



Growth Servicing Plan

2024 - 2029

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

Sydney Water is working hard to respond to the challenges of a growing city while mitigating the effects of climate change and managing the increasing reliance on our water supply to shape communities that are liveable, cool and green.

To achieve this, we have developed a Long Term Capital and Operational Plan, capturing our key infrastructure and operational decisions while remaining adaptive to the changing needs of the many areas that make up Greater Sydney.

Over the next 10 years, Sydney Water plans to invest about \$34 billion to renew and improve our existing assets as well as deliver new infrastructure and services. Through this investment, we will continue to provide the best possible services to new and existing customers, while protecting the reliability and resilience of our water sources and systems.

Creating a better life with world-class water services is our strategic vision, but we cannot achieve it alone. We are working with the NSW

Government, developers, our regulator and the broader community to deliver the best possible solutions. Our updated Growth Servicing Plan 2024-2029 seeks to align Sydney Water with the NSW Government's investment priorities over the next five to 15 years in government identified growth areas.

To strengthen this alignment, we are working with the NSW Government on its projects involving transport hubs, State Significant Development and other infill growth plans in designated suburbs. This involves assessing existing asset lifespan and amplification requirements, which we are carrying out under our long term investment plan.

In preparation for the NSW Government's reintroduction of infrastructure contributions for water and wastewater services, we held an extended public exhibition period as we sought feedback from the development community on the pricing and boundaries

related to Development Servicing Plan areas. Infrastructure contributions help us meet the rising water servicing demands of the future while keeping customer bills as affordable as possible.

We are leveraging the successes of the past 12 months as we continue to work towards a more sustainable future based on a secure and rainfall resilient water supply. We are committed to upholding our 136 year legacy of serving Greater Sydney, the Blue Mountains and Illawarra, and we look forward to working with you to shape the future of our city, waterways and environment.

A handwritten signature in black ink, appearing to read 'Roch Cheroux', written over a horizontal line.

Roch Cheroux
Managing Director
Sydney Water



A message from Chris Gould

With Greater Sydney's population forecast to increase to 8 million people by 2056, Sydney Water is investing now to deliver vital water infrastructure to our growing communities. Our infrastructure investment plans include safeguarding the environment and ensuring our existing customers have access to reliable and affordable drinking water and wastewater services. At the same time, we are working alongside the NSW Government to respond to Greater Sydney's rising cost of living and critical need for increased housing.

Through our engagement with the NSW Government, local councils, infrastructure agencies and the private sector, we are identifying areas for infill development or acceleration that leverage existing opportunities to sustainably meet the NSW Government's housing targets. As we keep abreast of greenfield development, we are also working to support proposed government uplift or acceleration in more established areas, not

shown in the Growth Servicing Plan. We are especially keen to hear from you about large-scale development opportunities in these areas. Early engagement assists in ensuring we can complete the relevant planning studies to meet your development needs.

This growth makes the NSW Government's reintroduction of infrastructure contributions essential to our ability to meet a growing demand for clean, sustainably delivered drinking water and wastewater services, while keeping customer bills as affordable as possible.

At Sydney Water, we keep our customers at the heart even as we work at pace to service more people spread across larger areas of Greater Sydney, the Blue Mountains and the Illawarra region. We continue our \$1.3 billion investment in the [Upper South Creek Advanced Water Recycling Centre](#) in Western Sydney with a contract awarded and construction underway to meet our 2026 timeframe.

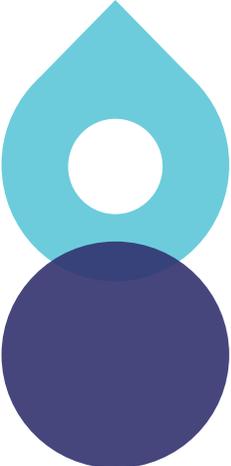
We cannot deliver this infrastructure on our own, making our relationships with the development industry more important than ever. We are committed to truly understanding development timeframes – including staged and ultimate servicing needs – and to identifying opportunities for acceleration through innovation and collaboration.

If you would like to have a conversation about how your development fits into the Growth Servicing Plan and infill acceleration or prioritisation opportunities, please email developerservices@sydneywater.com.au or contact your account manager.

Chris Gould
General Manager Business Development
Chris.Gould@sydneywater.com.au

Contents

1. Planning for the long-term future	2	How to read our maps	16
2. Integrated Water Management	4	Central and Eastern City Region	17-18
3. Servicing new growth areas	5	North West Region	19-20
Sydney Water funded infrastructure	6	Greater Penrith and WSEA	21-22
Pathways for servicing new growth areas	7	South West Region	23-24
Working together to deliver the right services at the right time	8	Greater Macarthur Region	25-26
4. Our commercial arrangements	9	Illawarra Region	27-28
5. Infrastructure contributions	11	9. What's next	29
6. Infill and greenfield development	12	10. Quicklinks	29
7. Mapping our future directions	13	11. Disclaimer	30
8. Maps	15		



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 sustainable, productive and liveable cities across Greater Sydney, the Blue Mountains and 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.

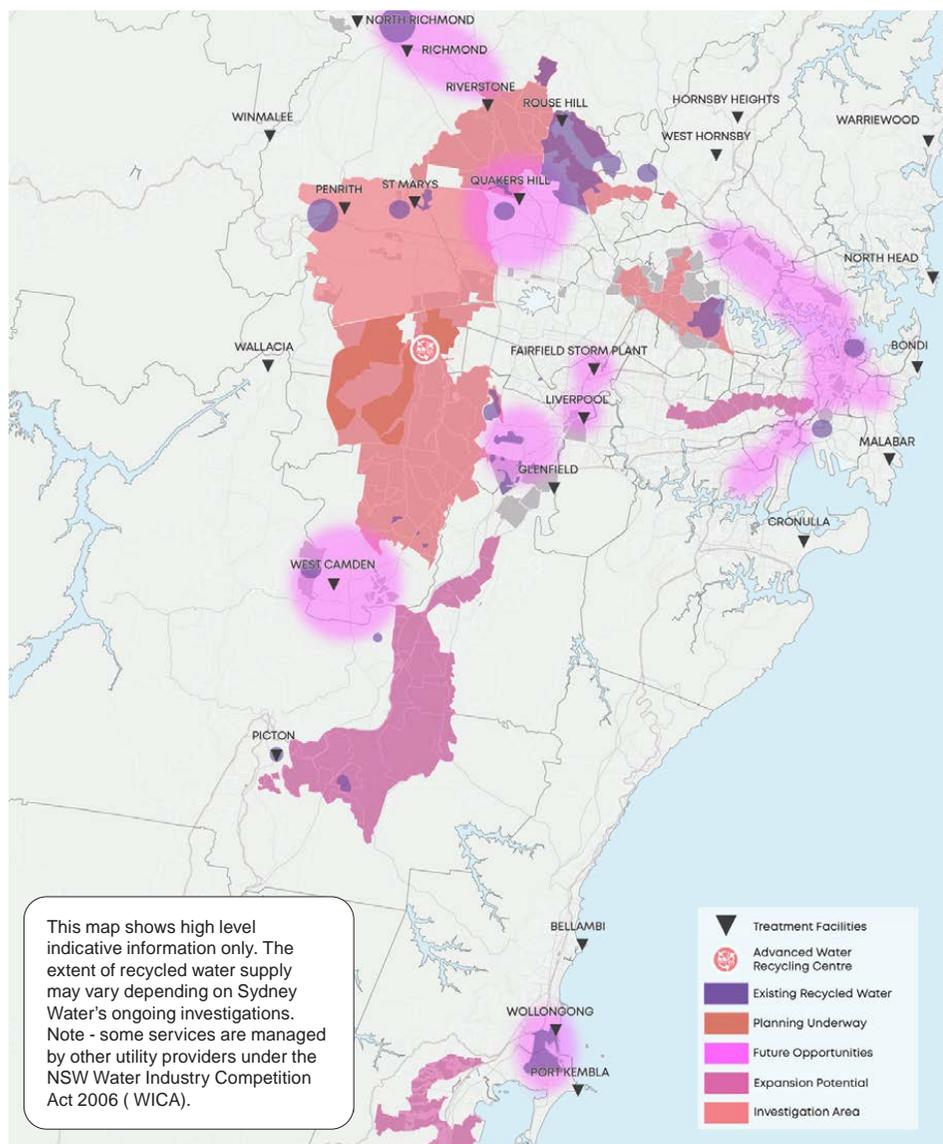
This gives us an opportunity to think differently about how we manage our precious water

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 and asset renewals in the coming years to meet the demands of this growth and the needs of our customers while ensuring the reliability of our services.



Integrated Water Management

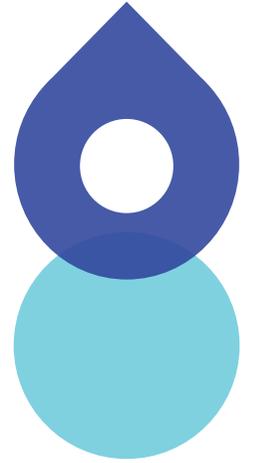


Sydney Water is planning for a sustainable future with secure water resources that takes into consideration the whole water cycle from supply to treatment, consumption and disposal. In the *Greater Sydney Water Strategy*, the NSW Government recognises that increased water demand due to a growing population, and an over-reliance on surface water resources (such as water retained in dams) will mean the water networks are not always able to readily respond to system stresses caused by climate change. The following resilience principles have been presented by the NSW Government:

- Use what we have better
- Increase integration and interconnection
- Diversify supply sources
- Plan ahead
- Review and adapt

Sydney Water is addressing the challenge by identifying Integrated Water Management solutions (IWM) that enable recycled water servicing, water reuse and circular economy opportunities. There are a number of existing IWM systems including residential recycled water supplied through purple pipe (also known as dual pipe), industrial recycled water servicing, agricultural irrigation, stormwater reuse, resource recovery, and direct purified water discharge to waterways. These services are provided by both Sydney Water and other providers.

Sydney Water is continuing to investigate further potential opportunities for IWM systems. The adjacent map indicates opportunities associated with existing and expanding recycled water networks. If you are interested in exploring integrated water management opportunities for your development, please get in touch by contacting developerservices@sydneywater.com.au to discuss options for recycled water servicing.



Servicing new growth areas

New infrastructure for growth areas can be delivered by Sydney Water or accelerated by a developer under a commercial agreement.



Sydney Water delivered 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, Housing and Infrastructure's (DPHI) 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) that also regulate the reintroduction of infrastructure contributions outlined on page 11.

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:

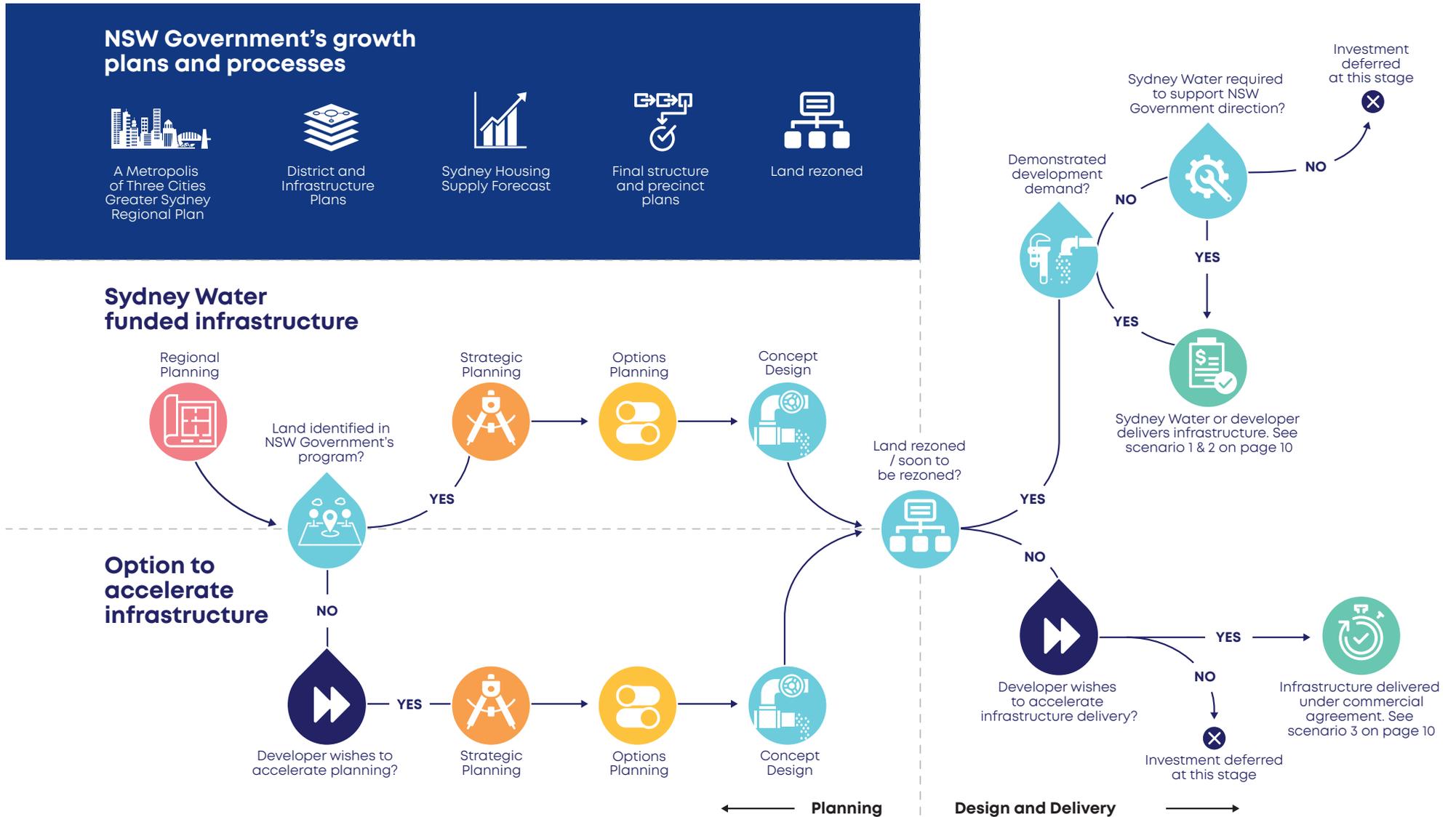
- Is there consolidated ownership of the land and do the owners wish to develop?
- Is the land fragmented? Do the owners wish to develop and is there already developed land adjacent?
- Is it an infill development site and is there a need for additional system capacity?
- Is there a government direction? 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 17 to 28 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 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 may 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 commercial arrangements for planning and delivery, which is initially the developer's responsibility for the whole of the accelerated area.

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.

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 forward fund and accelerate the planning and construction of infrastructure. This is generally separate to the requirements to pay infrastructure contributions.

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 10.

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 infrastructure

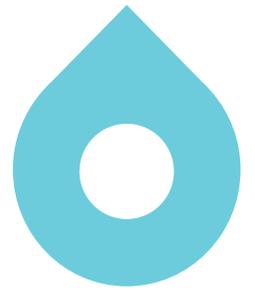
delivery is on page 10.

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

Register a feasibility with Sydney Water via a Water Servicing Coordinator so that we are aware of your early development plans in greenfield and infill areas and can incorporate this growth demand into our datasets and planning work.

Provide us with both *anticipated* ultimate and annual staging values and *indicative* timescales to assist the initial planning assessment and to enable us to explore both short and long term servicing opportunities. Ask your account manager for a growth data form to discuss your staging and timeframes.

For further discussions about bringing infrastructure forward, locking in a delivery date or accelerating greenfield and infill 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.

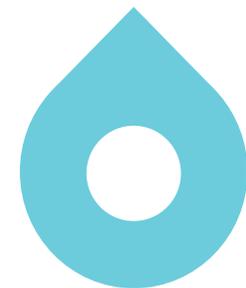
This clearly outlines the responsibilities for forward funding and constructing the infrastructure, along with the ongoing ownership and maintenance. See a summary of the funding principles for each development scenario on the next page.

These commercial arrangements do not alter the requirement to pay infrastructure contributions for the development (see page 11).



 Planning status of proposed development	 Timing of proposed development	 Funding arrangements
 <p>1. On NSW Government’s land release program, including infill areas, or in Sydney Water’s Growth Servicing Plan (GSP)</p>	<p>Aligns with specific delivery date presented in the GSP maps.</p> <p>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).</p>	<p>Sydney Water funds and builds infrastructure as shown in the GSP.</p> <p>A commercial agreement may be required where the developer forward funds and builds infrastructure, then transfers it to Sydney Water to own and operate. Reimbursement may apply.</p> <p>Please contact us for a confidential discussion on commercial options and delivery timeframes.</p>
 <p>2. Accelerated greenfield development or other land release that is to be at ‘no cost to the Government’.</p>	<p>Anytime</p>	<p>Developer funds and builds infrastructure, then transfers it to Sydney Water. We set up a reimbursement schedule, initially as we release Section 73 compliance certificates for the development. Once half the dwellings have Section 73 compliance certificates and all infrastructure has been constructed, we pay all remaining costs of building infrastructure in a single payment.</p>
 <p>3. Not on NSW Government’s program or in an area where no planning has begun.</p>	<p>Anytime</p>	<p>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.</p>

Note: Infrastructure contributions apply. Please talk to us about recycled water schemes to confirm the funding arrangements.



Infrastructure contributions

Infrastructure contributions help recover the costs of providing services to new connections and have been a part of our cost-recovery framework since the 1960s. In December 2008, the NSW Government set water and wastewater infrastructure contributions to zero for Sydney Water (and Hunter Water). Since then, the cost of servicing new connections has been recovered from all customers in their quarterly bills. In Sydney Water's case, this amounts to more than \$2 billion of new assets plus operating costs. The zero-charge policy has reduced the affordability of our services for all customers, already adding as much as \$200 to customer bills. This policy would have had the potential to add a further \$200 or more a year over coming years as we invest to serve new development.

The reintroduction of infrastructure contributions for drinking water and wastewater services from 1 July 2024 will, once again, help recover the cost of providing water infrastructure to new developments. This follows recommendations set out in the [NSW Productivity Commission's Infrastructure Contributions Review](#) and adopted by the NSW Government. The reintroduction

of infrastructure contributions provides a price signal for the various costs of providing services in different locations. Price signals enhance the potential for competition in the provision of water and wastewater services to new developments.

The Independent Pricing and Regulatory Tribunal (IPART) regulates infrastructure contributions and sets the calculation methodology we must use involving the design of Development Servicing Plan (DSP) areas. DSP areas can be thought of as charging regions, each with its own price. IPART registered our 14 wastewater and four drinking water DSP areas on 1 December 2023.

With the reintroduction of infrastructure contributions we are introducing improvements to better meet developer expectations of our services, including:

- certainty of timeframes for developer applications
- certainty of timeframes for the delivery of growth servicing infrastructure.

The reintroduction of infrastructure contributions

does not change our policy for reimbursing certain developer-delivered works as outlined in our [Funding infrastructure to service growth](#) policy, and the infrastructure contribution payment and works' reimbursement are separate transactions. Commercial agreements involving forward funding or developer delivery for accelerated servicing with or without reimbursement are similarly separate transactions and the requirement to pay infrastructure contributions remains.

Drinking water and wastewater infrastructure contributions will be gradually reintroduced from 1 July 2024. They will be capped at 25 per cent of the full charge in 2024-25 and 50 per cent in 2025-26, with full contributions from 1 July 2026 in line with a transition plan approved by the NSW Government.

For updates, visit the [Infrastructure Contributions Sydney Water Talk Page](#).



Infill and greenfield development

We know that people want to live close to where they work and socialise, increasing the demand for infill development in urban areas.

The Growth Servicing Plan highlights Sydney Water's response to government recognised growth areas. This is predominantly in greenfield areas with limited or no services.

As housing requirements increase, we anticipate additional or accelerated demand across our servicing area, including in established urban areas. These areas may require significant review, amplification, and investment before being able to accommodate increased or accelerated growth.

If you are considering a development of over 100 dwellings and above in established infill or greenfield areas, Sydney Water wants to hear from you.

Please register a feasibility through a Water Servicing Coordinator or reach out to your account manager to ensure we can plan for your development.



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.

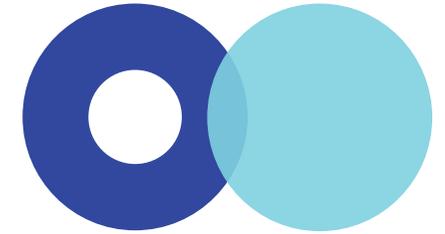
If delivery timeframes on the maps do not align with your development program or you need more information, please contact Christian McNally, Manager Developer Partnerships, at developerservices@sydneywater.com.au, to find out about the commercial options available.

Sydney Water process	Planning stages and timing of infrastructure
<p>Regional Planning</p> 	<p>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.</p> <p>Option to accelerate: Developers can bring forward the Strategic Planning stage through a commercial agreement.</p>
<p>Strategic Planning</p> 	<p>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.</p> <p>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.</p>
<p>Options Planning</p> 	<p>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.</p> <p>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.</p>
<p>Concept Design</p> 	<p>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.</p> <p>Option to accelerate: The major factor influencing delivery timeframes is the time taken to build infrastructure. There is limited ability to accelerate delivery timeframes.</p>
<p>Design and Deliver</p> 	<p>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.</p> <p>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.</p>





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

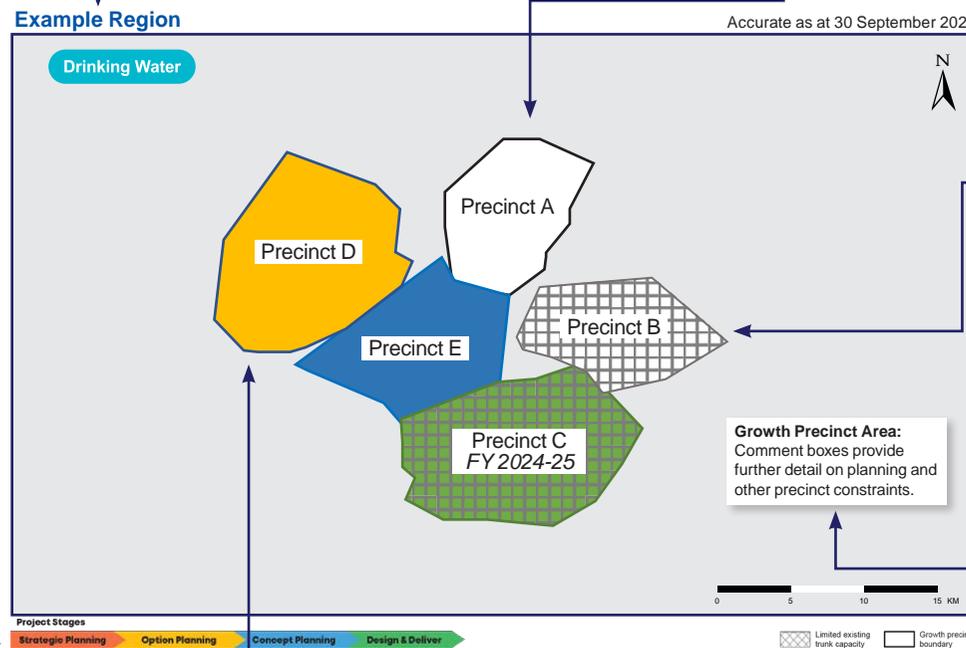
Each precinct is labelled according to each DPHI growth precinct. They are also colour-coded accordingly with the legend to display Sydney Water's existing capacity and/or planning status for each precinct.

Each map is titled to display the region for DPHI 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 a 'growth precinct boundary' where Sydney Water does not have an active growth project at this time. This may mean we are awaiting revised growth forecasts or rezoning advice from government before we can officially start a project. If you have proposed developments in these areas, it is imperative that you reach out to Sydney Water as soon as possible to determine servicing requirements.

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.

Precincts C, D and E are coloured and match the legend which 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 the 'Mapping our future directions' section.



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.

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

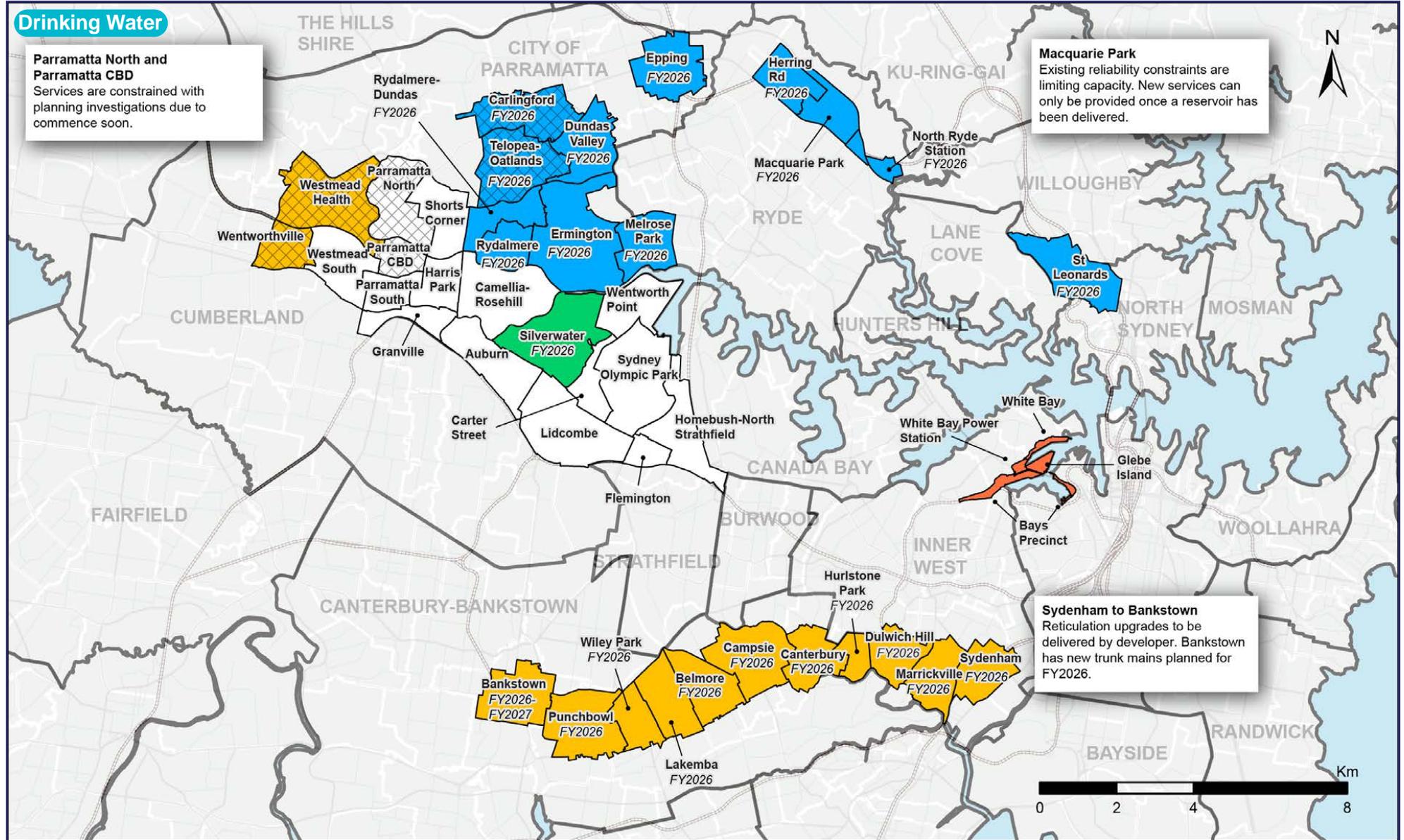
Some precincts have no timescales displayed. This can be a result of a precinct-specific reason, or the precinct is in regional or strategic planning and so has no anticipated delivery date due to indeterminate approval/construction timescales.

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

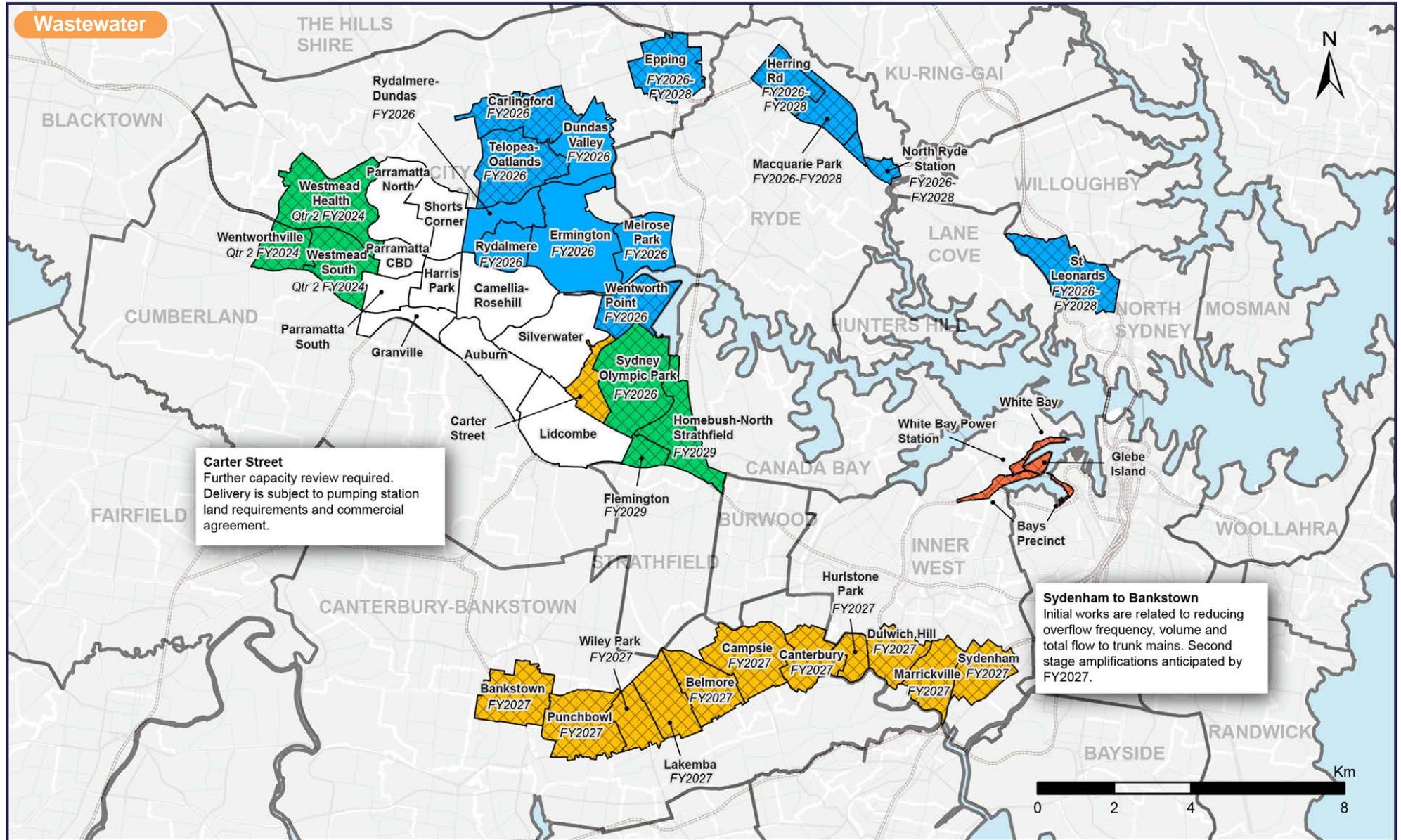
Disclaimer: While Sydney Water has made every endeavour to provide timeframes that are up to date, these timeframes can be affected by many factors and are provided as a guidance only. Sydney Water makes no representation, warranty, undertaking or guarantee (express or implied) that the timeframes in the Growth Servicing Plan (GSP) are accurate or reliable, any use or reliance on these timeframes is that of 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 timeframes provided in this GSP.

Central and Eastern City Region

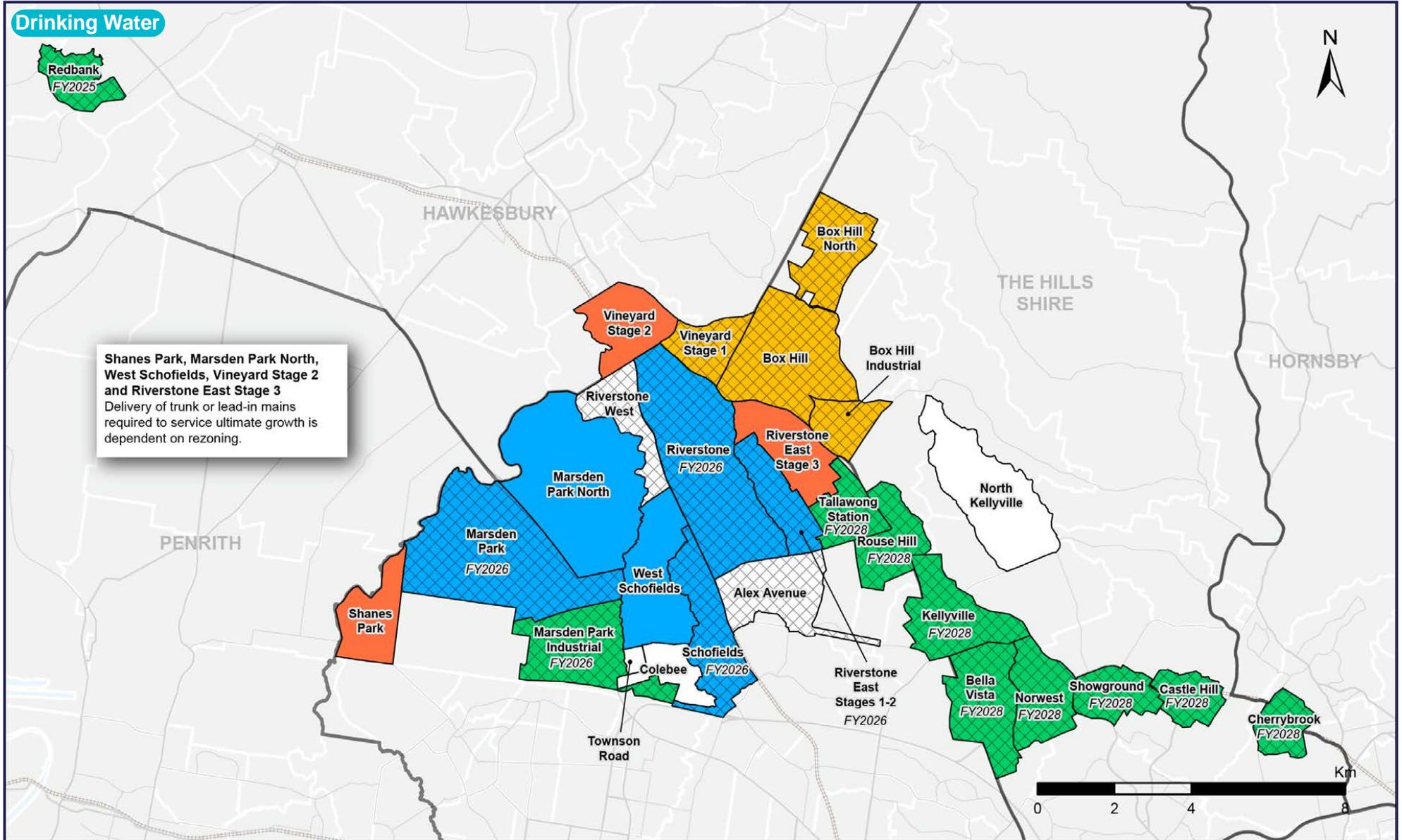
Accurate as at 30 September 2023



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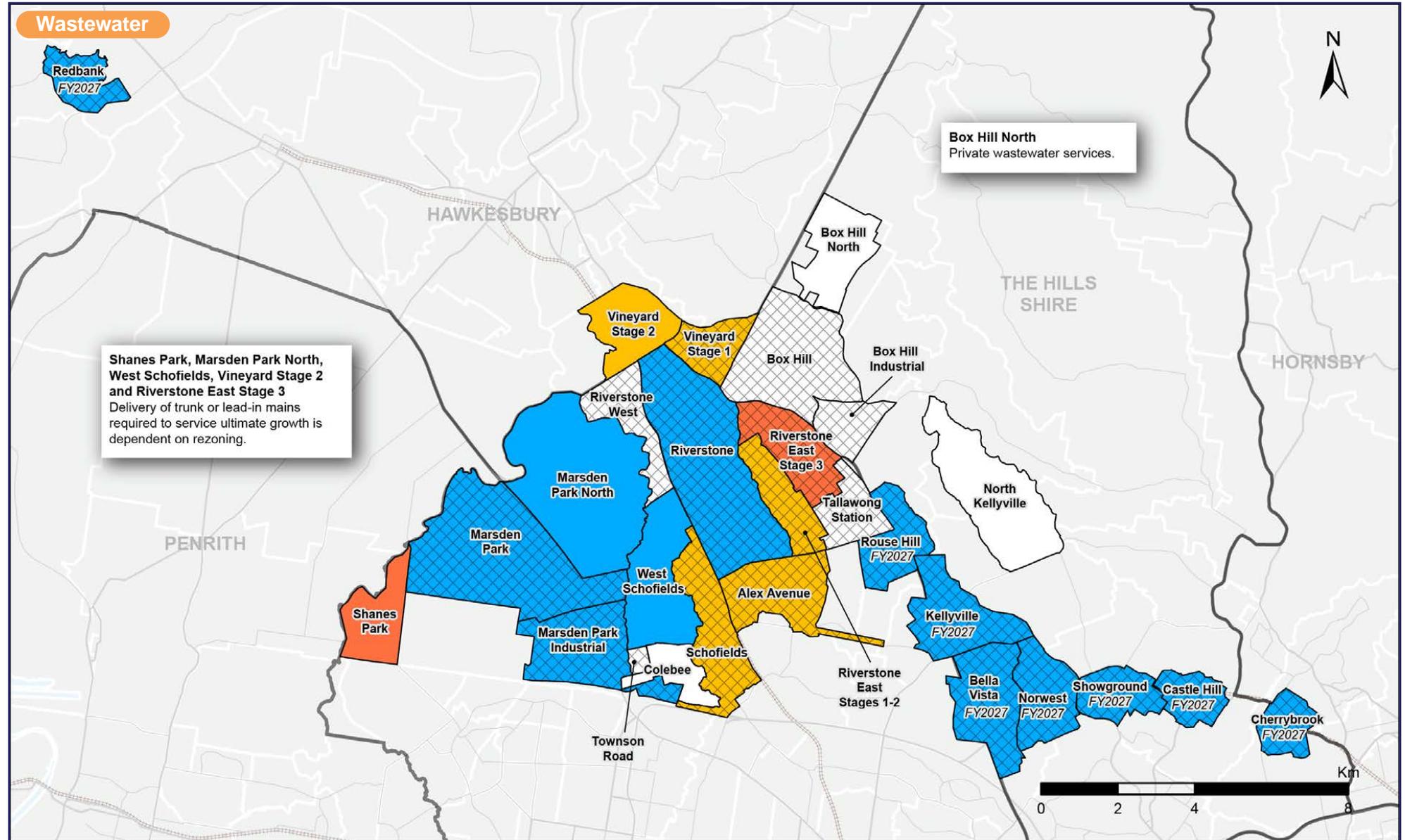
Shanes Park, Marsden Park North, West Schofields, Vineyard Stage 2 and Riverstone East Stage 3
 Delivery of trunk or lead-in mains required to service ultimate growth is dependent on rezoning.

Project Stages

Strategic Planning
Option Planning
Concept Planning
Design & Deliver

Limited existing trunk capacity
 Growth precinct boundary

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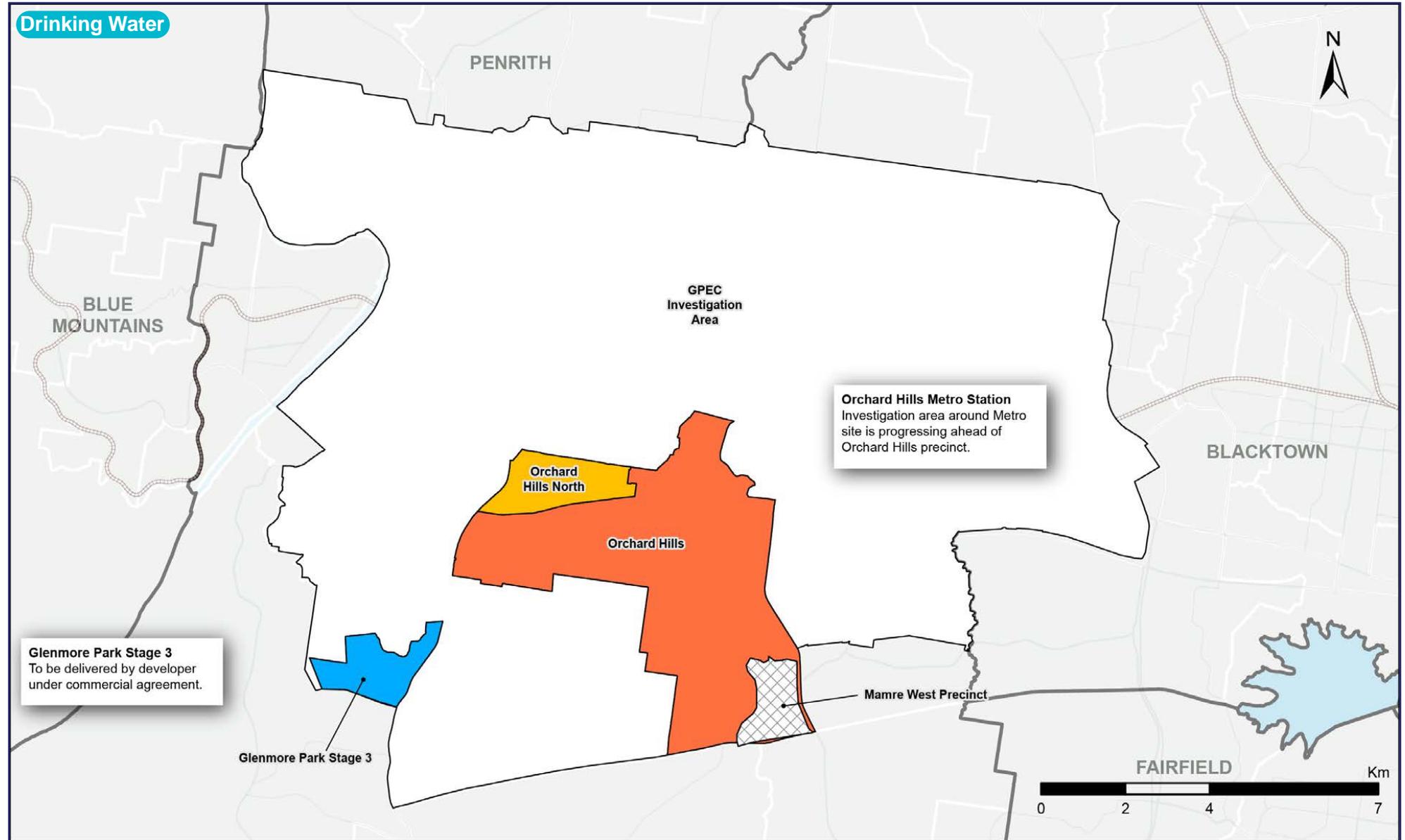


Shanes Park, Marsden Park North, West Schofields, Vineyard Stage 2 and Riverstone East Stage 3
 Delivery of trunk or lead-in mains required to service ultimate growth is dependent on rezoning.

Box Hill North
 Private wastewater services.



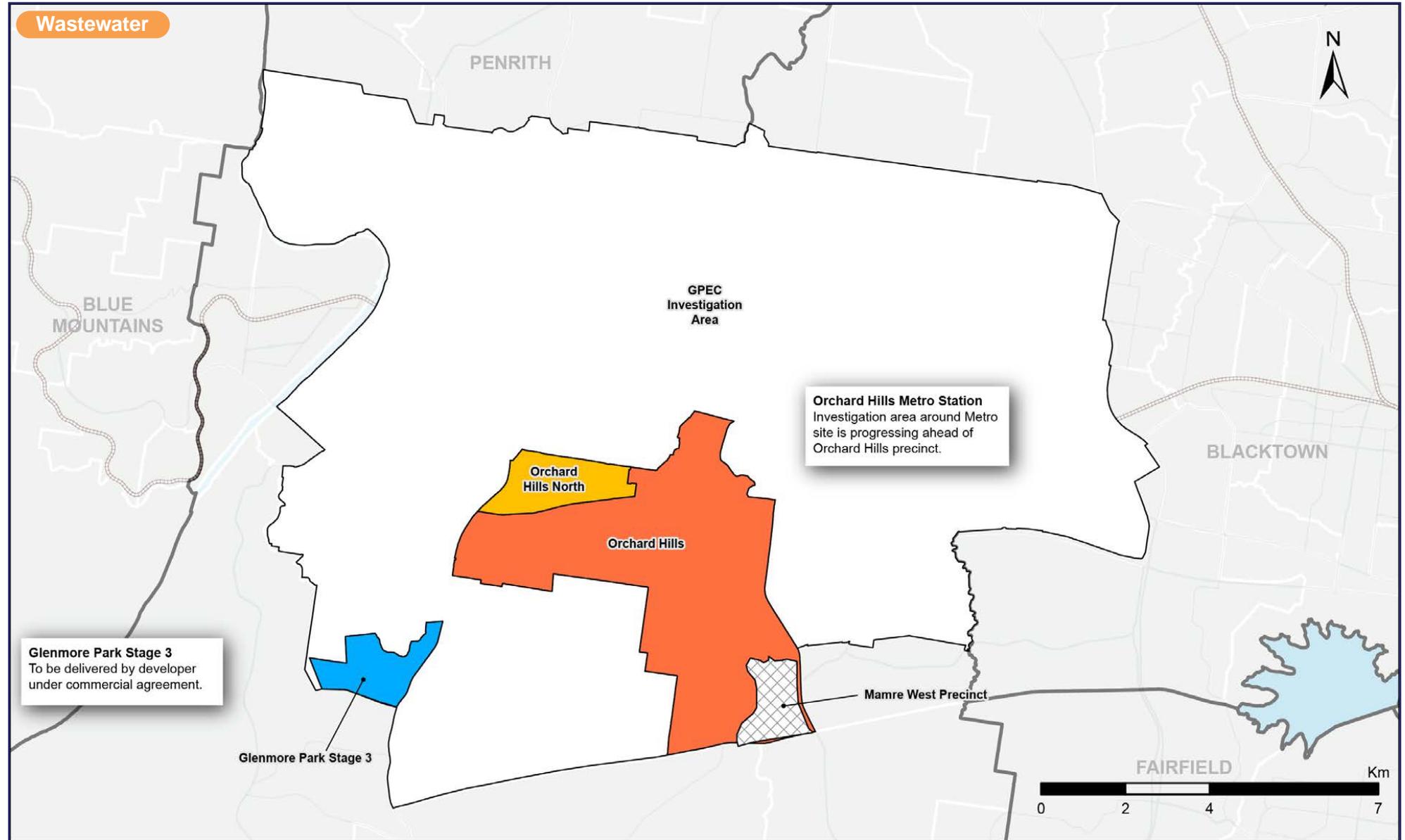
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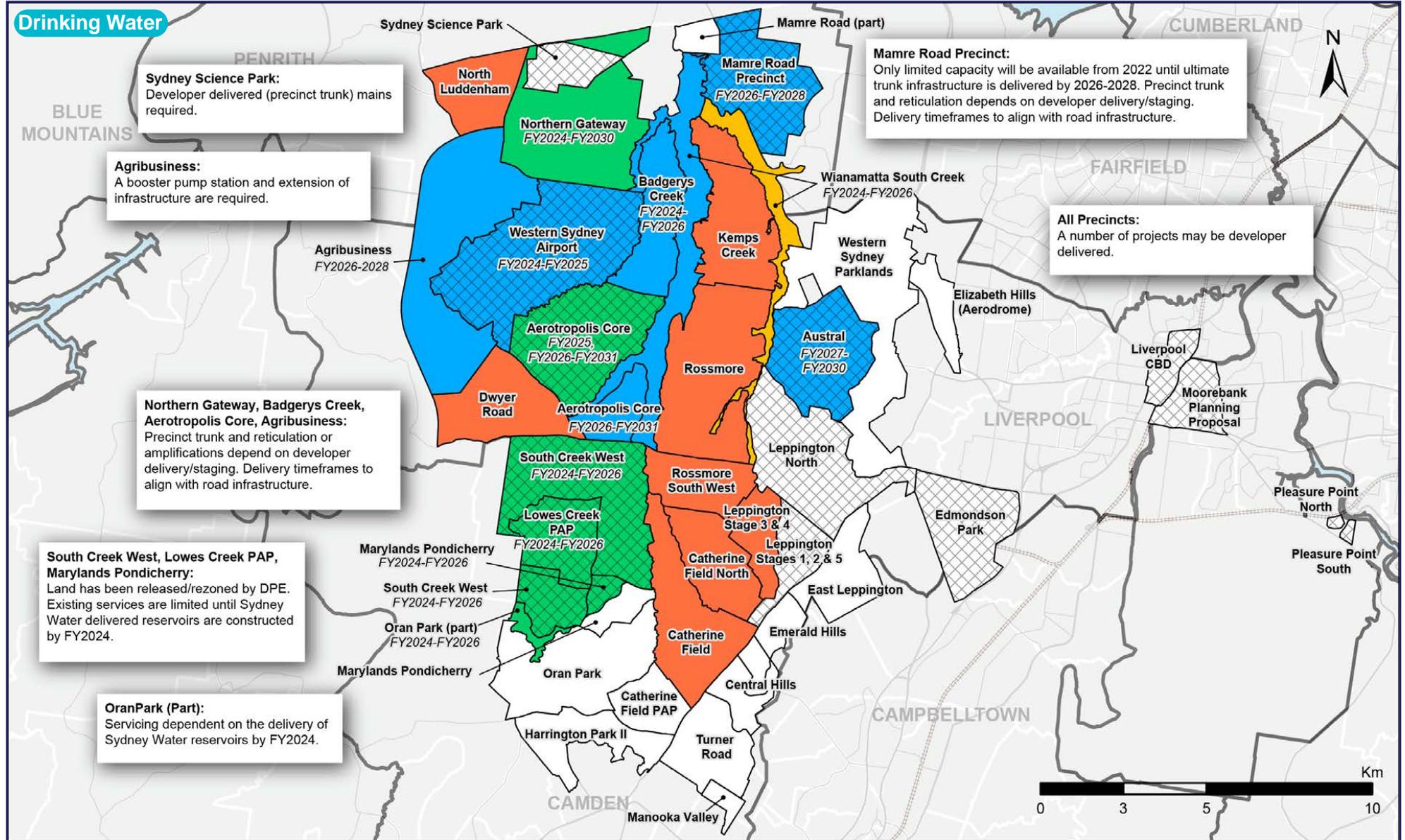


Project Stages

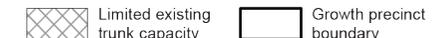


- Limited existing trunk capacity
- Growth precinct boundary

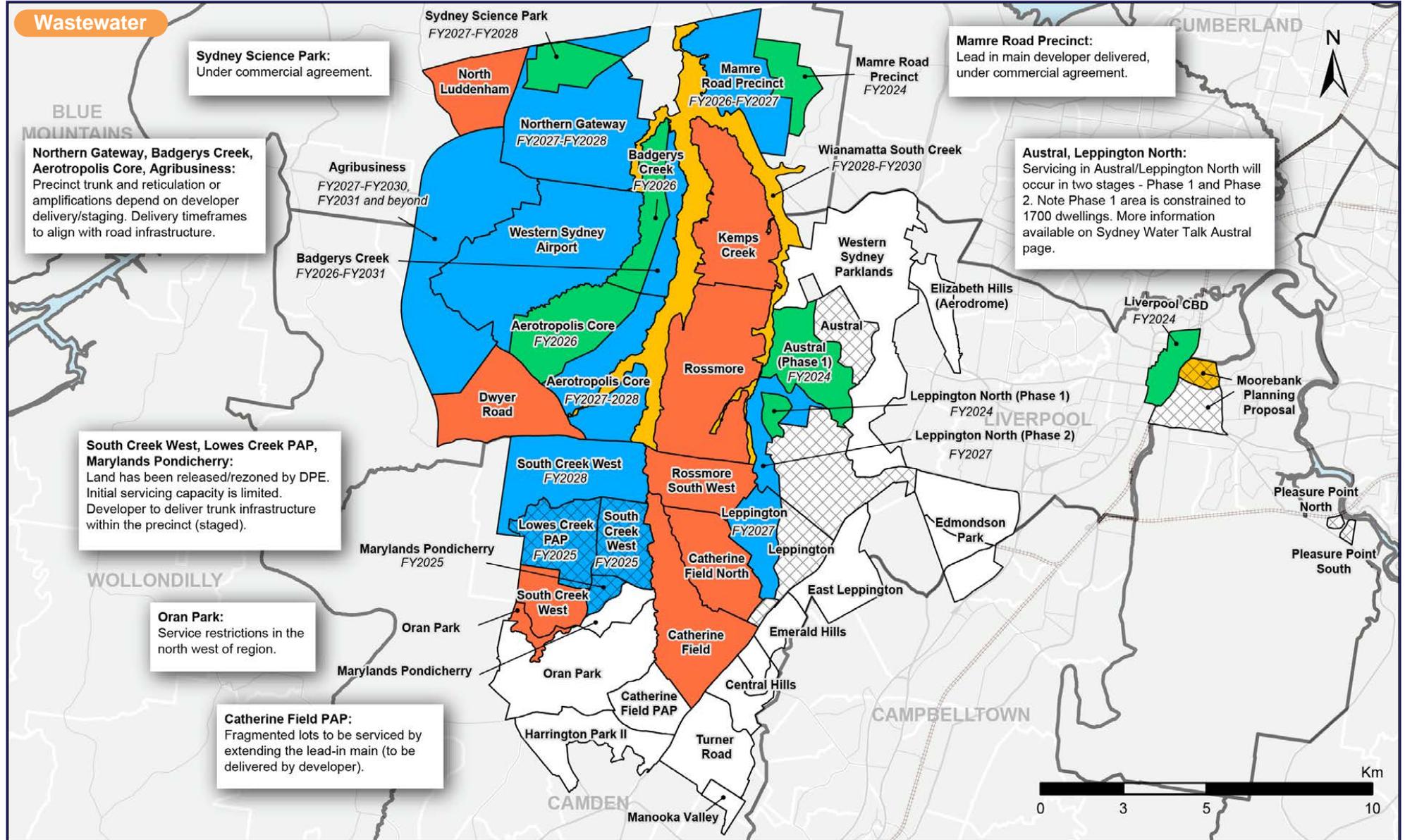
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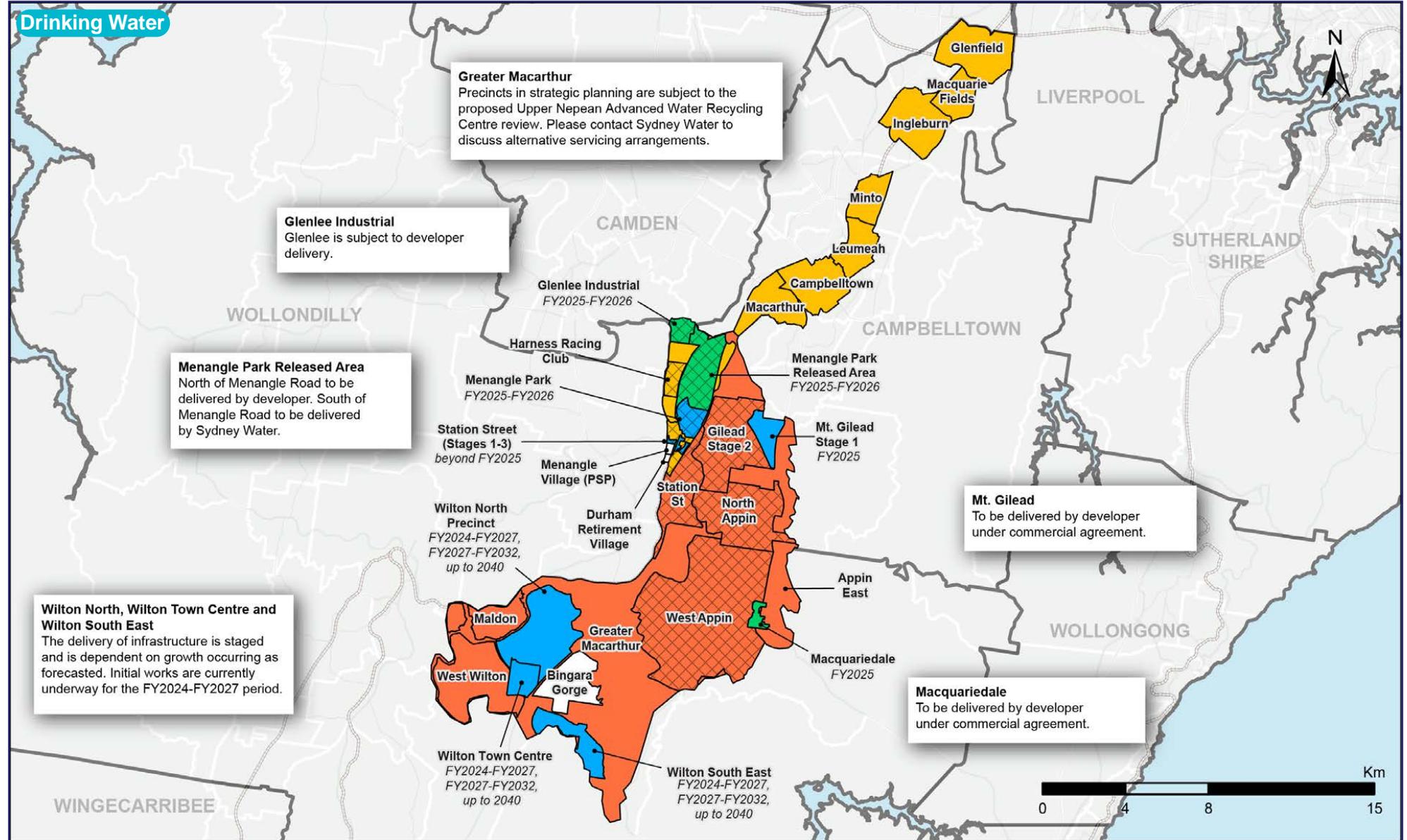
Project Stages



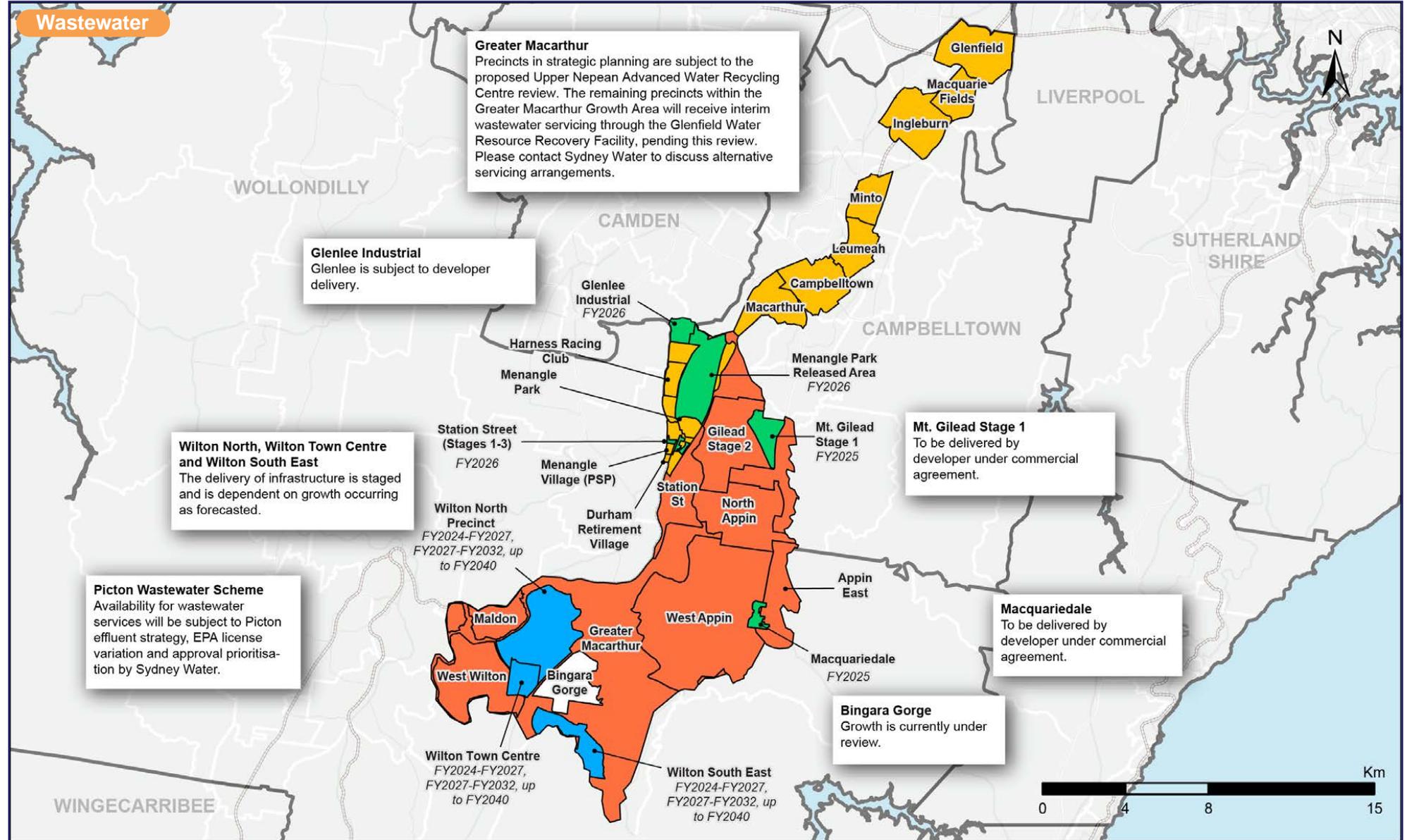
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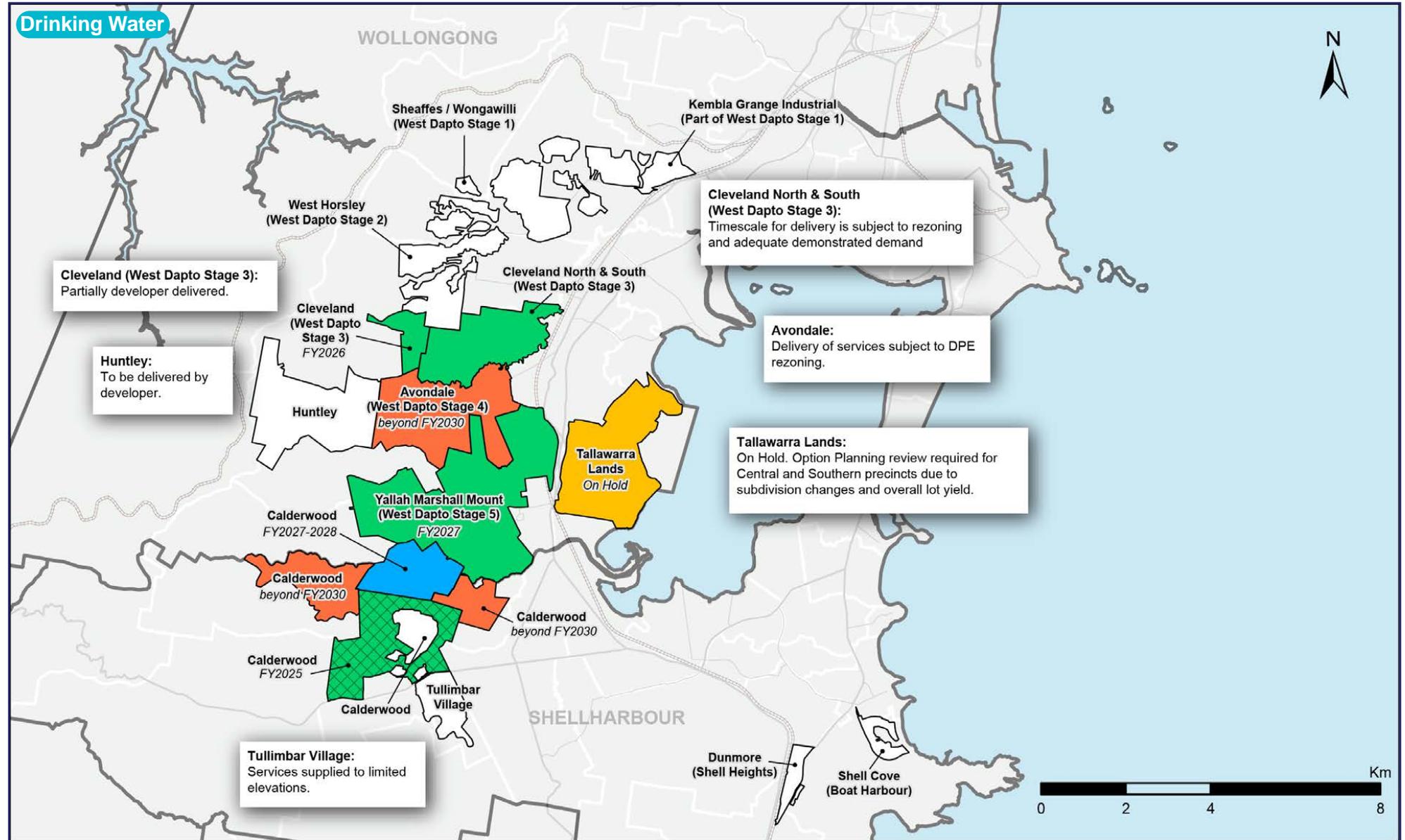
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Project Stages



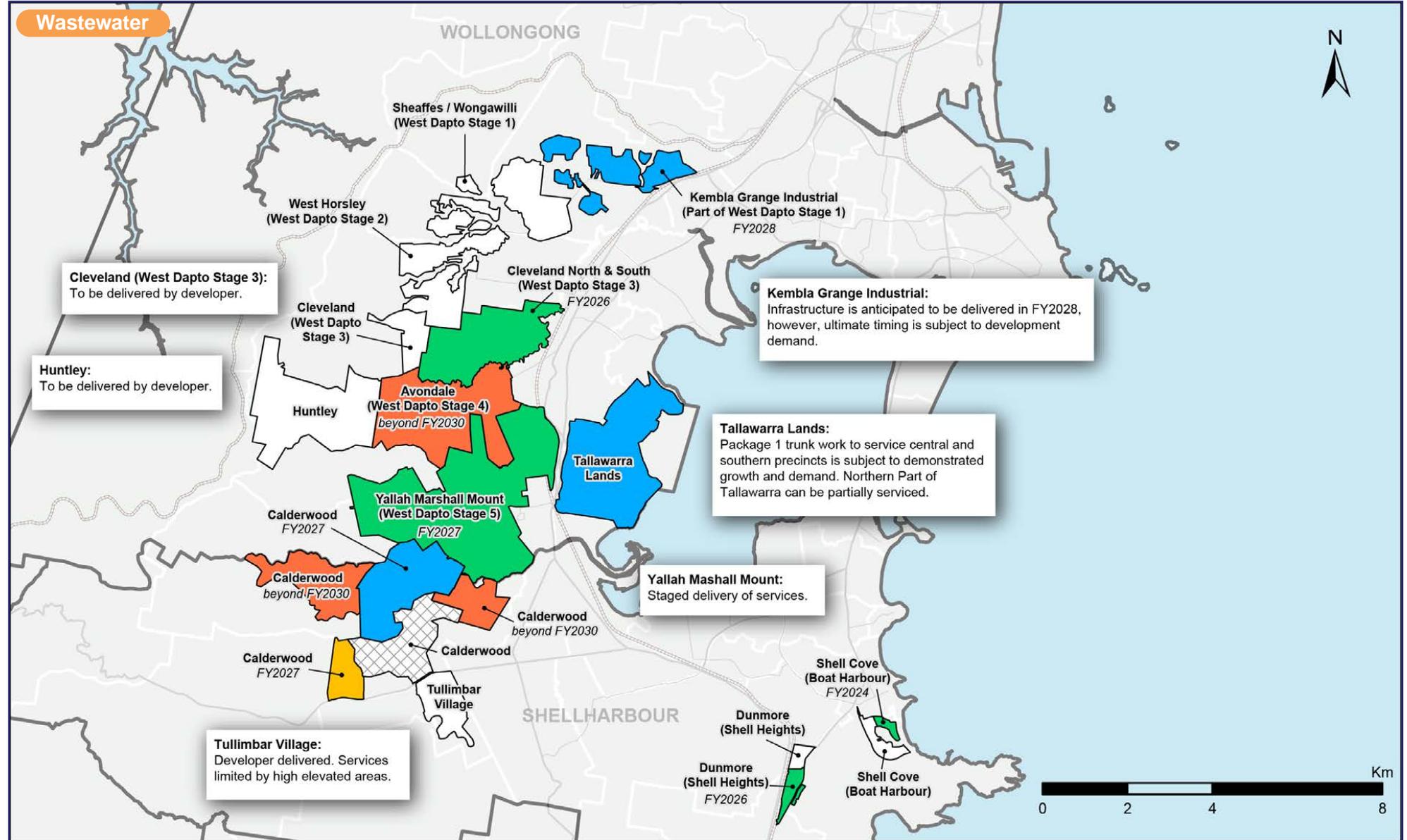
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What's next

Sydney Water requests your support in making sure we have all the relevant information when planning for water related services. We want to make sure we deliver the right services at the right time. To do this we consider:

- What services do we require
- When do we require new services
- Can we utilise existing services in the short term. If so, for how long and what are the capacity limitations

To enable us to assess this information, we request that you speak to us as soon as possible. The best way to do this is to register a feasibility enquiry and talk to your case manager.

Remember to provide us with a staging plan and annual anticipated breakdown of your development numbers to assist us in looking at short and longer term servicing options for your development.

For further information see our Quicklinks page or contact Developer Services at developerservices@sydneywater.com.au.

Quicklinks

Quick links

[Our role and responsibilities](#)

[Sydney Water Talk](#)

Description

More information about Sydney Water and our area of operations

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.

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.

[Water Servicing Coordinators and Providers](#)

Links to our listed providers, instruction forms and standards and specifications.

[Developer Enquiries](#)

Enquiries should be via your Water Servicing Coordinator or developerservices@sydneywater.com.au



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Wayne Jackson

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Sydney Water Corporation

PO Box 399

Parramatta NSW 2124

or via email: wayne.jackson@sydneywater.com.au

