

Planning requirements checklist for Section 73 developments

This checklist guides you in deciding if a development needs to be referred to Sydney Water's Planning department for water, wastewater and/or stormwater servicing advice. If it does, the WSC **must** submit the application by the regular Section 73 application process (meaning it must be submitted to Sydney Water for the creation and issue of a NOR).

Development type	Refer? (Yes/ No)
1. Residential	
➤ New development that requires servicing strategies and designs	Yes
➤ Green field / Release areas	Yes
➤ Re-zoning issues	Yes
➤ Urban areas with capacity limits ie the townships of Blackheath, Mt Victoria, Kurrajong (only)	Yes
➤ Redevelopment and infill with:	
- greater than 100 dwellings per hectare and 50 dwellings per development	Yes
- development 3 storeys or less	No
- development 4 storeys or more	Yes
➤ Department of Housing developments	Yes
➤ Any residential application with development approval by an authority (ie state or federal department) other than Local Council, Private Certifier or Land & Environment Court	Yes
2. Commercial	
➤ Residential / Commercial:	
- Low demand eg commercial offices on DN150 water main eg 2 storey offices with ground level shops	No
- Childcare centres with less than 50 children on DN150 water main	No
- High demand eg clubs, pubs, car wash	Yes
➤ Heavy commercial:	
- All developments	Yes
- High rise offices, shopping centres, and car yards etc	Yes
3. Industrial	
➤ Light demand (defined as units with two toilets and a sink):	
- Units fronting DN100 water main	No
- Units on a DN150 water main or larger eg Up to 10 warehouse units on 2 ha site	No
- In excess of 10 units on DN150 water main	No
- Greater than 20 units per hectare and 20 units per development	Yes
➤ Heavy demand (eg soft drink, dairy, food processes)	Yes
4. Rural development or subdivision	
➤ Low density residential 2 lots or less and fronting a water main	No
➤ Other rural subdivisions or developments	Yes
5. Water supply issues	
➤ SEPP 5 – Retirement units	Yes
➤ Designated low-pressure areas - any issue (Getting connected: customer connections guide)	No
➤ Special uses eg golf courses, schools	Yes
6. Stormwater requirements	
➤ Development sites traversed by or within 10 metres of a Sydney Water stormwater asset	Yes
➤ Developments proposing to adjust, deviate, connect or disconnect to a Sydney Water stormwater asset	Yes
➤ Developments within the City of Sydney LGA that are larger than 250m ²	Yes
➤ Torrens or strata title subdivision, or commercial/industrial/special use developments in the Rouse Hill Development Area that are within 1km of a Sydney Water trunk drainage/major creek	Yes

Warning - Document current at time of printing or downloading.