A message from Paul Plowman

For more than 130 years, Sydney Water has been the trusted provider of water and wastewater services in Sydney, the Blue Mountains and the Illawarra.

Our current infrastructure is serving our city well, however in the context of a growing city and the ambition of a more productive, liveable and sustainable Greater Sydney, we are thinking very differently about how we will service the city into the future.

We’ve also listened to you, our development community customers, about how we can work better together. This needs us to be more innovative in our partnerships with you, to ensure we are meeting your needs.

Our customers and partners have helped us shape the 2019 Growth Servicing Plan which now outlines our:

• Longer term planning outlook for water and wastewater infrastructure
• Ongoing commitment to working with you on ‘out-of-sequence’ developments
• Increased transparency of our planning, processes and anticipated timelines.

We’re proud to back this with a dedicated team of account managers who will work with you on your projects. If you can’t find the information you need right here – please talk to us.

At Sydney Water, we’re passionate about helping our beautiful city grow. We’re always looking for ways we can collaborate across all levels of government and the private sector to do things better.

We look forward to working with you to get the right services delivered at the right time and create liveable, productive and thriving communities for future generations to enjoy.

Paul Plowman
General Manager,
Liveable Cities Solutions
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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 15 years across the major greenfield and infill areas.

We will update the Plan annually 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’ll be providing water services to over 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 degrees higher than the coastal part 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 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 approximately 35,000 dwellings 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 lot and dwelling projection forecasts 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 need to comply with requirements set by our pricing regulator, the Independent Pricing and Regulatory Tribunal (IPART).

We must demonstrate 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 for servicing the area.

Our current planning and delivery timeframes are presented in the maps on pages 13 to 19 of this Plan.
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 needs to 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 responsibility of the developer 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 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
  or
• 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 can be found on page 11.

We recommend speaking 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, so this gives us the best opportunity to help you achieve your project goals.

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

Following this, 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 it needs to be transferred to Sydney Water for operation and maintenance. An overview of our funding principles for accelerating water infrastructure delivery can be found on page 9.

More information about developer funded infrastructure and conditions for reimbursement can be found in our Funding Infrastructure to Service Growth Policy.

To learn more about bringing infrastructure forward, locking in a delivery date or accelerating greenfield developments, please contact Chris Gantt, Manager Developer Partnerships, at chris.gantt@sydneywater.com.au
Pathways 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.

**NSW Government’s growth plans and processes**
- A Metropolis of Three Cities Greater Sydney Regional Plan
- District and Infrastructure Plans
- Housing Supply Forecast Model
- Final structure and precinct plans
- Land rezoned

**Sydney Water funded infrastructure**

**Option to accelerate infrastructure**
- Developer wishes to accelerate planning?
  - Yes
    - Strategic Planning
  - No

**Sydney Water required to support NSW Government direction?**
- No
- Yes

**Demonstrated development demand?**
- No
- Yes

**Land rezoned / soon to be rezoned?**
- No
- Yes

**Infrastructure delivered under commercial agreement. See funding scenario 3 on page 9**

**Investment deferred at this stage**
- Yes
- No

This diagram illustrates the various steps and considerations involved in planning and delivering infrastructure to support new growth areas, including the alignment with NSW Government's land release program and the options for developers to accelerate infrastructure projects.
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.
<table>
<thead>
<tr>
<th>Planning status of proposed development</th>
<th>Timing of proposed development</th>
<th>Funding arrangements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. On NSW Government’s land release program, including infill areas, or in Sydney Water’s Growth Servicing Plan (GSP)</td>
<td>Aligns with specific delivery date presented in the GSP maps.</td>
<td>Sydney Water funds and builds infrastructure as shown in the GSP.</td>
</tr>
<tr>
<td></td>
<td>Earlier than GSP timing or where no specific delivery date has been determined by Sydney Water (i.e. a date range is presented in the GSP maps).</td>
<td>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.</td>
</tr>
<tr>
<td>2. Accelerated greenfield development or other land release that is to be at ‘no cost to the Government’.</td>
<td>Anytime</td>
<td>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 of the dwellings are connected and all infrastructure has been constructed, we pay all remaining costs of building infrastructure in a single payment.</td>
</tr>
<tr>
<td>3. Not on NSW Government’s program or in an area where no planning has begun.</td>
<td>Anytime</td>
<td>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.</td>
</tr>
</tbody>
</table>

**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.

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, please contact Chris Gantt, Manager Developer Partnerships, at chris.gantt@sydneywater.com.au, to find out about the commercial options available.
### Planning stages and timing of infrastructure

<table>
<thead>
<tr>
<th>Sydney Water process</th>
<th></th>
</tr>
</thead>
</table>
| 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. |
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 15 years.
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 this Growth Servicing Plan (GSP) are accurate or reliable. Any use or reliance on these timeframes 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 timeframes provided in this GSP.
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Growth Servicing Plan 2019 – 2024  

North West Region

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South West Region

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Accurate as at 12 September 2019
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Accurate as at 12 September 2019
Illawarra Region

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