



Picton Wastewater Scheme

Requirements for new connections – October 2024

Sydney Water's Picton Water Resource Recovery Facility (WRRF) is part of the Picton Wastewater Scheme and treats wastewater from homes and businesses in the Picton area.

The wastewater is treated to produce recycled water, which is used to irrigate crops at our Picton Farm.

As communities in the area have continued to grow, wastewater flows to the plant have increased exceeding the capacity at our farm to reuse all the recycled water we produce. This impacts our ability to allow new wastewater connections to the Picton Wastewater Scheme for housing and growth.

Picton Wastewater Scheme – improvements and upgrades

We are planning to expand and upgrade the Picton Wastewater Scheme and manage the recycled water we produce at the Picton WRRF, to provide an improved, reliable and sustainable water recycling facility.

We will continue to review and monitor the improvements, which will help to enable further development in the Picton area. We will manage this closely and provide updates about changes to wastewater connection constraints for the Picton Wastewater Scheme.

Until the upgrades are approved and commissioned, proposed developments will only be able to connect to the Picton Wastewater Scheme that meet the required criteria in this fact sheet.

Wastewater connection criteria requirements

New connections to the Picton Wastewater Scheme will only be approved for proposed developments that are:

- within the existing Picton Wastewater Scheme boundary, and
- consistent with the approved land use zoning **as of 31 December 2014**, under the *Wollondilly Local Environmental Plan (LEP) 2011* and *2014 Land Use Zoning* amendment; or
- adjoining the boundary that meet the above criteria and can connect to the system at no cost to Sydney Water, will be considered on a case-by-case basis to ensure they have no negative impact on the WRRF and/or network.

This includes:

- complying developments for secondary dwellings (e.g. granny flats) within the existing Picton Wastewater Scheme boundary that are consistent with Council's *2014 Land Use Zoning*, and
- proposed developments by Council or another proponent for a public purpose or benefit, consistent with current land use zones (and as assessed by Sydney Water on a case-by-case basis).

A map of the Picton Wastewater Scheme is provided below and shows the location of the scheme boundary and villages, as well as the Picton Farm and Picton WRRF.

Developments unable to meet the required criteria

Developments that do not meet the criteria requirements will be unable to connect to the Picton Wastewater Scheme, until the system is able to accept additional wastewater flows.

This includes:

- planning proposals to rezone, amend the LEP 2011 (including 2014 land use zoning amendment), or uplift land within the Picton Wastewater Scheme boundary, and
- proposed developments or planning proposals to rezone land outside the Picton Wastewater Scheme boundary.

Where proposed developments require the land to be rezoned, or are outside the Picton Wastewater Scheme, alternative wastewater servicing solutions can be discussed with Wollondilly Shire Council and Sydney Water. Alternative solutions may include private on-site wastewater management options, or the uptake or an increase in uptake of recycled water at the development, or alternative Commercial Arrangements which would represent a “no cost to government” approach and would have to demonstrate “take more than you give” recycled water options.

In addition to the criteria requirements described for new connections, Council will refer all proposed developments (except complying developments) to Sydney Water during the development application process.

Sydney Water will then provide advice to Council about the capacity of wastewater services available in the Picton Wastewater Scheme. This includes confirming whether the proposed development can connect to the scheme for wastewater services.

Next steps

If your proposed development has progressed to the Development Application stage and meets the required criteria for connecting to the Picton Wastewater Scheme, a Building Plan Approval and/or Section 73 Certificate will likely be required as the next step.

To start the [Building Plan Approval](#) process, lodge your plans at [Sydney Water Tap in](#).

Depending on the size and complexity of your development, you can apply for your [Section 73 Certificate](#) with Sydney Water’s Developer Direct team, or you may need to engage a Sydney Water accredited Water Servicing Coordinator.

If you are unsure about whether your proposed development fits the connection criteria requirements outlined in this fact sheet, you can lodge a Feasibility Assessment application to Sydney Water through a Water Servicing Coordinator¹.

More information

To learn more about Sydney Water’s development requirements and approval processes, please contact us:

Email:




developerservices@sydneywater.com.au

Visit:

[sydneywater.com.au / steps for first-time developers](https://sydneywater.com.au/steps-for-first-time-developers)

¹ Sydney Water application fees and Water Servicing Coordinator fees apply.

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