



Southern Illawarra Wastewater

Development Servicing Plan 2023

Sydney
WATER

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1 Executive summary

This Development Servicing Plan (DSP) sets out the price for connecting a new development to a wastewater system in the Southern Illawarra DSP region. Additional charges may be payable depending on what services will be provided to a development, such as drinking water.

The price for new wastewater connections has been calculated using the method set by the Independent Pricing and Regulatory Tribunal's (IPART) in their 2018 Determination¹. Our approach to implementing the 2018 Determination is described in a separate methodology document², while this DSP describes inputs that are specific to this DSP area. The two documents should be read together to gain a full understanding of our approach.

The wastewater infrastructure contribution for the Southern Illawarra DSP area is \$13,433.98 (\$2022-23) per Equivalent Tenement³ (ET). On 19 October 2022, the NSW Treasurer issued an approval under section 18(2) of the *Independent Pricing and Regulatory Tribunal Act 1992*, authorising us to charge less than the maximum price calculated under the 2018 Determination until 30 June 2026. Table 1-1 sets out the maximum prices that will be levied on new developments for wastewater services in this DSP area from 1 July 2023 until the DSP is reviewed and replaced.

Table 1-1 – Wastewater infrastructure contribution prices for this DSP area (\$2022-23)

	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026	1 July 2026 onward
Maximum price calculated under the 2018 Determination (\$/ET)	\$13,433.98	\$13,433.98 + CPI ₁	\$13,433.98 + CPI ₂	\$13,433.98 + CPI _x
Percentage of maximum price to be charged	0%	25%	50%	100%
Maximum price that can be levied on new development (\$/ET)	\$0	\$3,358.50 + CPI ₁	\$6,716.99 + CPI ₂	\$13,433.98 + CPI _x

Note: the price is also adjusted each financial year based on changes in the Consumer Price Index (CPI) compared to the March Quarter 2023.

¹ IPART (2018) *Maximum prices for connecting, or upgrading a connection, to a water supply, sewerage, or drainage system for metropolitan water agencies*

² Sydney Water (2023) *Infrastructure contributions: how we apply IPART's pricing method*

³ See section 2.3 for more information regarding ET's and an overview of how to apply this price to individual developments.



2 Introduction

2.1 Infrastructure contributions and Development Servicing Plans

The *Sydney Water Act 1994* allows Sydney Water to recover the investment of infrastructure needed to provide services to new properties.

IPART is an independent authority that regulates the pricing of declared government monopoly services. IPART may set a maximum price for a government monopoly service, or it may decide to set a methodology that must be used to calculate the price.

In their 2018 Determination, IPART set a methodology that must be used to determine the maximum price for a new development connecting to a water, wastewater or stormwater system. The IPART methodology generates a price payable by all development inside a discrete Development Servicing Plan (DSP) area. Contribution prices are calculated separately for water, wastewater and stormwater (and, under a separate determination, for recycled water).

2.2 Who pays the infrastructure contribution?

As a condition of development consent, a consent authority (usually Council) may require a proponent to make satisfactory arrangements for the provision of water-related services to a development. To identify and confirm the necessary arrangements, the proponent must submit to Sydney Water an application for a Section 73 Compliance Certificate.

Upon receiving an application, we will investigate the impact a proposed development is likely to have on our systems. We will then issue a Notice of Requirements (NoR) under s74 of the *Sydney Water Act*, setting out any conditions that must be met (eg, details of works that must be constructed so that services will be available to the development). Infrastructure contributions are payable for all developments that require a Section 73 Certificate and must be paid by the proponent of the development before the Certificate can be issued.

In many cases a development is for the subdivision of land into smaller lots that are later sold to others for purposes such as building a house. Infrastructure contributions are not levied on this subsequent development, unless the subsequent development also needs its own Section 73 Compliance Certificate (eg, because a single residential lot will be sub-divided to create a dual occupancy).

2.3 How do I apply the charge to my development?

The infrastructure contribution price is the amount that must be paid by one equivalent tenement (ET). IPART's 2018 determination defines one ET as being equal to the annual total demand of an average detached, single residential dwelling⁴.

The total infrastructure contribution payable by any given development would equal the base price in the DSP area multiplied the number of additional ETs. For example, if a single residential dwelling uses 200 kilolitres of water in a year, one ET equals 200 kilolitres. If we receive a section 73 application for a development and assess that it will use 1,000 kilolitres of water over a year, the development is for five ETs. Assuming a base price in the DSP area of \$5,000 per ET, the development would be required to pay \$25,000 (\$5,000 per ET x 5 ETs).

We work out the number of ETs in a development based on information supplied to us during the Section 73 process. In broad terms:

- For residential properties, the number of ETs depends on the density of proposed dwellings. Each detached dwelling would typically be considered one ET, while medium to high-density developments (such as flats and units) would be less than one ET per dwelling (eg, 0.8);
- For non-residential developments, the number of ETs will be assessed based on the expected volumetric demand of the proposed land use (eg, use of drinking water, discharge of wastewater);
- We may account for existing land uses if, for example, the land was already occupied and used our services. For example, if a lot with a single dwelling is subdivided to create two lots, we may apply a credit for the pre-existing dwelling and only require a payment equal to one ET (being the net increase in demand for our services).

The contribution price set out in this DSP will apply to all developments requesting a new wastewater connection, where a Section 73 Compliance Certificate will be issued after 1 July 2024. Further information on our approach to assessing the number of ETs in a development will be set out in separate policy and guideline documents that will be available on Sydney Water's website or via your Water Servicing Coordinator. If your development also requires a new drinking water connection, you will also be required to pay a drinking water infrastructure contribution. The drinking water contribution payable by new connections in this DSP area depend on the source of drinking water for the site, which is determined by Sydney Water during the Section 73 Compliance Certificate process. For sites covered by the Illawarra (infill areas) drinking water DSP, the charge is \$0 / ET. For other sites, the charge is \$3,261.85 per ET, as set out in the Greater Sydney Drinking Water DSP.

⁴ Because IPART did not specify a value for 'average demand' in their 2020 retail price determination, we must assume a value when calculating the contribution price for a DSP area. Our approach to estimating average demand is set out in our infrastructure contribution methodology report.

3 Southern Illawarra DSP area

3.1 Systems covered by this DSP

The boundary of this DSP area covers the following systems (see also Table 3-1 for selected key statistics):

- Bombo sewage treatment system;
- Gerringong sewage treatment system;
- Shellharbour sewage treatment system; and
- Wollongong sewage treatment system (Growth Precincts only).

A sewage treatment system consists of the wastewater pipes, pumping stations, and resource recovery centres that transport used water away from homes and businesses for treatment before being beneficially reused or safely released to the environment.

Table 3-1 – Summary statistics for systems in the DSP area (as at 2022)

System	Catchment area (Ha)	Residential population	Length of mains (km)	Pump stations
Bombo	1,016	15,387 (2016)	150	15
Gerringong	375	-	-	11
Shellharbour	2,601	74,148 (2020)	478	21
Wollongong – Growth Precincts	2,378	50,916 (2021)	398	16
TOTAL	6,370	140,451	1,026	63

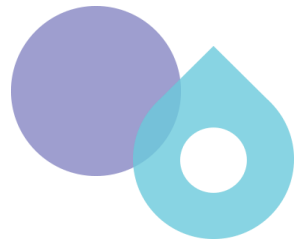



Figure 3-1 Southern Illawarra Development Servicing Plan Area





The Illawarra region consists of a mix of infill and greenfield development. Due to significant changes in land use in the infill areas, IPART's infrastructure contribution pricing methodology results in a zero charge.

IPART's method does not allow us to recover investment costs where changes in average demand and/or land use patterns have created spare capacity in our systems. This phenomenon is evident in the northern parts of the Illawarra, where the departure of large-scale non-residential land uses over many years has resulted in negative demand.

However, we are also expecting further greenfield development and significant investment in other parts of the Illawarra, including parts of the Wollongong wastewater catchment. To provide cost-reflective prices that align with IPART's method, we have split the Wollongong system into:

- (1) greenfield-focussed areas to the south and west of Wollongong, such as West Dapto and Calderwood (this DSP, Southern Illawarra Wastewater), and
- (2) predominantly infill areas to the north where, due to negative demand, the infrastructure contribution price for new wastewater connections will be zero (the Northern Illawarra Wastewater DSP).

In addition, the systems in the Southern Illawarra Wastewater DSP face similar Environment Protection Licence (EPL) limits and affect similar receiving environments. Further background on each system is contained in section **Error! Reference source not found.**

3.2 Past and future development in the DSP area

This section provides an overview of past and historical development in the DSP area.

Historical development is summarised in **Figure 3-2**.

For the purposes of calculating an infrastructure contribution price for this DSP area, the forecast of future development must align to the available capacity provided by existing and future assets. In this DSP area, the forecast of future investment in new assets is limited to the next 10 years. As a result, the development forecast used to calculate the infrastructure contribution price must be limited to the amount of new development that can be serviced by assets commissioned within the next 10 years. Because asset capacity is typically delivered in large blocks, development can often continue to connect to a system for many years beyond the adopted investment horizon (see **Figure 3-3**).

Figure 3-2 Historical Development in the Southern Illawarra DSP Area

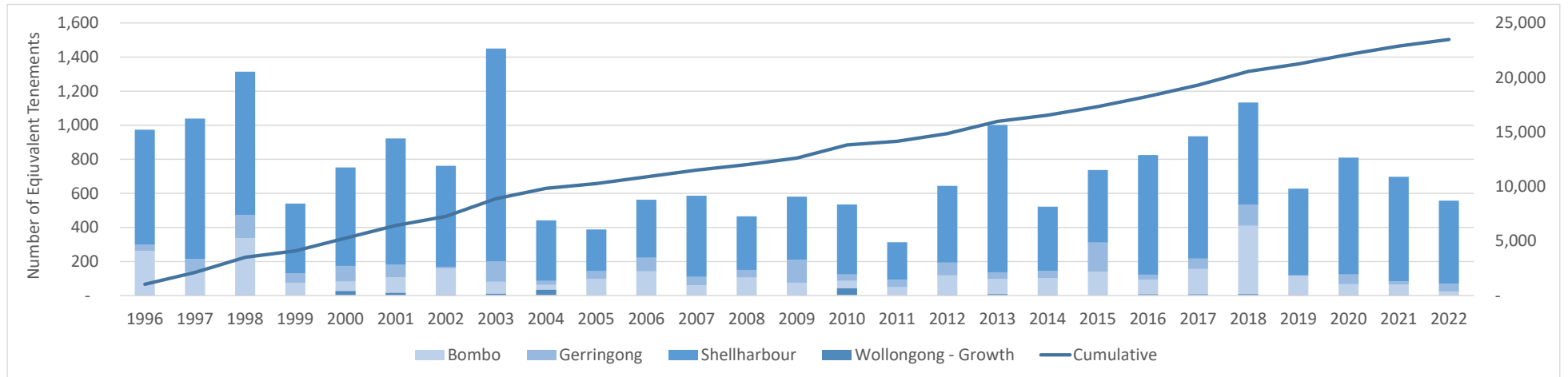
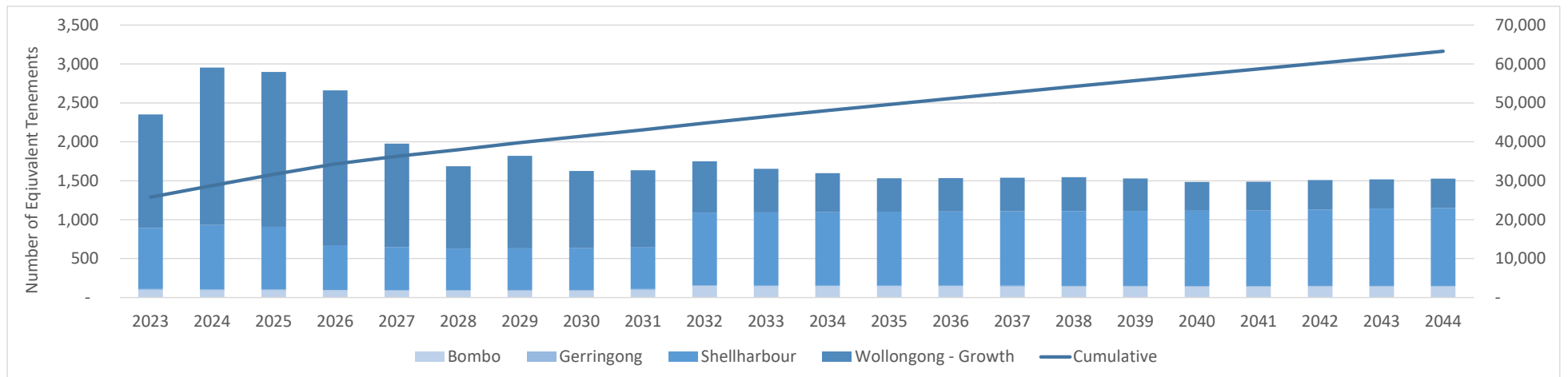


Figure 3-3 Future Development in the Southern Illawarra DSP Area



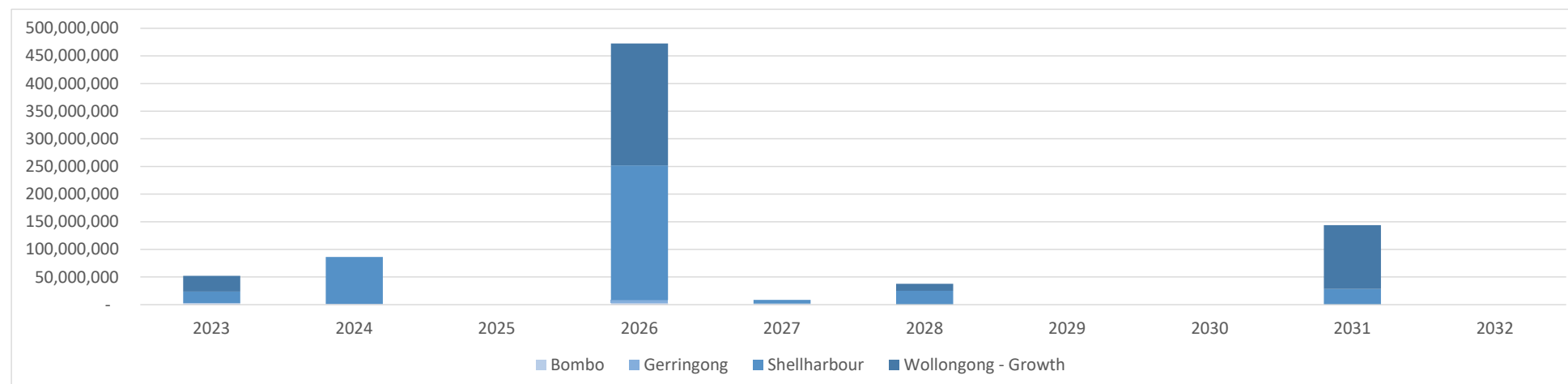
3.3 Past and future assets providing services to the DSP area

This section shows the value of past (Table 3-2) and future (**Figure 3-4**) assets constructed to provide services to new development. Consistent with IPART's pricing method, asset values are shown in the year commissioning (ie, not as a cashflow). As noted above, future assets are limited to those likely to be commissioned inside the next 10 years. The value and timing of asset commissioning beyond 10 years is more uncertain, and if further investment is needed after 10 years this will be captured in a future review of this DSP.

Table 3-2 – Total present value of commissioned assets by system, 1970 – 2022 (\$2022-23)

System	Bombo	Gerringong	Shellharbour	Wollongong – Growth Precincts
Pre-1996 assets	\$11,324,970	-	\$63,921,450	\$1,618,489
Post-1996 assets	\$38,624,002	\$58,487,795	\$106,228,042	\$13,255,973

Figure 3-4 Future Uncommissioned Assets in the Southern Illawarra DSP Area





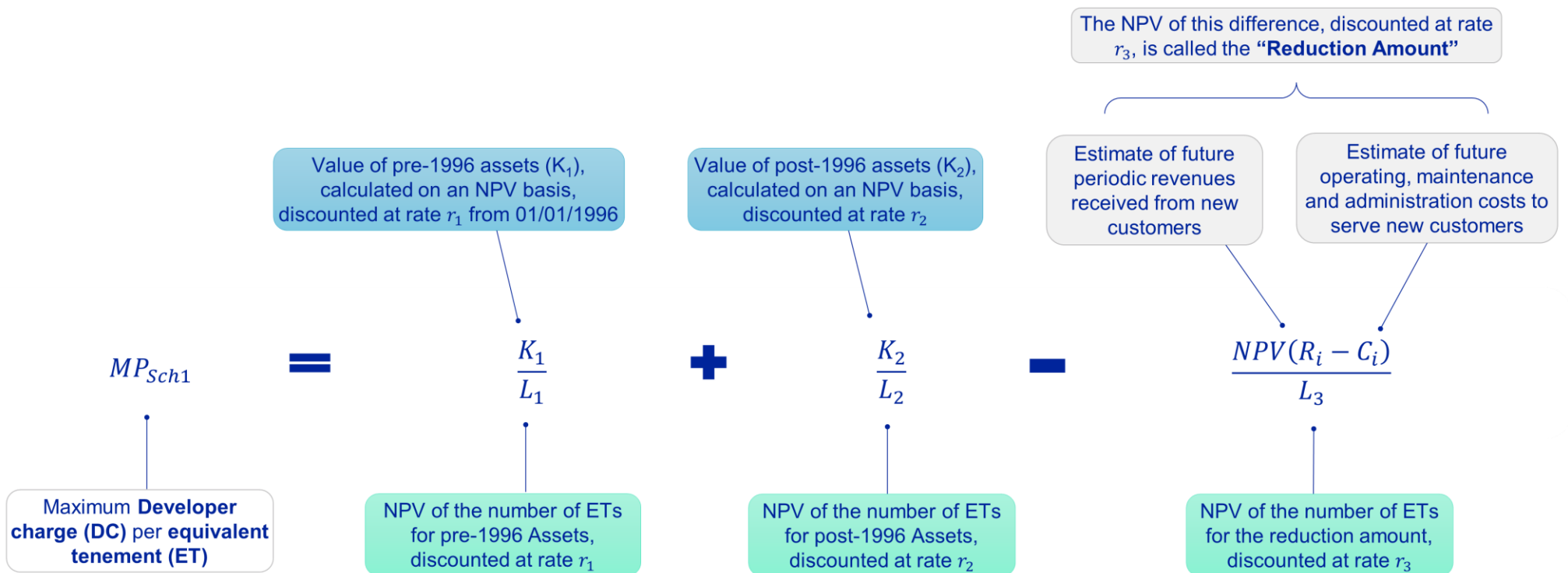
The infrastructure contribution price in this DSP will help to fund delivery of the following assets:

- Bombo:
 - 2 new pumping stations and 6 gravity main projects
- Gerringong:
 - 0.4KM of gravity mains, 1.7KM of rising mains, 1 new pumping station, pumping station upgrade totalling 75L/s and 25m³ of storage
- Shellharbour:
 - 5.3KM of gravity mains, 11.2ML of storage, 3.9KM of rising mains, 1 pressure main upgrade, 4 new pump stations, 2 pump upgrades totalling 165L/s, 0.28ML of storage, 2 new generators and 9 upgrades to Shellharbour STP
- Wollongong – Growth Precincts:
 - 14.8KM of gravity mains, 2 storage projects to reduce overflows, 8 gravity main projects, 4.1KM of pressure mains and associated rising mains, 4 new pumping stations, pump station upgrades totalling 271L/s, 30kW in generators, 128kL of emergency storage and Staged upgrades at Wollongong STP.

4 Infrastructure contribution calculation

The main elements of IPART’s pricing method are shown in **Figure 4-1**. The rest of this section presents the results of applying this method.

Figure 4-1 IPART’s infrastructure contribution pricing method



4.1 Key inputs for this DSP

This section sets out assumptions used in the calculation of the infrastructure contribution price. Further detail on the approach, including assumed retail prices and escalation rates, are set out in our DSP methodology document.

Table 4-1 - Inputs to the infrastructure contribution calculation model

Input parameter	Southern Illawarra Wastewater DSP
Base Year	2022-23
Real pre-tax discount rate for pre-1996 values (K_1 , L_1)	3.0%
Real pre-tax discount rate for post-1996 values (K_2 , L_2 , L_3)	4.2%
Demand of one equivalent tenement (kL / year)	114
Apportionment of commissioned assets	
(A) Total ETs (1970 – 2052)	118,315
(B) Pre-1996 ETs	35,174
(C) 1996 – 2022 ETs	22,964
Apportionment of pre-1996 assets $1 - [(B) + (C)] / (A)$	46.2%
Apportionment of post-1996 commissioned assets $1 - [(C) / (A)]$	78.8%

4.2 Infrastructure contribution price elements

Table 4-2 – Charge for pre-1996 assets

(A) Present value of pre-1996 assets (K ₁)	\$84,709,341
(B) Present value of equivalent tenements (L ₁)	71,873
Capital charge for pre-1996 assets (A) / (B)	\$1,179 / ET

Table 4-3 – Charge for post-1996 assets

	Commissioned	Uncommissioned
(A) Present value of post-1996 assets (K ₂)	\$241,464,084	\$921,788,762
(B) Present value of equivalent tenements (L ₂)	75,677	75,677
Capital charge for post-1996 assets (A) / (B)	\$3,296 / ET	\$12,181 / ET

Table 4-4 – Net operating result

(A) Present value of revenue (R)	\$176,230,581
(B) Present value of operating costs (C)	\$73,771,177
(C) Present value of ETs (L ₃)	31,803
Net operating result (A) + (B) / (C)	\$3,222 / ET

4.3 Total infrastructure contribution price

The following table shows the components of the infrastructure contribution calculation.

Table 4-5 - Components of the infrastructure contribution price, \$ per ET (\$2022-23)

(A) Pre-1996 commissioned assets	(B) Post 1996 assets	(C) Net operating result	Infrastructure Contribution (A) + (B) – (C)
\$1,178.60	\$15,477.02	\$3,221.64	\$13,433.98

5 Appendices

5.1 Appendix A – Background information on the systems in this DSP


The boundary of this DSP area covers the following systems:

- Bombo sewage treatment system;
- Gerringong sewage treatment system;
- Shellharbour sewage treatment system; and
- Wollongong sewage treatment system (Growth Precincts only).

5.1.1 Bombo and Gerringong wastewater systems

The Bombo system services an area of approximately 1021 hectares, which comprises the suburbs of Kiama Heights, Kiama, Kiama Downs, Bombo and Minnamurra. The treatment plant was commissioned in 1984 and, as of 2005, flows from the Jamberoo Priority Sewerage Program (PSP) area were also transferred to Bombo. The Bombo sewerage treatment system consists of five major carriers, over 120 kilometres of sewer, 14 sewage pumping stations (SPSs) and Bombo WRP. Bombo supplies recycled water to a third-party customer, Kiama Golf Club, for restricted access irrigation of the golf course.

The Gerringong wastewater network is an isolated network that covers an approximate area of 380 hectares. The boundaries of the Gerringong District range from Mount Pleasant and Omega in the north, to Rose Valley, Willow Vale and Foxground in the west, and to Broughton Village, Toolijooa, Harley Hill, Gerroa and Seven Mile Beach in the south. The Gerringong network services suburbs within the Kiama Municipal Council. The major suburbs serviced include Gerringong and Gerroa. The Gerroa WRP discharges to onsite agricultural irrigation. The Gerroa WRP has a target to reuse 80% of the flows. Excess flows are either discharged to the sand dune system or once sand dunes have reached capacity excess flows are discharged to Crooked River.



The wastewater network in Bombo has reached its EPL license limit of 40 spills in 10 years and the EPL license for Gerringong does not allow any increase in the spill frequency. Therefore, future growth or system deterioration within the Bombo and Gerringong network, could lead to an increase in the system spill frequency and therefore the systems would be non-compliant with the EPL dry and wet weather performance limits.

The Jamberoo Low Pressure Sewer System (LPSS) is part of Bombo wastewater system. The LPSS was a Government funded program. It was designed to provide wastewater services to then existing properties within Jamberoo township. The Jamberoo sewer scheme is over ten years old and was designed with limited capacity. This servicing capacity is now fully utilised, no new connections can be added to the system. To provide wastewater services to proposed council's future growth in Jamberoo village, the system now needs to be augmented.

The impacts of growth in the Bombo and Gerringong systems include:

- Two pump stations (SP0649 and SP1141) have less than 4 hours emergency storage in 2036 and 2026 respectively.
- The Bombo system fails the EPL licence requirement with the spill frequency >40 spills in 10 years by 2026. A total of six ERS contribute to the system frequency >40 spills in 10 years.
- The Gerringong system fails the EPL licence requirement of no increase in the spill frequency by 2056. Only one ERS contributes to the increase in the spill frequency.
- In the Bombo system, thirteen spilling MHs on private property exceed 5 spills in 10 years
- In the Gerringong system, two spilling MHs on private property exceed 5 spills in 10 years

5.1.2 Shellharbour wastewater system

The Shellharbour wastewater network services 74,148 people with an average dry weather flow of 15.19 ML/d. The Shellharbour wastewater network spans over an approximate area of 2,601 hectares and mainly collects residential effluent from a catchment bounded by Lake Illawarra to the north, Shell Cove to the south, Shellharbour to the east, and Albion Park to the west. Sewage is transported through the wastewater network to Shellharbour WWTP for treatment, before discharging into the ocean on the southern side of Barrack Point.

Growth, particularly to the west of the catchment in greenfield release areas, creates a need for investment in measures such as additional storage or contingency arrangements for pumping stations that did not meet the emergency requirements, storage arrangements for manholes discharging inside private properties and new infrastructure required to connect the growth areas to the Shellharbour wastewater network (see Figure 5-4).

Figure 5-1 Major investments needed in the Bombo Wastewater system

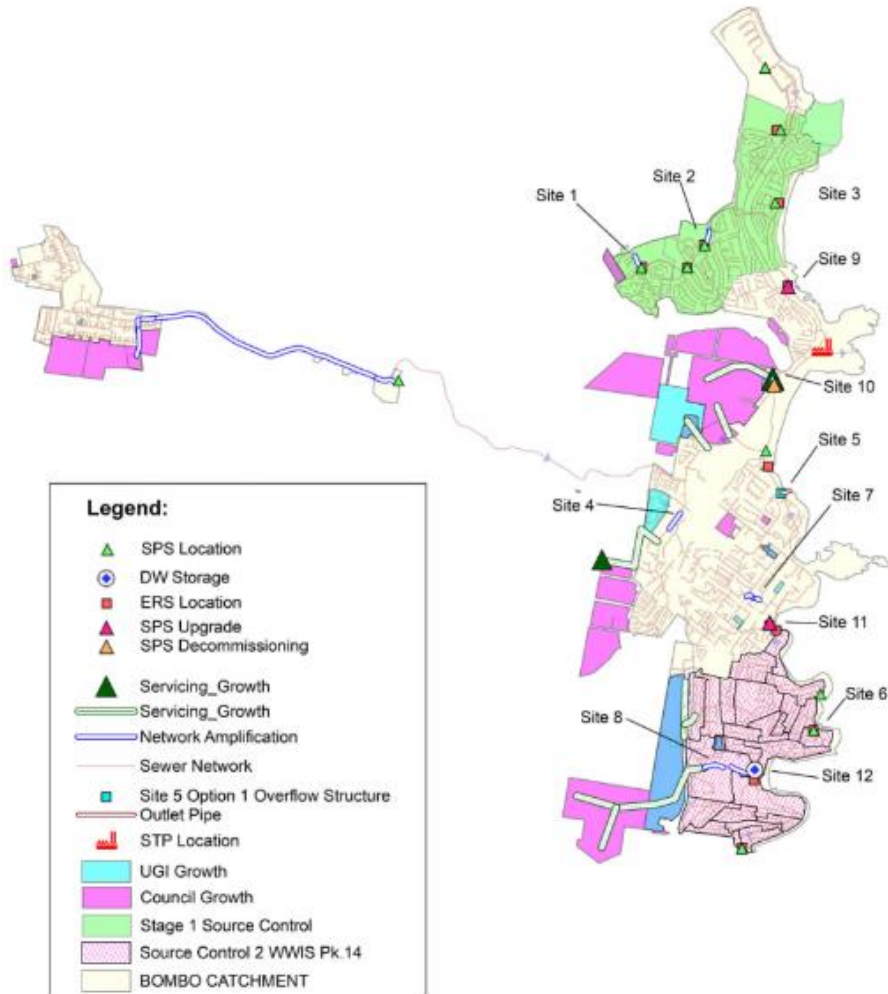


Figure 5-2 Major assets in the Shellharbour Wastewater system

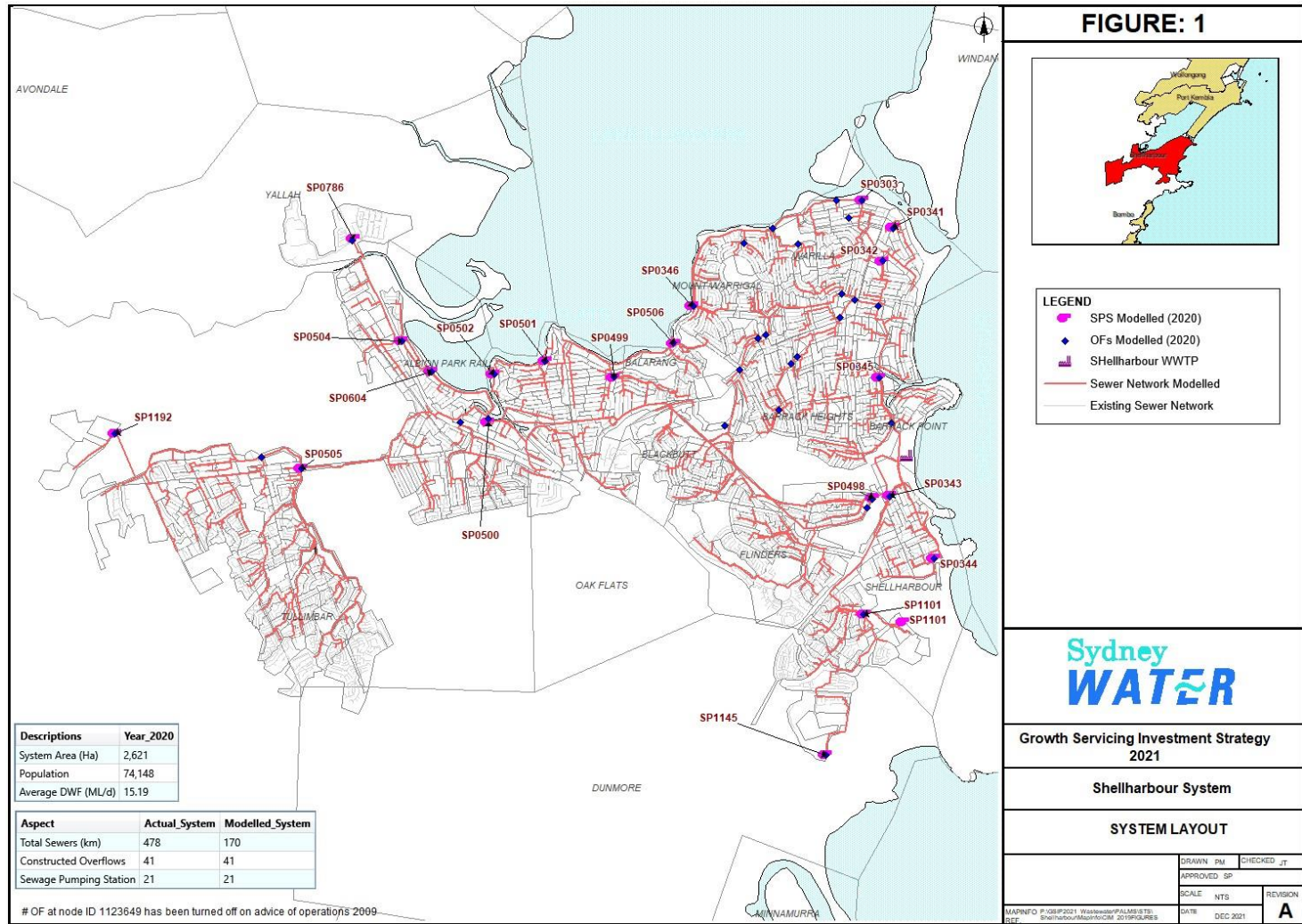


Figure 5-3 Major growth areas in the Shellharbour Wastewater system

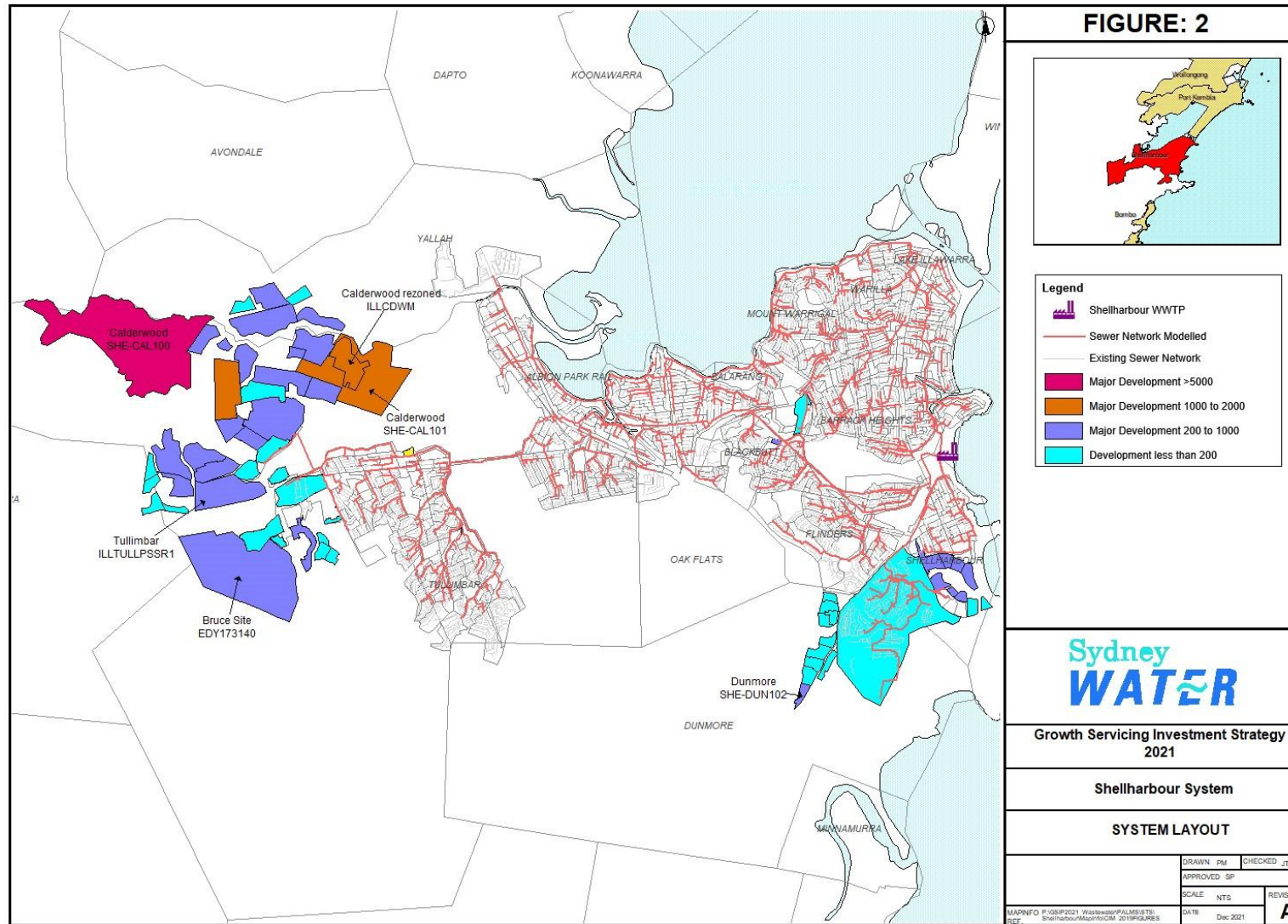
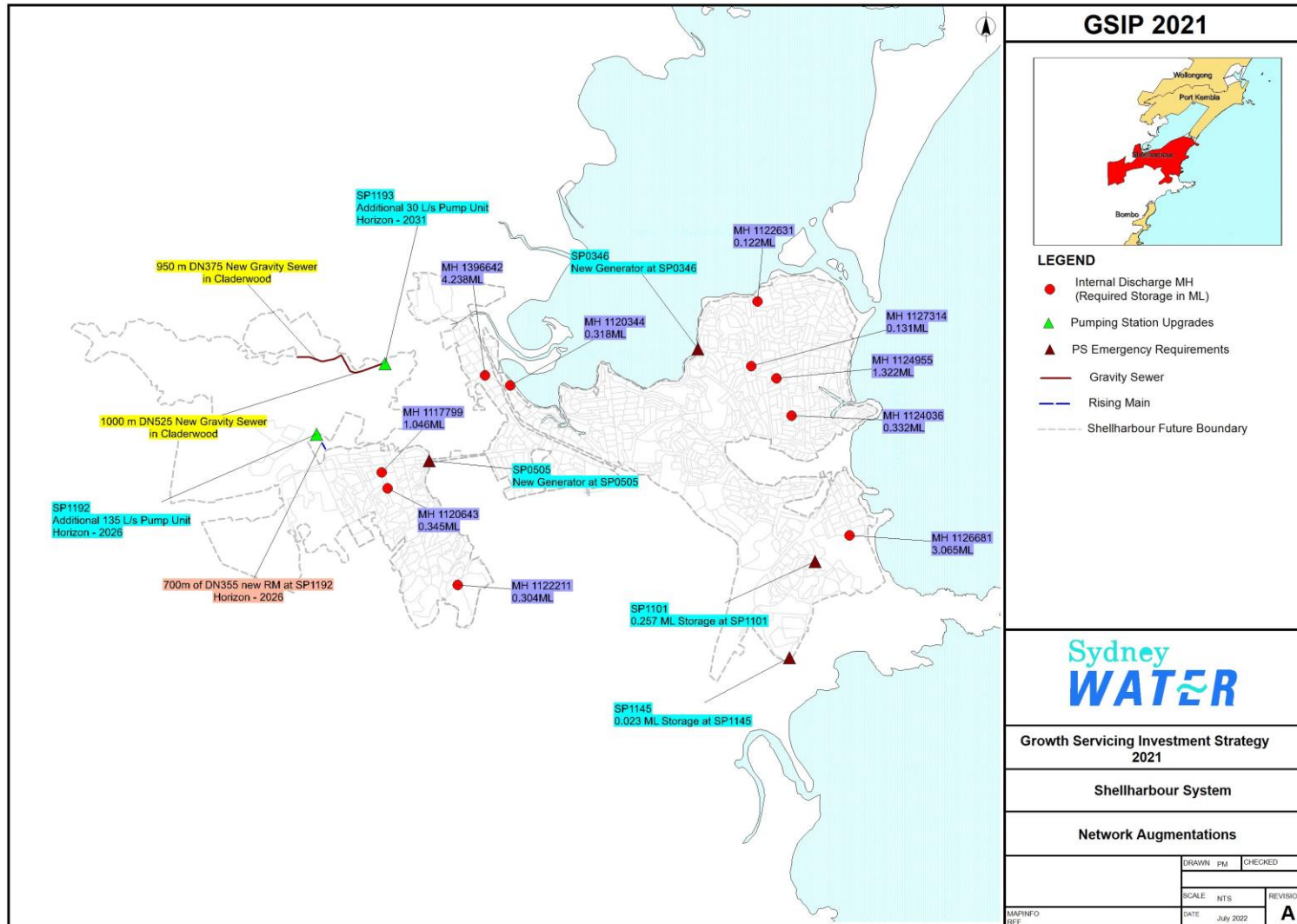


Figure 5-4 Major investments to manage the impact of growth in the Shellharbour Wastewater system



5.1.3 Wollongong wastewater system (growth precincts)

Significant growth is expected for the Illawarra region. A major contributor to growth will come from West Dapto Urban Release Area (WDURA) developments and the Adjacent Growth Areas (AGAs), with approximately 28,000 dwellings and 240 ha of non-residential development up to 2048. WDURA includes the precincts of Kembla Grange, Sheaffes/Wongawilli, West Horsley, Cleveland, Avondale (Huntley) and Yallah Marshall Mount. AGAs include Calderwood, Tallawarra, Tullimbar and Huntley precincts.

The parts of the Wollongong wastewater system included in this DSP mostly relate to greenfield release areas mentioned above. This DSP also includes the Port Kembla wastewater system.

The Wollongong wastewater treatment plant (WWTP) receive dry weather flows from Bellambi (via SP0796) and Port Kembla (via SP0796) in addition to the dry and wet weather flows from its own catchment. The existing Wollongong system incorporates the sewerage treatment plant, 11 sewerage pumping stations (SPSs), 32 constructed overflows and approximately 445 km of sewer.

The Port Kembla wastewater network services an area of 2,738 ha. The system is located within the Wollongong LGA and collects flows from the suburbs of Windang, Primbee, Warrawong, Port Kembla, Lake Heights, Berkeley, Brownsville, Kanahooka, Koonawarra, Dapto and part of Horsley. During dry weather conditions, Port Kembla SSTP is bypassed with all flows transferred to Wollongong WWTP.

The impact of growth on these systems is significant, and the following major investments are required:

- A total of 671m of sewer main duplications to the Dapto Carrier Section 1 (pipe depth should not exceed 60% during PDWF).
- A 180kW generator for SP0308 to meet dry weather emergency requirements.
- A total of 1,368 m³ of storage at 5 overflow structures to ensure spill frequencies do not exceed existing frequencies.
- A total of 4,174 m³ of storage at 5 maintenance holes to ensure spill frequencies do not exceed existing frequencies.
- Infrastructure to service new growth in West Dapto, including 2 future staged upgrades to SP1201, a new SPS and pressure main in Tallawarra, an extension and duplication of a pressure main from SP1201, and 4.96km of new gravity main in the Avondale precinct.
- SP1007 require contingency arrangement or storage as they don't meet the required four hours detention time in future planning horizons and does not currently have a contingency arrangement in place.
- System upgrade is required for 10 manholes as they are spilling more than 5 times in 10 years within private properties due to growth.

Figure 5-5 Major assets in the Wollongong Wastewater system

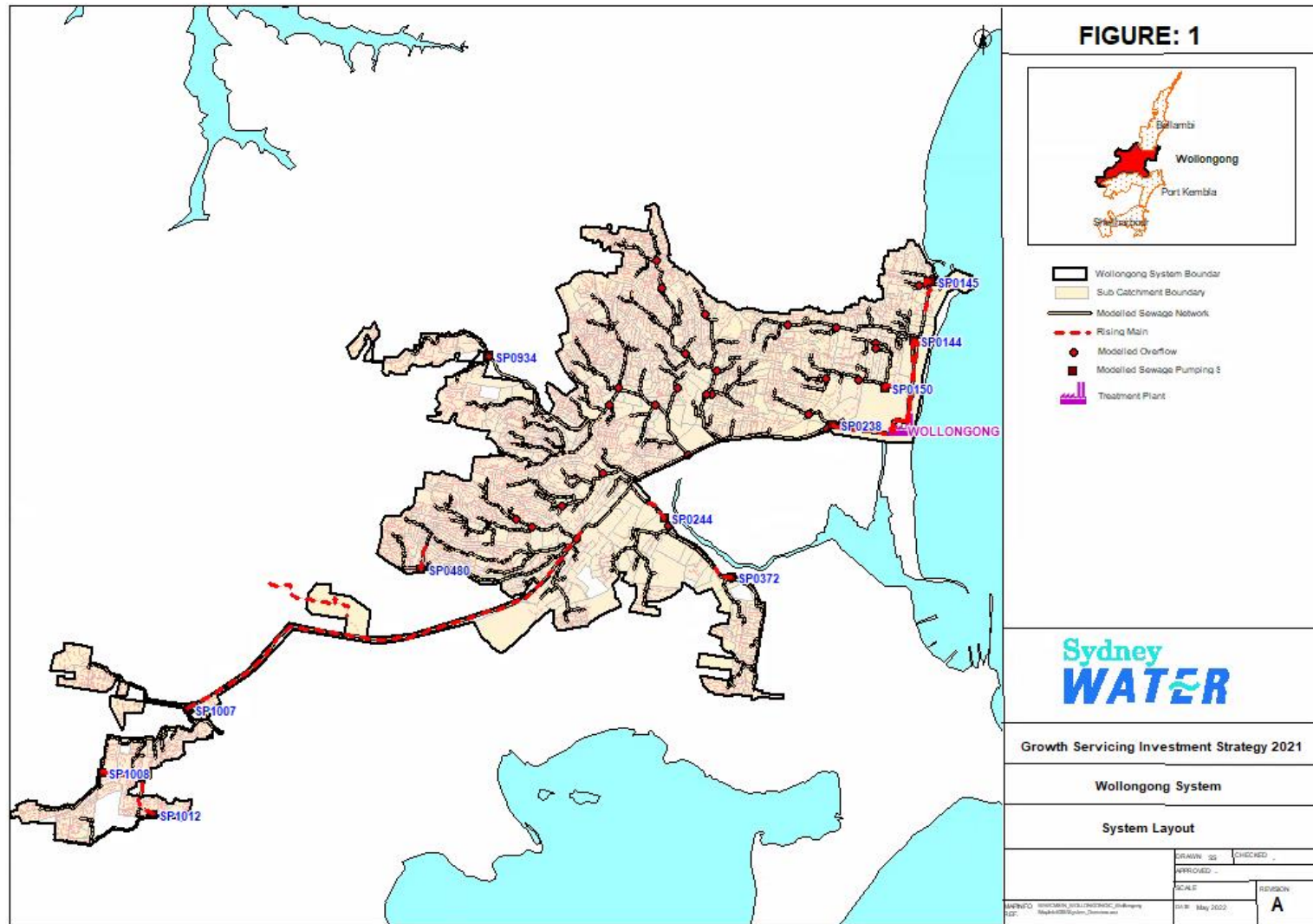
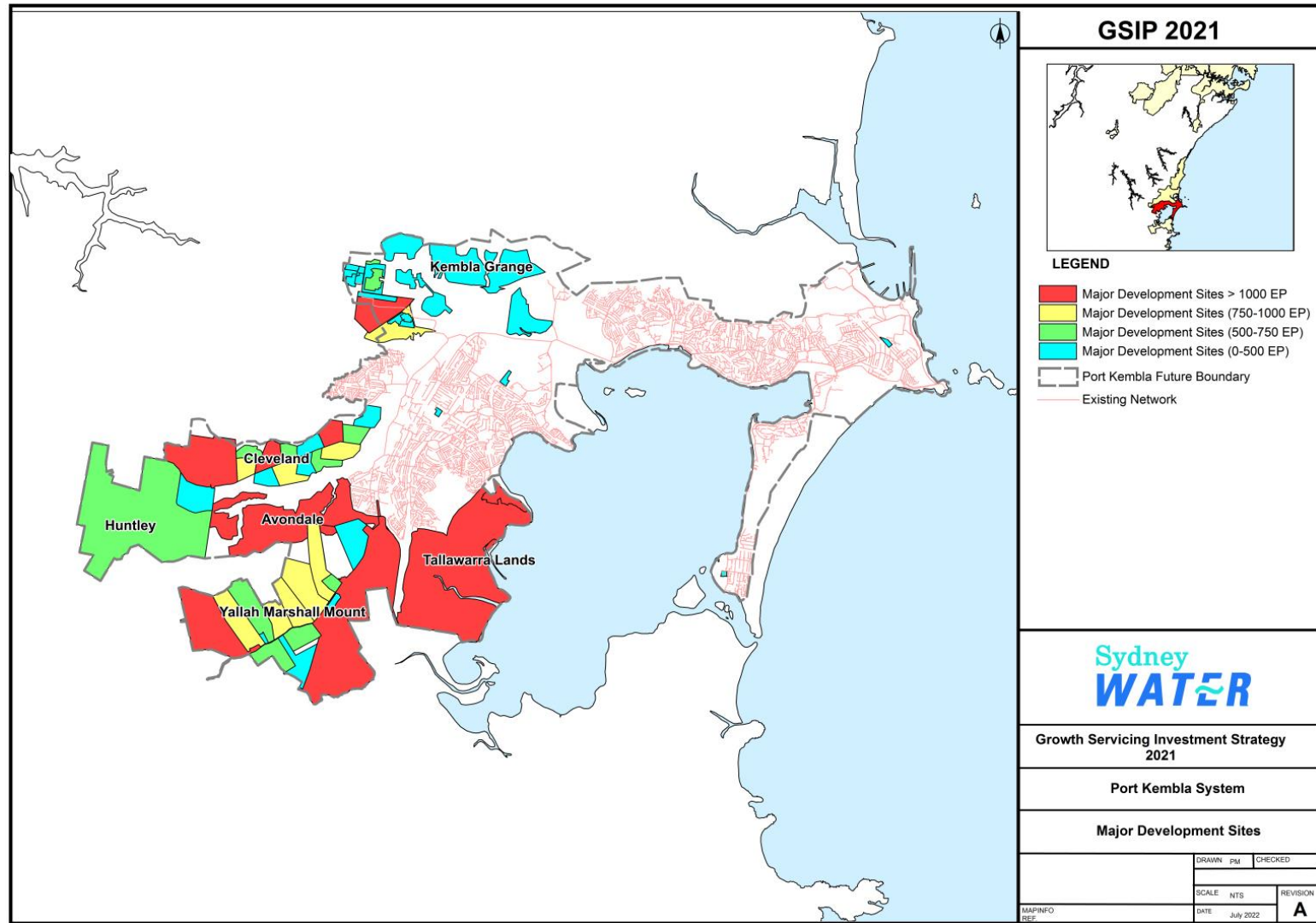


Figure 5-6 Major growth areas in the Wollongong (Port Kembla) Wastewater system

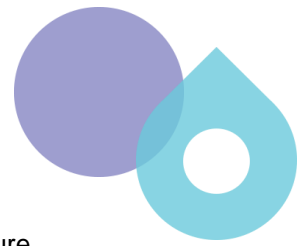


5.2 Appendix B – Minimum content of documentation for public exhibition

IPART information requirement

Reference

a summary of the contents of the DSP	Contents page
a statement specifying the System (or Systems) to which the DSP relates	Section 3.1
a clear and accurate description of the DSP Area to which the DSP applies, including:	
(1) its size;	Section 3.1
(2) the basis for defining its boundaries; and	See also the DSP methodology document
(3) reference to other DSPs where there is an overlap or co-usage of Assets	
demographic and land use planning information including:	
(1) the current residential population in the DSP Area;	Table 3-1
(2) the estimated Equivalent Tenements in the DSP Area as at 1 January 1996;	Figure 3-2
(3) the projected population over a period of 30 financial years starting from the financial year in which the DSP was registered with IPART; and	Figure 3-3
(4) the projected Equivalent Tenements in the DSP Area for each financial year over a period of 30 financial years starting from the financial year in which the DSP was registered with IPART	Note: Forecast ET's align to the capacity provided by the first 10 years of uncommissioned assets
timing of works in the DSP Area including:	
(1) completed capital works; and	Infrastructure contribution calculation spreadsheets
(2) proposed capital works	DSP methodology document
the standards of service to be provided to customers in the DSP Area and design parameters of Assets	
the calculated maximum price under clause 1 of Schedule 1 (MP_{Sch1}), and the information used to calculate that price, including:	Section 4
(1) the future periodic revenues expected to be received from new customers in the DSP Area each financial year;	See also the DSP methodology document
(2) the charges used for the calculation of those revenues;	
(3) average water usage figures used for the calculation of those revenues;	
(4) the future expected annual operating, maintenance and administration costs of providing services to new customers in the DSP Area in each financial year; and	
(5) indexation principles and parameters used for that calculation	



a description, or reference to a background document containing the description, of Pre-1996 Assets and Post-1996 Assets in the DSP Area including:

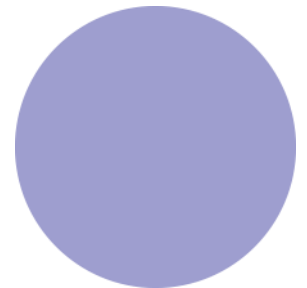
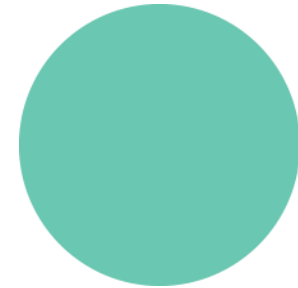
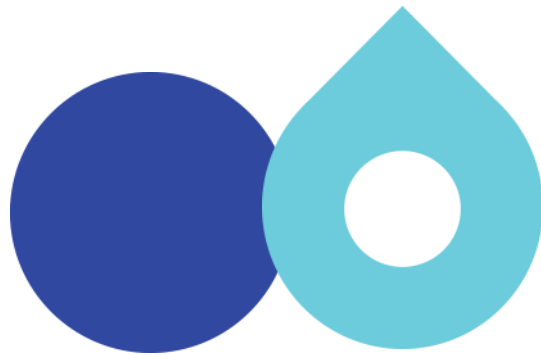
- (1) the date (or forecast date) of the commissioning of each Asset;
- (2) the size/length of each Asset;
- (3) the actual efficient cost of each Asset (where applicable);
- (4) the unit cost of each Asset (if applicable);
- (5) the MEERA valuation of each Asset (if applicable);
- (6) the total capacity of each Asset expressed in Equivalent Tenements (if applicable); and
- (7) the details of the number of Equivalent Tenements served by each Asset in each DSP Area, where that Asset serves more than one DSP Area

Infrastructure contribution calculation spreadsheets (Sydney Water Talk website)

The proposed DSP areas and infrastructure contribution prices were on public exhibition for a period of 51 working days, from 28 April 2023 to close-of-business on 7 July 2023.

Sydney Water reviewed all submissions received during the exhibition period and submitted a final proposal to IPART on 31 August 2023.

IPART will review and register each DSP, and each DSP will remain in force until reviewed and replaced.



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