



Picton Water Recycling Plant

Connecting to the scheme

November 2022

Sydney Water's Picton Water Recycling Plant treats and reuses effluent to grow fodder crops at our Picton Farm. Inflows to our Water Recycling Plant are currently at capacity. This impacts our ability to allow new connections to the scheme for housing and growth.

We are planning to increase the capacity of the scheme and resolve constraints to providing a reliable and sustainable wastewater recycling plant. Until the upgrades are approved and commissioned proposed developments will only be able to connect to the Picton Scheme in limited circumstances. These circumstances, which become more stringent on 1 May 2023 are listed below.

Connection approvals until 30 April 2023

Up until 30 April 2023, connection approvals to the Picton Scheme must be within the existing wastewater servicing area for the Picton Scheme (see map) and be consistent with the approved land use zoning **as of 31 December 2014** under the Wollondilly Local Environmental Plan (**2014 Land Use Zoning**).

The development must also have the following in place before 1 May 2023:

- (a) a valid Development Approval from Wollondilly Shire Council (Council) and a connection application lodged with Sydney Water, or
- (b) an active Development Application lodged with Council, and
 - I. a connection application lodged with Sydney Water, that is only awaiting development consent, and;
 - II. Sydney Water has provided concurrence referral advice to Council that the development can connect to the Picton Scheme for wastewater services.

Connections approvals from 1 May 2023

From 1 May 2023, connections to the Picton Scheme are only possible for:

- development that met the criteria in section 1
- complying development for secondary dwellings (e.g., Granny Flats) within the existing wastewater servicing area for the Picton Scheme and is consistent with Land Use Zoning, or
- like for like development proposals with no alteration to zoning from the 2014 Land Use Zoning and no wastewater discharge increase compared to the existing development, or
- proposed development by the local council or another proponent for a public purpose or benefit consistent with current land use zones (and as assessed by us on a case-by-case basis), or
- subject to available scheme capacity in the Buxton and Bargo pressure sewer schemes (see map), development that is consistent with 2014 Land Use Zoning,

Despite the criteria above, all proposed developments (unless a complying development) will be referred to Sydney Water during the development application process by Council for NSW Planning concurrence assessment. Sydney Water will confirm servicing capacity at that time.

Developments unable to connect

Any development that does not meet the criteria outlined in this face sheet are unable to connect to the Picton Scheme until it is able to accept additional wastewater flows.

Next steps

If your development has progressed to Development Application and meets the above criteria for wastewater connection to the Picton Scheme, then a Building Plan Approval and/or Section 73 application will likely be required. To do this you will need to engage a Sydney Water-listed Water Servicing Coordinator (WSC).

If you are unsure on whether your development fits with the criteria outlined in this fact sheet you can lodge a feasibility assessment via a WSC with Sydney Water¹.

More information on the application and feasibility process, or on complying developments, can be found on our website under [Steps for first-time developers \(sydneywater.com.au\)](https://www.sydneywater.com.au/Steps-for-first-time-developers) or by emailing developerservices@sydneywater.com.au

¹ Application fees and WSC fees apply

