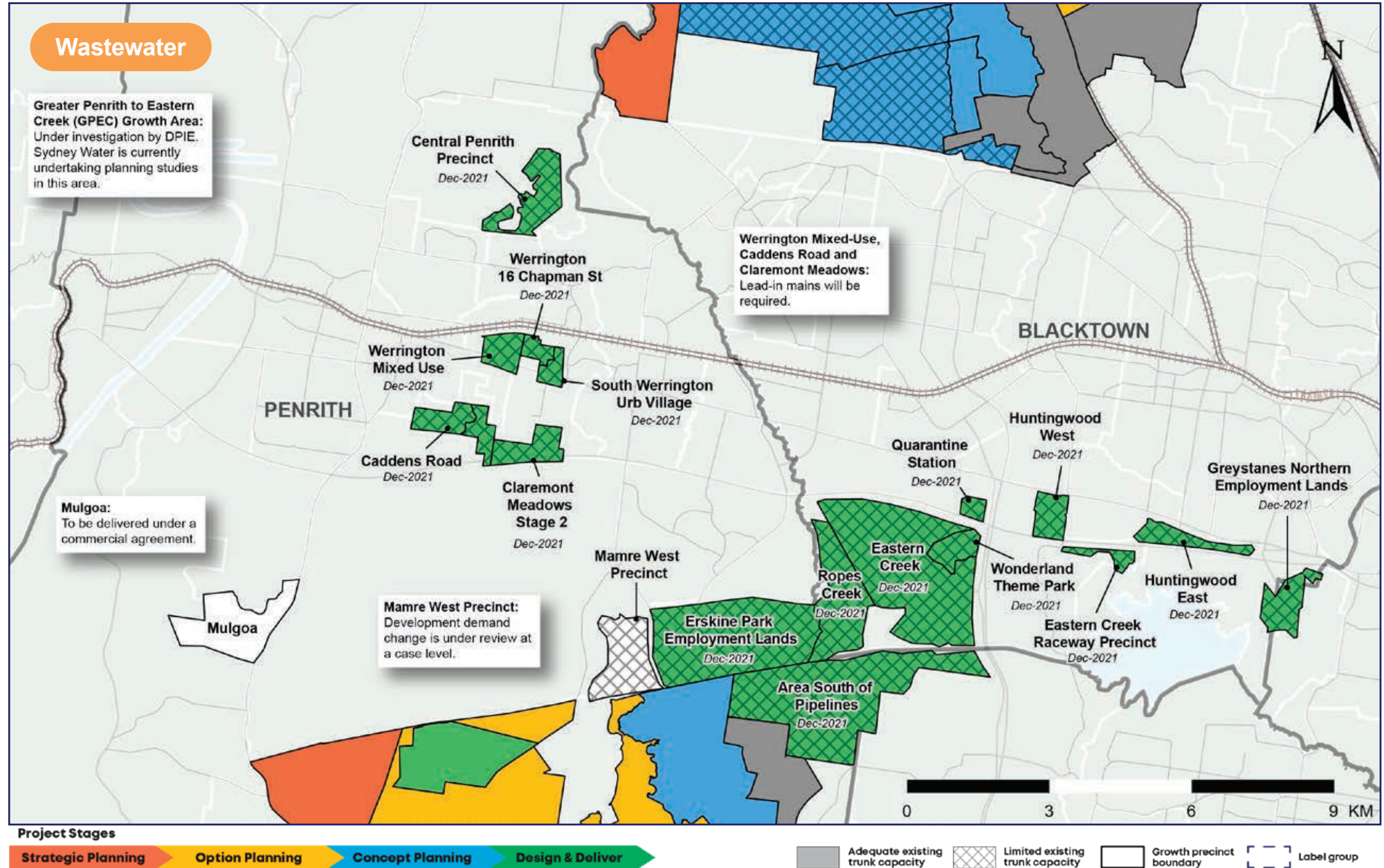
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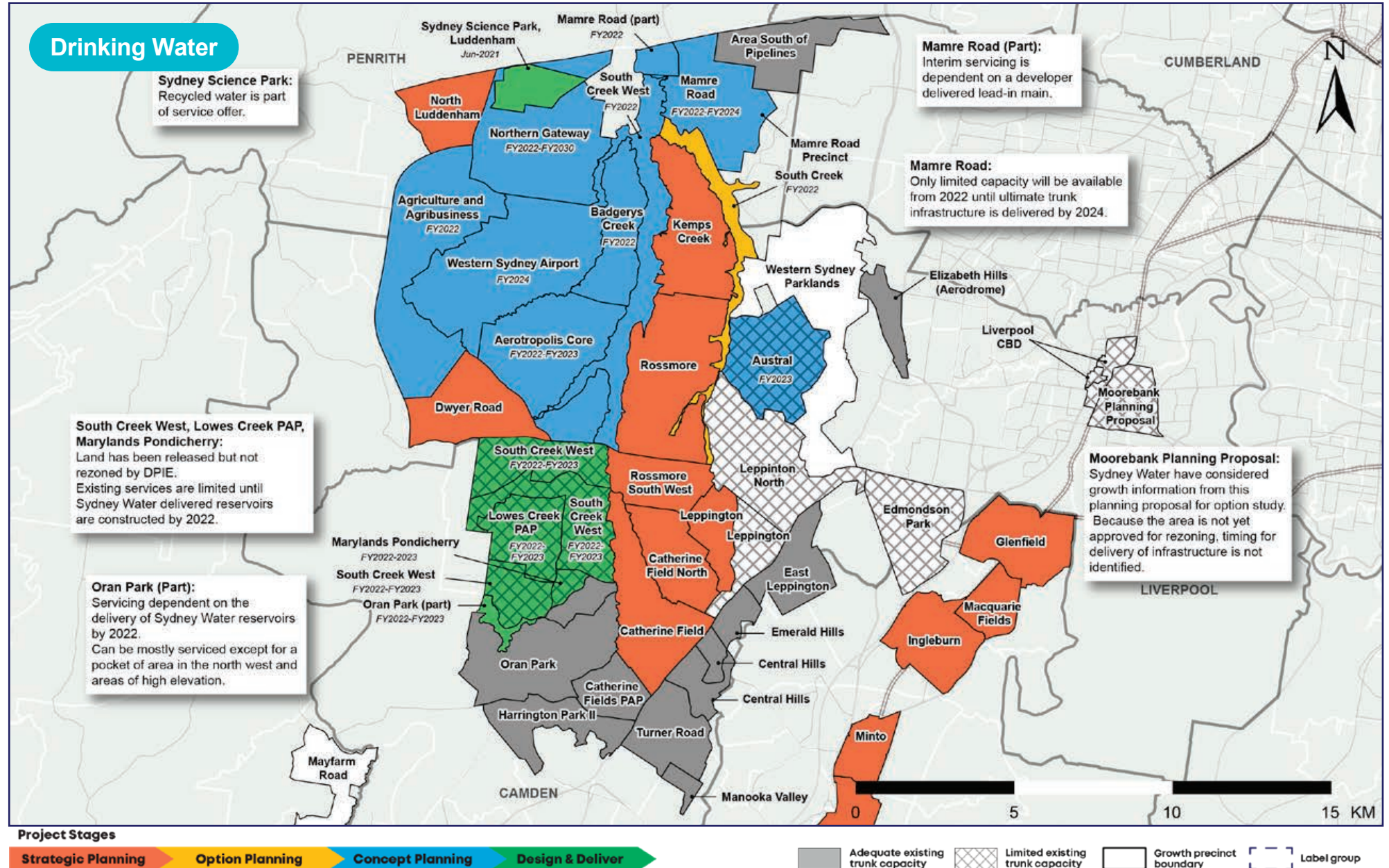
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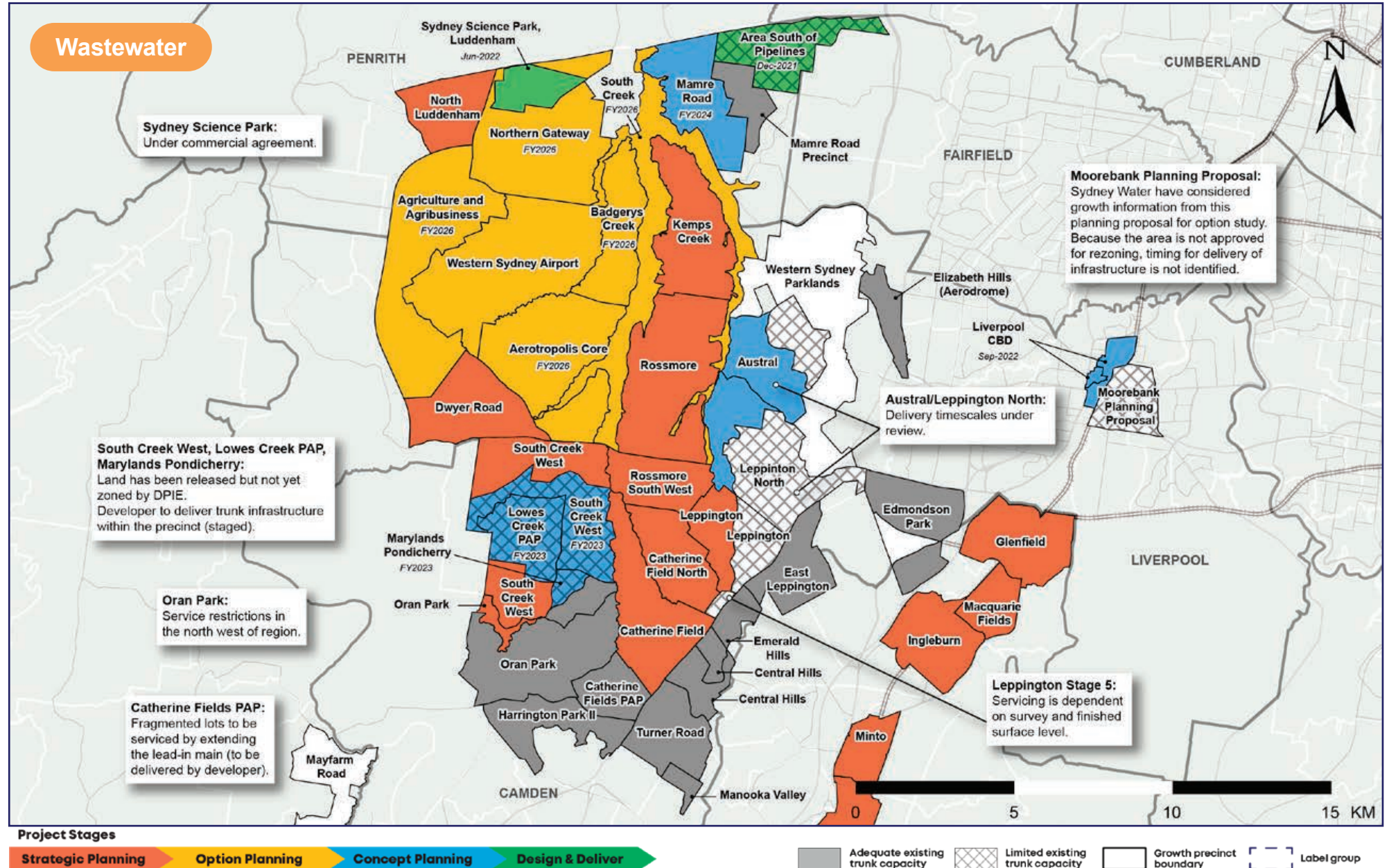
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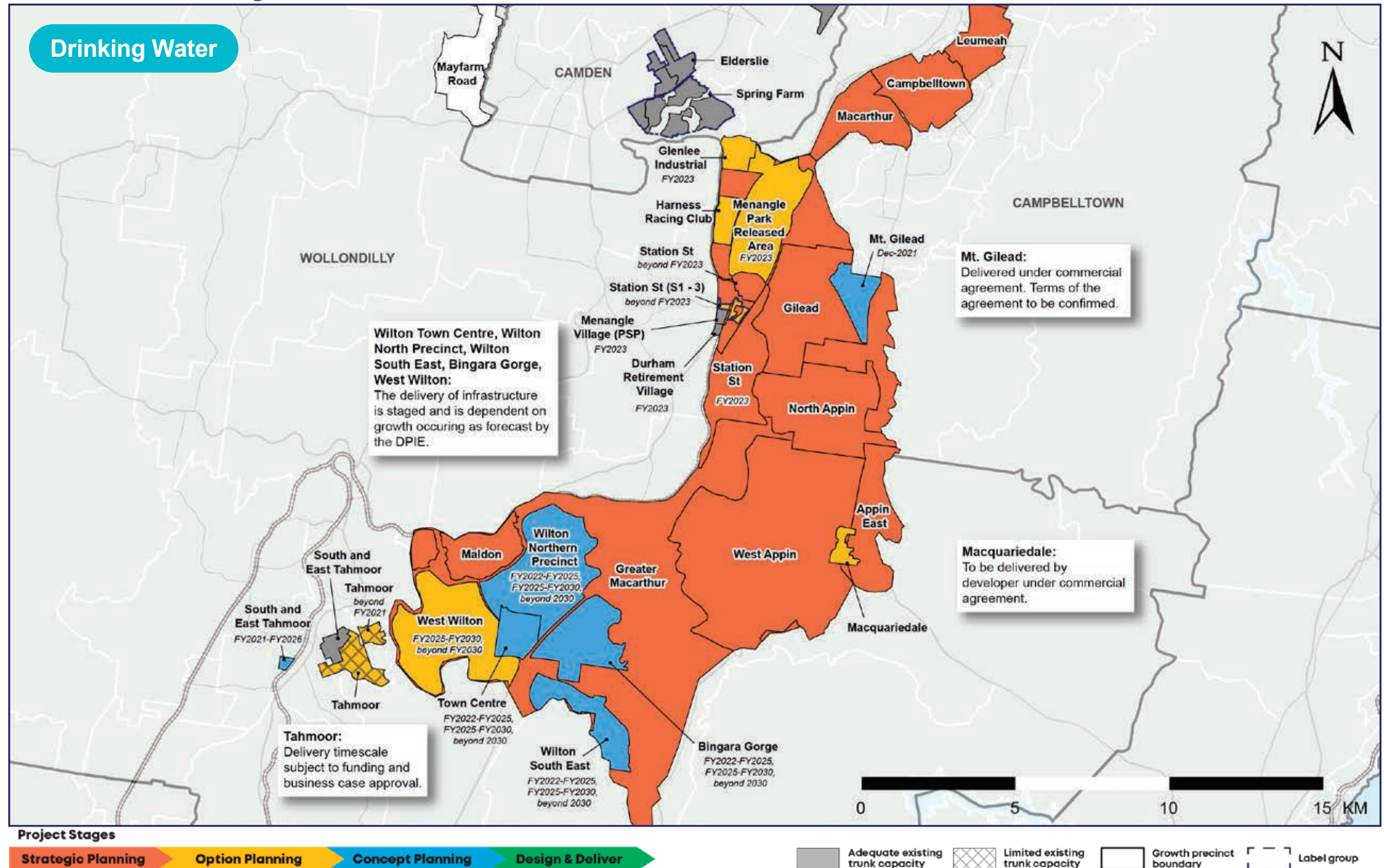
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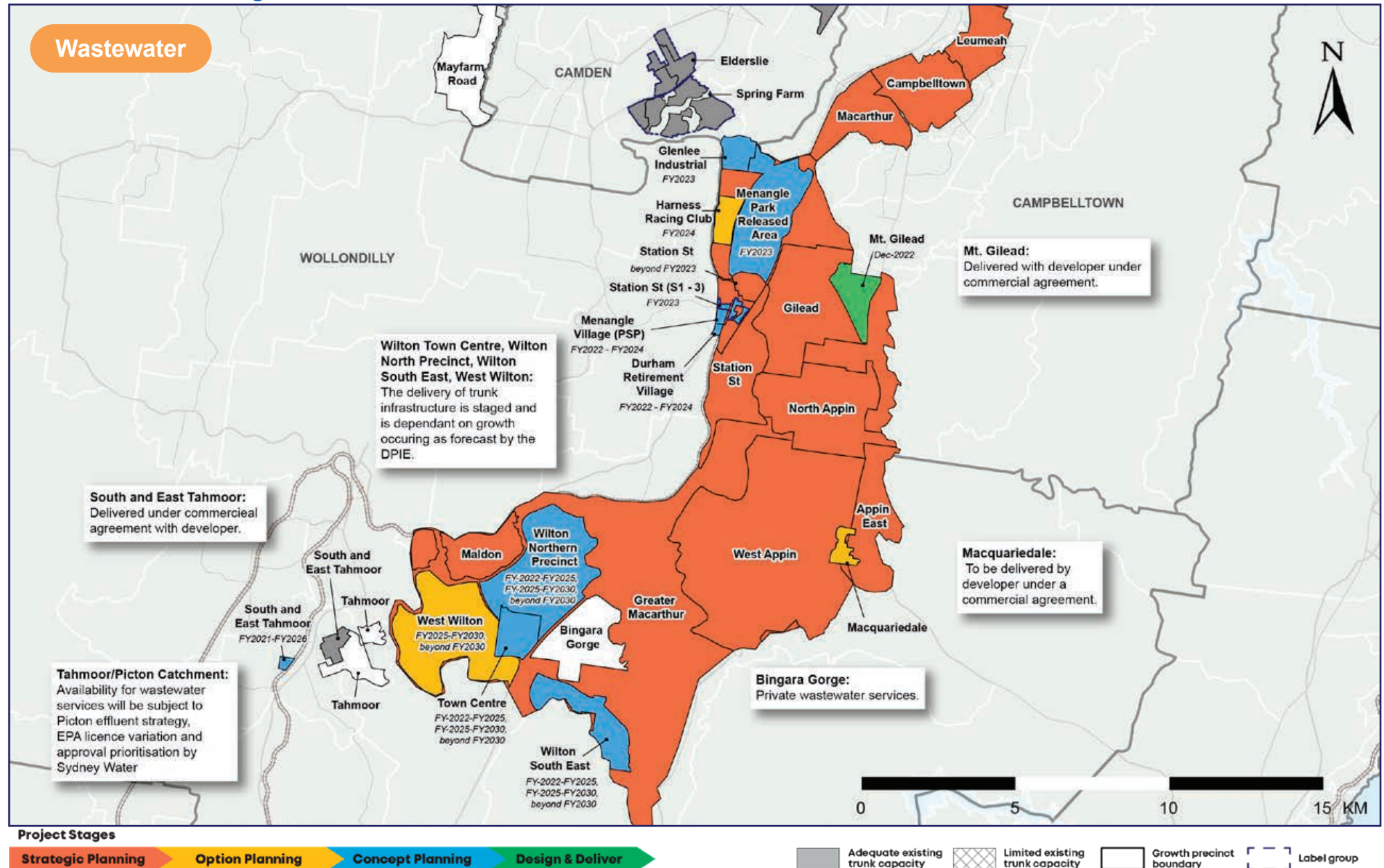
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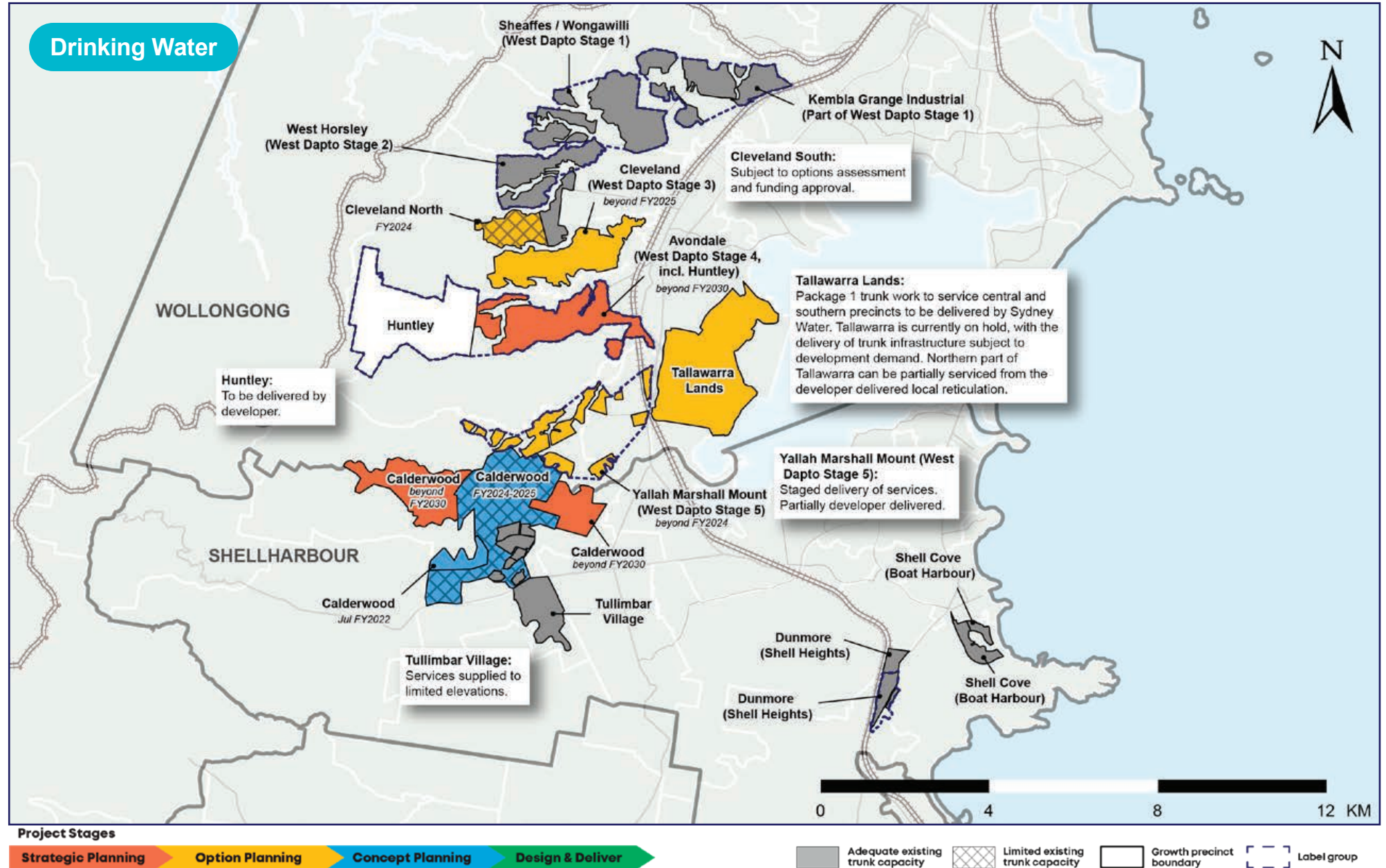
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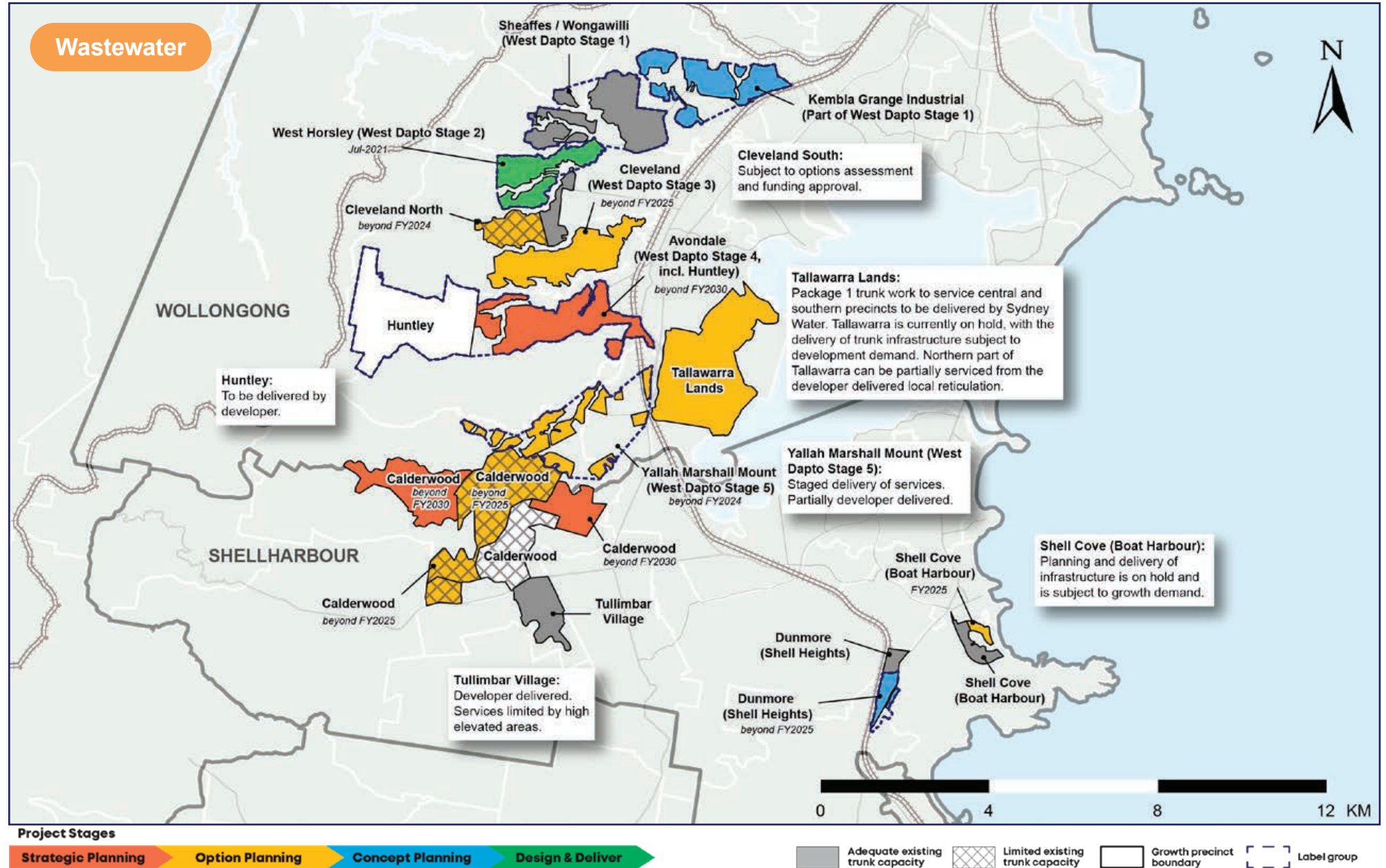
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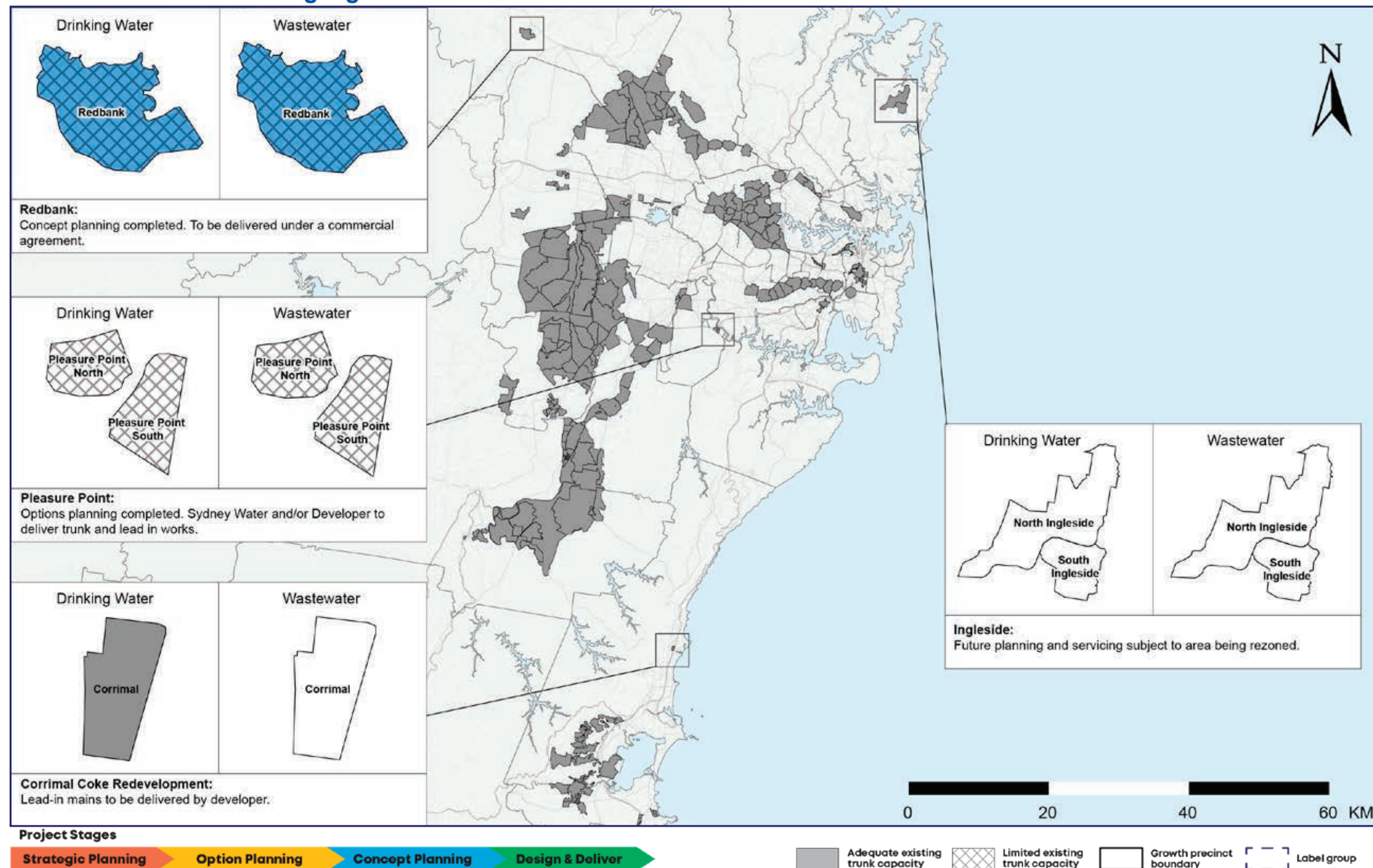
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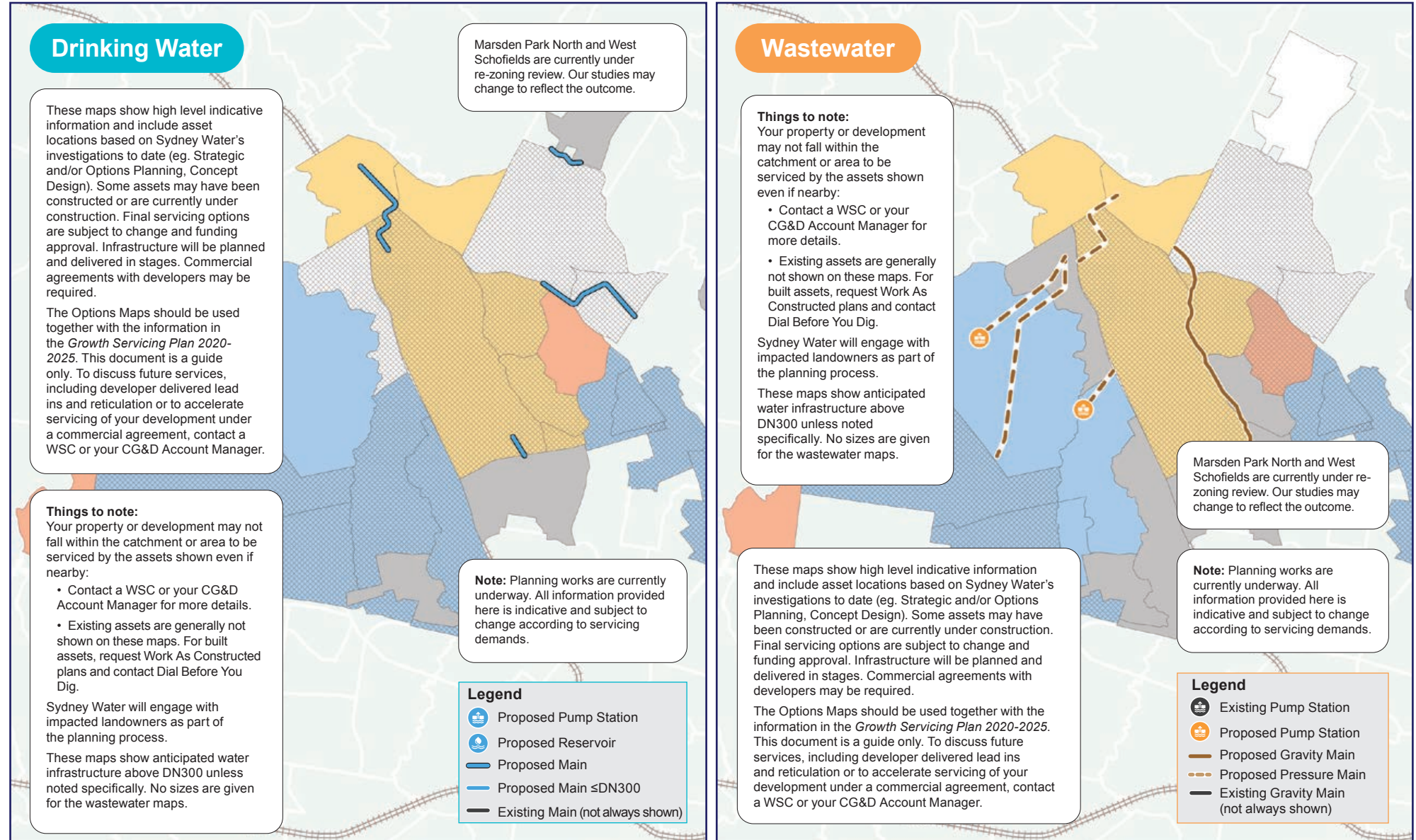
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Various Precincts including Ingleside and Redbank

Accurate as at 10 March 2021



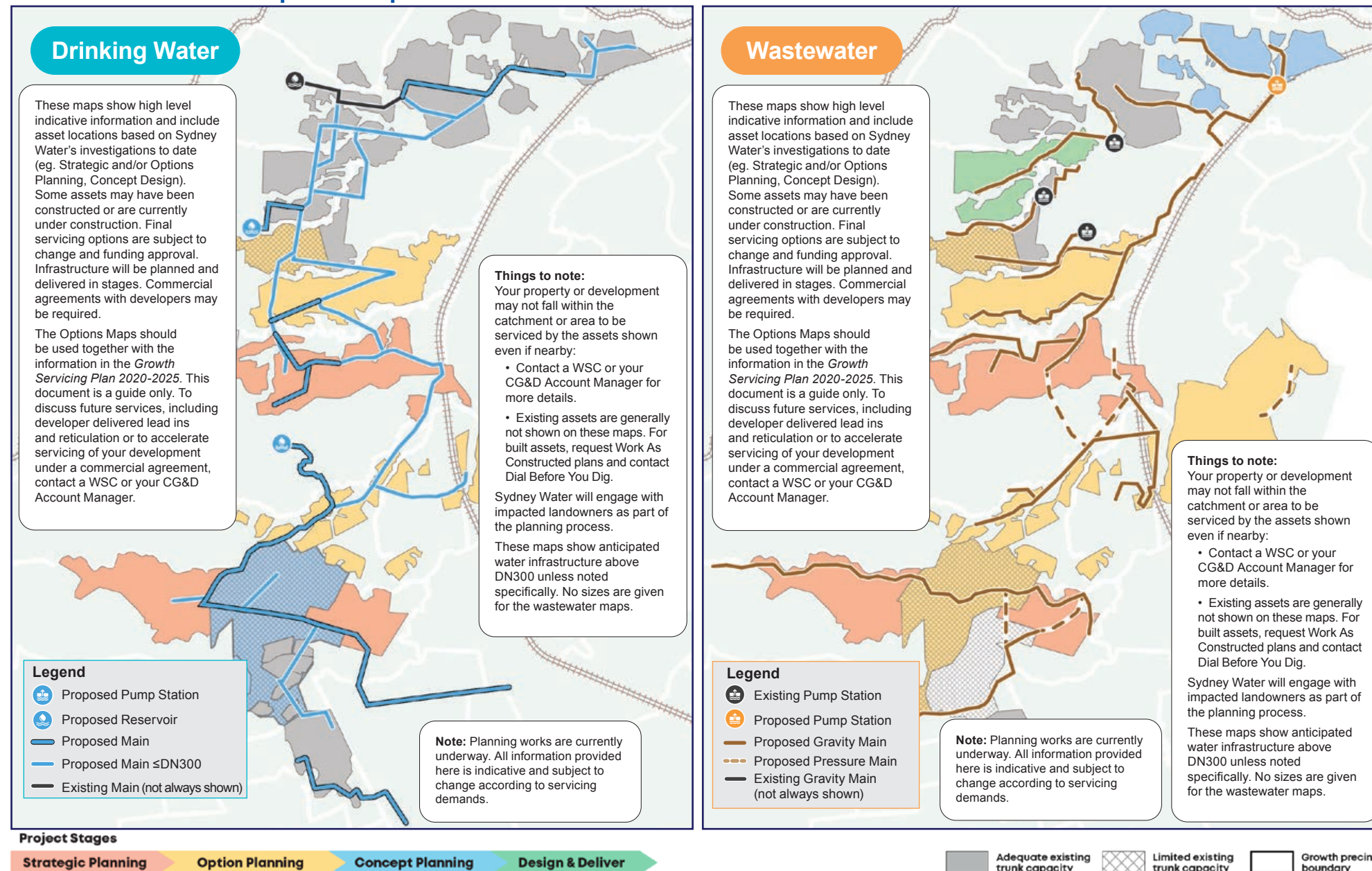
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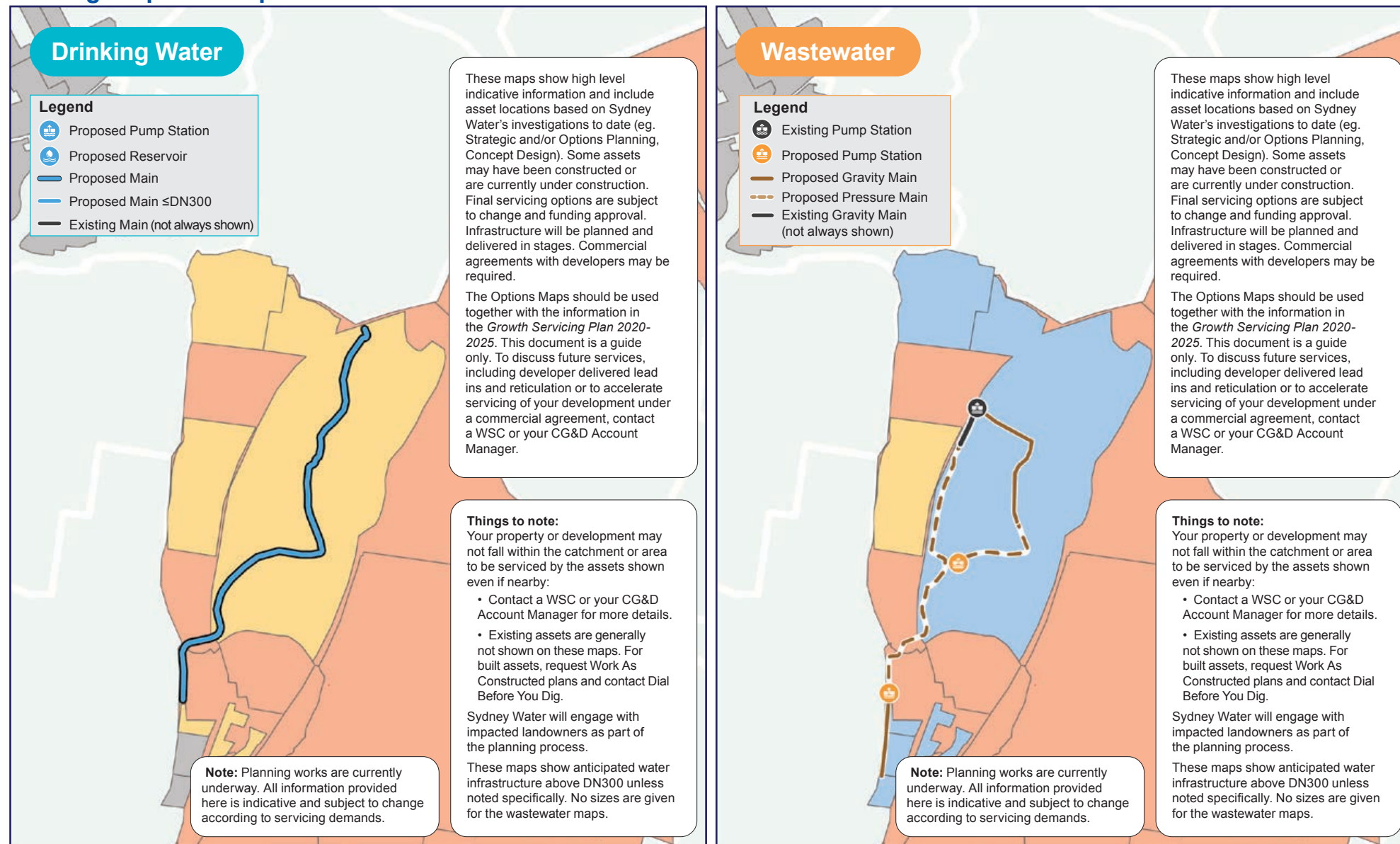
Project Stages



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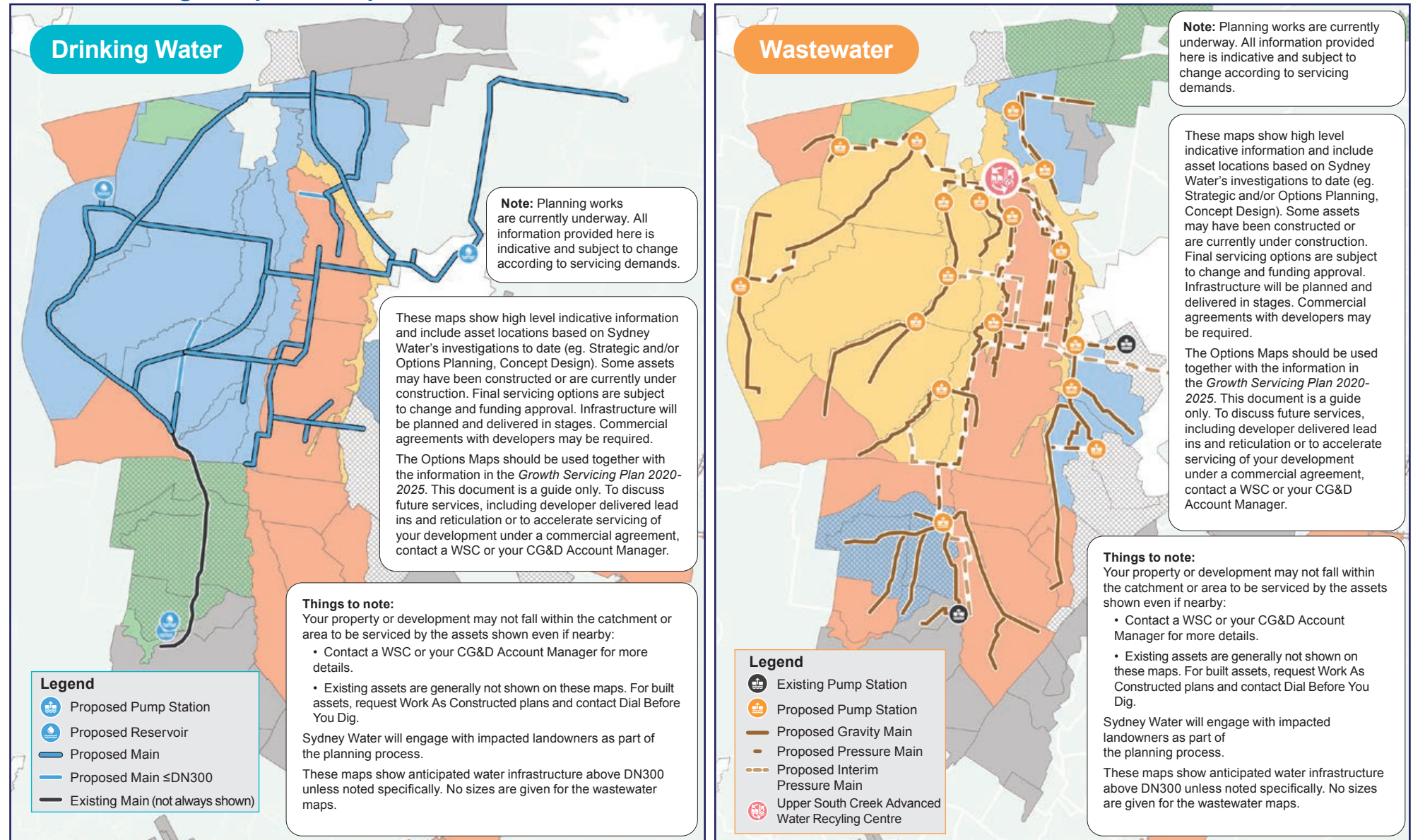
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South West Region Options Map

Accurate as at 10 March 2021



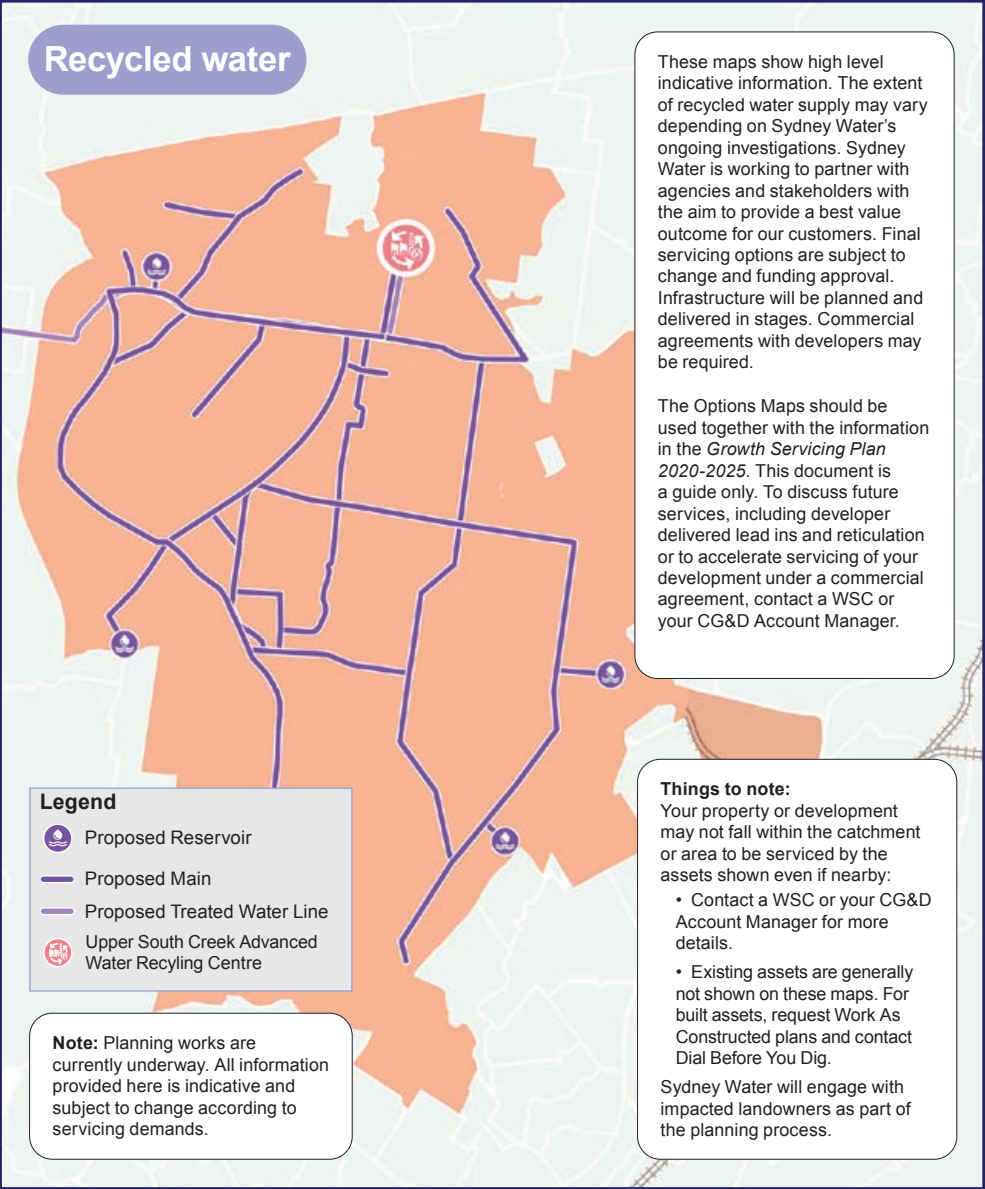
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South West Region Options Map

Accurate as at 10 March 2021



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

Quicklinks

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

Quick links	Description
What we do	More information about Sydney Water and our area of operations .
Sydney Water Talk	Sydney Water Talk is your space to have your say and to stay updated on current Sydney Water projects and plans such as those in Western Sydney.
Networks	
Water Network	Find out more about our water network and explore the assets in each delivery system.
Wastewater Network	Find out more about our wastewater network and treatment facilities.
Recycled Water Network and Reuse	Find out more about our recycled water network and production facilities. Investigate how recycled water is produced and how it can be used.
Capacity	
Capacity within the Network	More information regarding our system capacity reporting. Detailed by network catchment for water and wastewater.
Developing your land	
Plumbing, Building and Developing	This section on our website gives advice for first time builders and large developments. It provides information on the processes required for land development, connecting to our assets and completing the Section 73 application process.
Land development guide and Funding infrastructure	For more detailed information on developer charges, funding routes for your development and funding infrastructure and procurement guidelines.
Water Servicing Coordinators and Providers	Links to our listed providers, instruction forms and standards and specifications.
Current projects	
North West Growth Area	Find link to current projects on specific areas (eg. Box Hill, Riverstone, Rouse Hill, Schofields, Vineyard).
South West Growth Area	Find link to current projects on specific areas (eg. Aerotropolis, Edmondson Park, Emerald Hills and Central Hills, South West Growth Area water).
West Dapto Urban Release Area and Adjacent Growth Areas	For more information on projects in the Illawarra region.
Useful external links	
Greater Sydney Commission (GSC)	For more information on the vision for Greater Sydney
NSW Planning Portal	For more information on zoning and the NSW planning process please refer to the ePlanning Spatial Viewer



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