



# Western Sydney Building Blocks 2025 Update

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# Overview

The housing supply and affordability crisis has resulted in a recognition by all levels of government of the need for more housing. In late 2024, UDIA NSW released the UDIA National Housing Pipeline®, which showed that of the 30% of residentially zoned land in Western Sydney that is deemed ‘vacant,’ more than half is fundamentally constrained because of a lack of enabling infrastructure and services. This represents 5,300 hectares of constrained land, of which 900ha is fundamentally constrained. Just 14% of residentially zoned land in Western Sydney is therefore vacant and unconstrained, with Camden and Wollondilly LGA’s having the largest share proportionately across the West.

As detailed in Figure 1, housing enabling infrastructure is lacking across all proposed development types, with more than half of all detached houses requiring roads and sewer infrastructure. A third are also without water infrastructure. Several approvals are also outstanding,

with 34% of all dwellings in the Housing Accord pipeline lodged and awaiting determination on their Development Application.

UDIA’s Western Sydney Building Blocks Report identifies the infrastructure delivery sequence needed in the near term to unlock the delivery of lots across key growth areas in the West. Building Blocks identifies the catalytic infrastructure needed to unlock new housing through a combination of extensive industry engagement and survey work and publicly accessible data and information from the NSW Government and the Department of Planning, Housing and Infrastructure. The 2025 update of Western Sydney Building Blocks was prepared in collaboration with IDC, Stantec and Design+Planning and details the progress made toward delivering key and enabling infrastructure since 2021, when the last Building Blocks Report was published.

The lack of a sustained greenfield housing pipeline in NSW is a major problem and now is the time to respond with decisive action. UDIA NSW urges the NSW Government to commit to the projects we have recommended within this document, to sustain the greenfield supply, support housing affordability, as we strive to build 377,000 new well-located homes over the next 5 years, as part of the National Housing Accord.



**Western Sydney - Requirements to Enable Housing during the Accord**

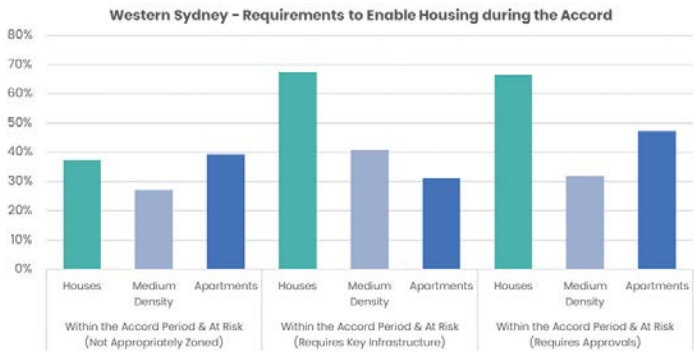


Figure 1 – Source: UDIA National Housing Pipeline Report 2024





# Building Blocks 2021 Review

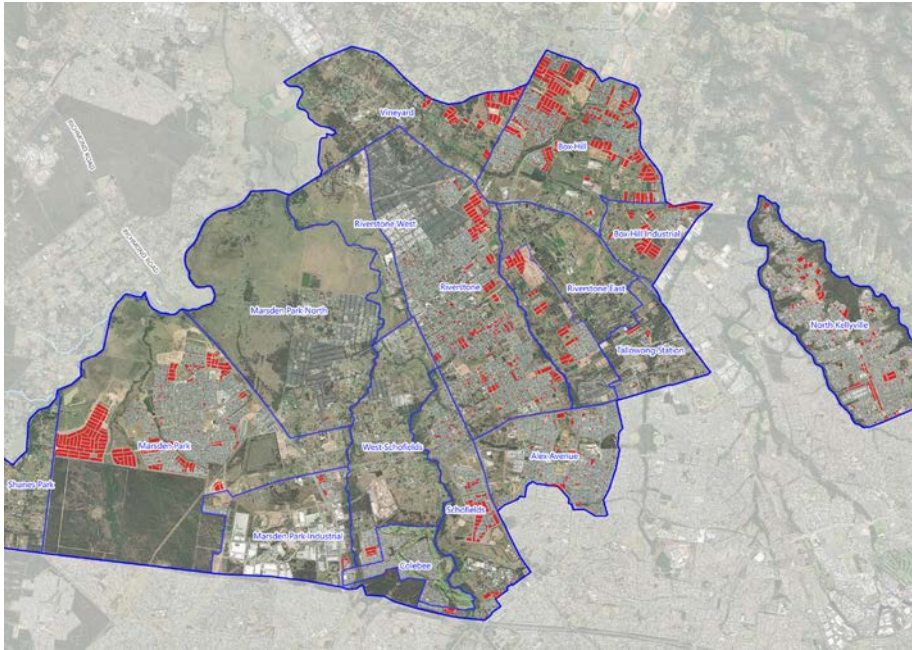
In 2021, UDIA NSW identified the critical enabling infrastructure needed to unlock greenfield supply in Western Sydney. The 2021 Report highlighted **nine water, sewer, road and electricity projects** that would unblock **56,900 dwellings by 2024**, at a total cost of **\$423m (\$6,000 per lot, on average)**. UDIA targeted growth in the established precincts of the Northwest and Southwest Growth Areas, as well as the emerging Growth Areas

of Greater Macarthur and Wilton in the 2021 Report and reviewed the projects to capture what has been delivered since that original report. The following table outlines a breakdown of completed projects and their yielded lot delivery via a traffic light system, red signalling the project has not been delivered or stalled, yellow on track to be delivered and green indicated that the project has been completed.

Area	Infrastructure	Status	Cost	Lot Yield	Comment
Austral & Leppington	Austral/Leppington Interim Sewer Strategy	Complete	\$56M	1,800	1,800-lot allocation is fully taken up. Further delays initially due to sewer issues are now being exacerbated by potable water constraints within the Precinct
South Creek West	Lowes Creek Marylands Sewer Pumping Station (SP1209)	Complete	\$35M	12,000	Construction complete, with connection to Lowes Creek Maryland finalised
Greater Macarthur Growth Area	Spring Farm Parkway Upgrade	Partially Complete	\$128M	6,000	Stage 1 Construction Complete, Stage 2 Design Complete
Wilton Growth Area	Wilton Water Reservoir	Construction Procurement	\$35M	4,700	Design Complete has been completed, with construction procurement underway
Wilton Growth Area	Wilton Sewer Treatment Plant	Design & Procurement	\$54M	4,000	Procurement of the design package for Stage 1 underway, with forecasted completion scheduled by Q4 2026. The upgrades are expected in stages, with the first stage already at capacity
Northwest Growth Area	Richmond Road Upgrade (M7 – Bandon Road)	Design Phase	\$70M	8,000	Design commenced however surrounding precincts paused while flood & evacuation modelling is completed
Northwest Growth Area	Marsden Park North & West Schofields Sewer Pumping Stations	On HOLD	\$40M	8,000	Flood assessments were completed in 2023 however rezoning was considered unfeasible until further PMF modelling and design of emergency evacuation routes has been completed
Northwest Growth Area	Box Hill Zone Substation	Complete	\$38M	10,000	Completed Zone Substation supplied from Vineyard BSP. This was delivered under a staged implementation and involves further augmentation to meet additional future growth in Stage 2
Northwest Growth Area	The Waters Lane	Grant Funding Denied	\$32M	1,200	Hills Shire Council applied via the Accelerated Infrastructure Fund 3 which was rejected in late 2022. This project is a catalyst which is required to unlock 1,200 Lots in Box Hill

# Building Blocks 2021 Housing Supply Review

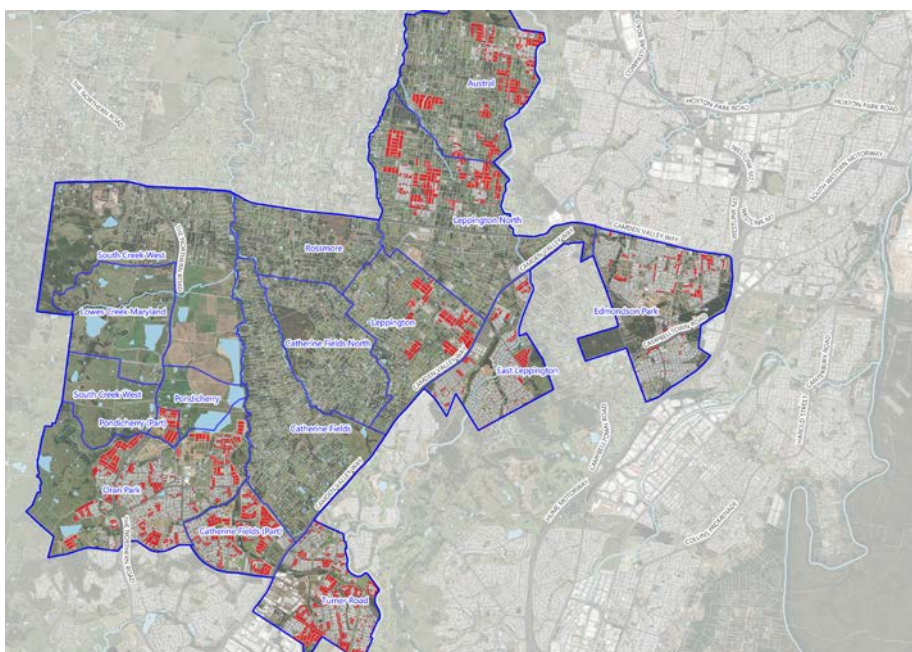
## Northwest Growth Area 2021 – 2025



Source: IDC

- **11,300 lots delivered** since June 2021
- Unfragmented development sites are almost complete in Marsden Park
- Fragmented development in Riverstone, Riverstone East, Box Hill and Vineyard is ongoing
- Revised flood modelling and evacuation planning has put Vineyard (Stage 2), Marsden Park North and West Schofields on hold, pending further land use planning
- Riverstone East Stage 3 is currently at post exhibition rezoning stage.
- With large swathes of the NWGA at or near completion, the majority of future yields are being driven by the introduction of the Metro Northwest line

## Southwest Growth Area 2021 – 2025

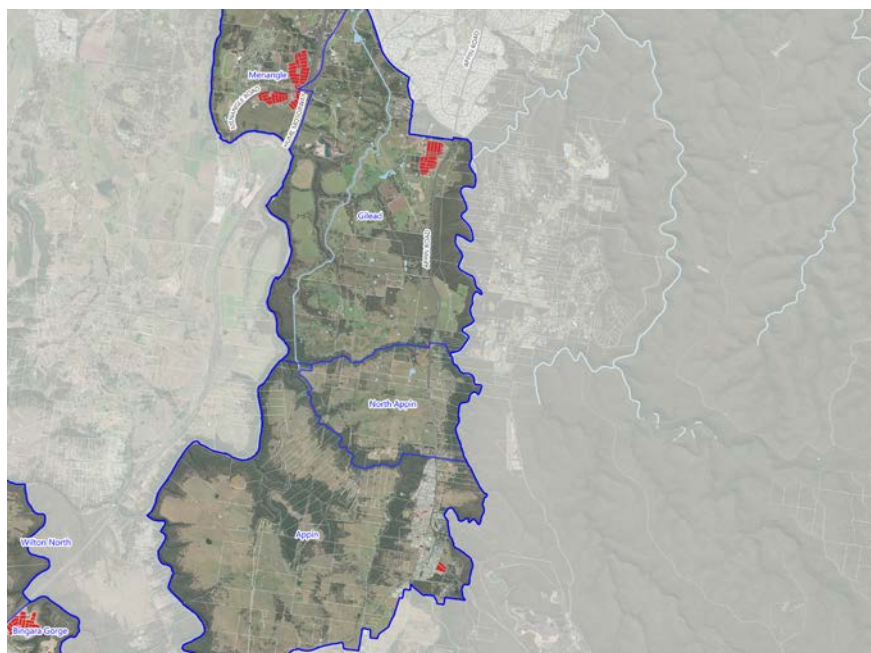


Source: IDC

- **14,200 lots delivered** since June 2021
- Oran Park, Catherine Fields (Part), Turner Road, Willowdale and Emerald Hills are all materially complete
- Edmondson Park is now filling in high-density dwellings around the train station
- The recent rezoning of Lowes Creek Maryland and the approaching rezoning of Pondicherry along with other areas in South Creek West will contribute to growth
- Fragmented land developments in Austral Leppington North & Leppington is intermittent due to servicing constraints related to sewer and potable water infrastructure



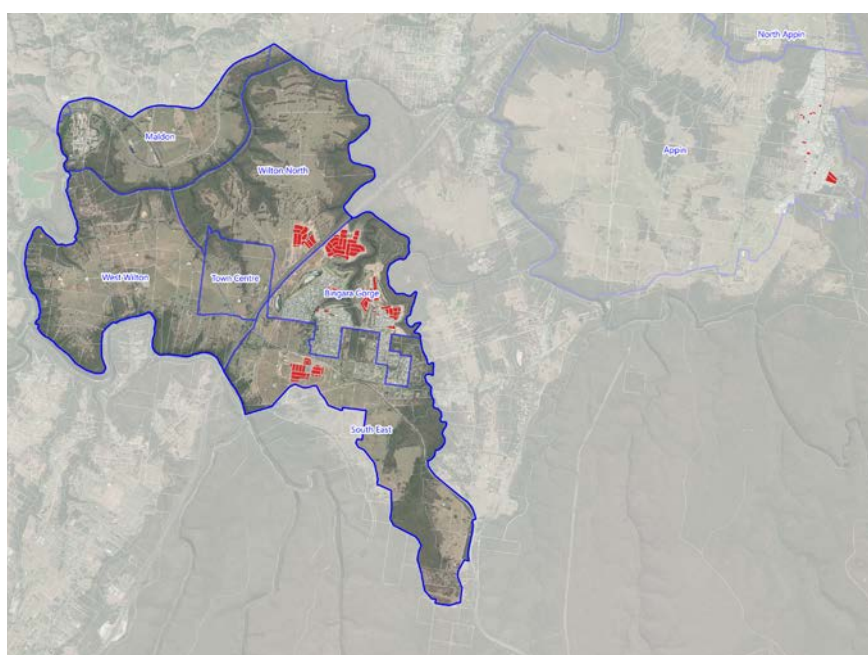
## Greater Macarthur Growth Area 2021 – 2025



Source: IDC

- **1,150 lots delivered** since June 2021
- Gilead (Fig Tree Hill), Menangle Park and Appin Township are currently delivering housing in the GMGA.
- Appin (Part) Precinct rezoned in 2024 and North Appin at Gateway
- Traffic congestion and existing rural level roads at Narellan Road & Appin Road mean that regional transport connections are required early, to facilitate future development within the area
- A new Wastewater Treatment Plant is required in the southern parts of the GMGA to service future development. To enable early movers, an interim solution is required.
- Very high Development Service Plan charges (DSPs) are contributing to servicing uncertainty throughout the Growth Area

## Wilton Growth Area 2021 – 2025



Source: IDC

- **1,100 lots delivered** since June 2021
- Dwelling delivery is currently focused in South-East Wilton and Wilton North, as well as Bingara Gorge which is currently approaching completion
- An initial package of sewer upgrades at Bingara Gorge with subsequent continued roll-out of utilities is required to keep up with development demand.
- Strong developer will and tier one developers (including Landcom) with significant Works In Kind capabilities is present across the Wilton Growth Area, but in need of sewer and water.

# 2025 Building Blocks Overview & Key Findings

UDIA's 2025 Western Sydney Building Blocks report focuses exclusively on housing that could be delivered over the next **5-year period** but which has outstanding infrastructure constraints. The 2025 Building Blocks Report highlights **9 priority projects and 9 medium-term projects** across Western Sydney and concludes that with an investment totaling **\$868 million** (aggregated over 3-5 years for priority enabling infrastructure) there is the potential to unlock almost **33,000 homes** (an estimated to total **33.9%** of the Western Sydney 5-year housing accord target). A subsequent investment of **\$4.9B** for medium term enabling infrastructure will also result in up **110,000 homes** in the following 5-10 years and provide Western Sydney with key flood resilience infrastructure and unlock surrounding employment lands.

Ensuring that key pieces of infrastructure have the appropriate status and access to funding is a key priority of UDIA. Our research shows that key pieces of

regionally significant road infrastructure, for example, are inappropriately being funded through Local Infrastructure Plans, H&PC or Works in Kind agreements.

Appropriate funding and delivery of these roads will enable development to proceed, avoiding delays due to pressure on existing road networks and providing access to new developments. There are several more examples of infrastructure needed funding to enable the acceleration of housing delivery, particularly to bring housing forward into the 5-year Housing Accord period.

Building Blocks identifies the regional infrastructure items needed to support the delivery of housing across the region where a funding pathway is not clearly identified or unworkable in its ability to deliver housing. Building off the inaugural 2021 Building Blocks Report, this report now highlights enabling infrastructure across all four LGAs across Western Sydney to acknowledge that all Councils have their own targets and have a role to play in delivering state and national housing objectives.



## Summary of building blocks priority projects:

Northwest Growth Area

2 projects totalling \$39 million

Penrith Growth Area

2 projects totalling \$134 million

Southwest Growth Area

2 projects totalling \$185 million

Greater Macarthur Growth Area

2 projects totalling \$230 million

Wilton Growth Area

1 projects totalling \$280 million

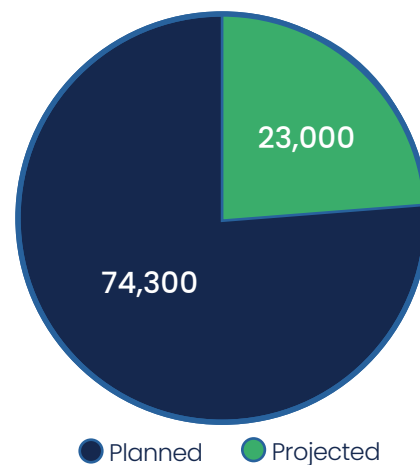
# Western Sydney's Contribution to the National Housing Accord

The Western Parkland City is projected to have the largest population growth of Greater Sydney over the coming decades, with an additional 120,000 residents anticipated to reside in the Growth Areas by 2041. By the time all urban capable land in the Growth Areas is developed, based on current expectations, there will be approximately 110,000 new homes. Opportunities to review this figure will arise as new infrastructure is announced, which may involve more medium and high-density housing.

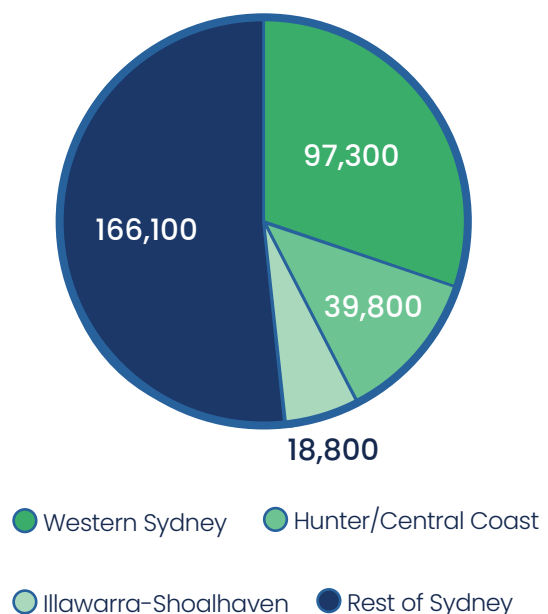
The Western Parkland City, in addition to the local government areas of Blacktown and the Hills (due to their geographic location within the Northwest Growth Areas) is forecast to contribute 97,300 dwellings toward the NSW housing targets over the coming 5 years (refer to Figure 2). The target of 97,300 homes is split into both planned houses, which are already in the system and projected houses, anticipated to be delivered from new policies such as Transit Orientated Development (TOD's), Low-and Mid-Rise Reforms (LMR) and the Housing Development Authority (HDA).

Building Blocks Greater Western Sydney 2025 identifies practical and realistic solutions to help sustain greenfield housing supply across Western Sydney Growth Centres and development Precincts. Sustained and sequenced investment will ensure NSW is best placed to deliver on its National Housing Accord targets and the housing targets across Western Sydney local government areas.

Western Sydney – National Housing Accord Target Split



5-Year Housing Targets, by Region



# Northwest Growth Area (NWGA)

The Northwest Growth Area (NWGA) spans across three local government areas: The Hills, Blacktown, and Hawkesbury, and consists of 16 precincts. Covering roughly 10,000 hectares, the NWGA area was initially planned to accommodate around 70,000 new dwellings. However, estimates have since been revised to approximately 110,000 new dwellings with densification along Sydney Metro Northwest. Many Precincts are nearing completion (i.e. Kellyville, Alex

Avenue, Colebee, Marsden Park North, etc.) whilst others are well underway with few development lots not already acquired by developers (i.e. Riverstone East, Vineyard, Box Hill, etc.).

The delivery of Priority Enabling Infrastructure is vital to unlocking development in the Housing Accord period, while the remaining medium-term projects will ensure that the development pipeline is serviced into the future.

Priortiy Enabling Infrastructure	Project Stage	Cost	Housing Accord Contribution (0-5yrs)	Comment
The Waters Lane	Design	\$20M	1,200	Road partially funded by Local Contributions Plan and under the old SIC. Grant funding application from Council denied.
Grantham Farm Zone Substation (Riverstone)	Awaiting REF Approval	\$19M	4,500	The project is required by FY2028 based on forecasted growth. The project services the Riverstone East and surrounding development precincts.

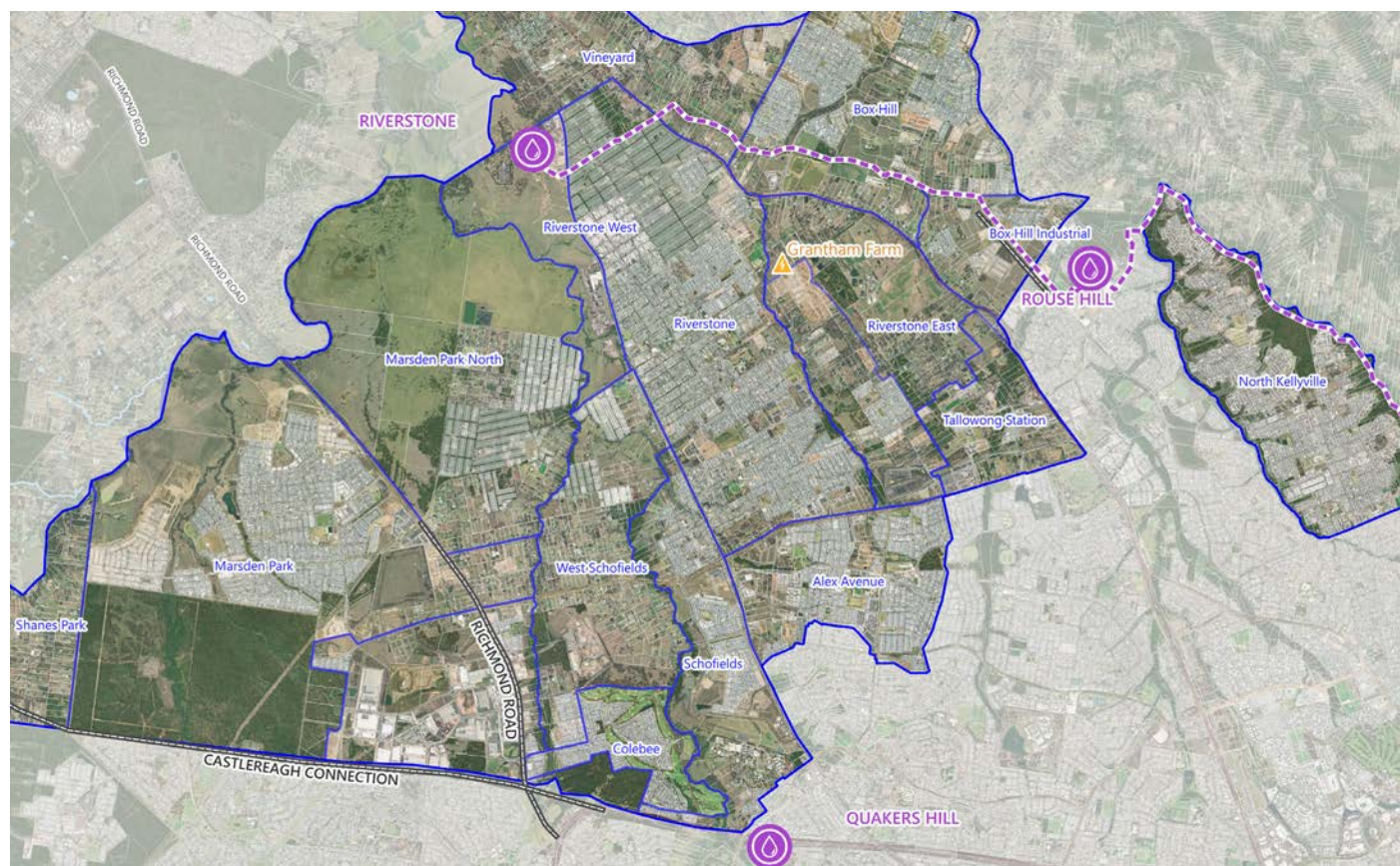
Table 1 - Priority Enabling Infrastructure in Northwest Growth Area

Enabling Infrastructure	Project Stage	Cost	Medium-Term Contribution (5-10yrs)	Comment
Northwest Treatment Hub Growth Package	D&C - NEC Alliance	\$595M *Initial Stage	22,000	Construction has commenced and completion is expected in June 2028.
Richmond Road Upgrade	Design Phase	\$385M	6,000	The project is required to support the rezoning of Marsden Park North and West Schofields, as well as provide flood resilience and emergency evacuation.

Table 2 - Enabling Infrastructure in Northwest Growth Area



## Northwest Growth Area Map



Source: Design + Planning and IDC

## Map Observations

- Unfragmented development sites are materially complete in Marsden Park.
- Fragmented development in Riverstone, Riverstone East, Box Hill and Vineyard has commenced and continued, as detailed in Building Blocks 2021.
- Revised flood and evacuation modelling has put at risk areas previously earmarked for housing in Vineyard (Stage 2), Marsden Park North and West Schofields.
- Riverstone East Stage 3 is currently at post exhibition rezoning stage.
- With large swathes of the NWGA at or near completion, the majority of future yields are being driven by the introduction of the Metro Northwest line.

# Greater Penrith Growth Area

The Greater Penrith Growth Area was identified as a potential area for growth in the Greater Cities Commission’s Western City District Plan and the Central City District Plan. The area covers about 19,000 ha. It extends from the Nepean River in the west to the M7 Motorway in the East. It links the Northwest Growth Area with the Western Sydney Aerotropolis.

The strategic framework will now be used to support planning and growth in the Greater Penrith area. The NSW Government and Council have identified Orchard Hills and St Marys as priority urban release areas with other developer-led areas emerging including Orchard Hills North, Glenmore Park 3 and Sydney Science Park.

Priortly Enabling Infrastructure	Project Stage	Cost	Housing Accord Contribution (0-5yrs)	Comment
Orchard Hills Main Distributor Road	Design	\$108M	3,800	Essential arterial road which would unlock access to residents and future developments within the Orchard Hills South precinct.
St Mary's Local Roads Package	Design	\$26M	2,000	Collector Road from Charles Hackett Drive to Glossop Street and upgrade of local road intersections.

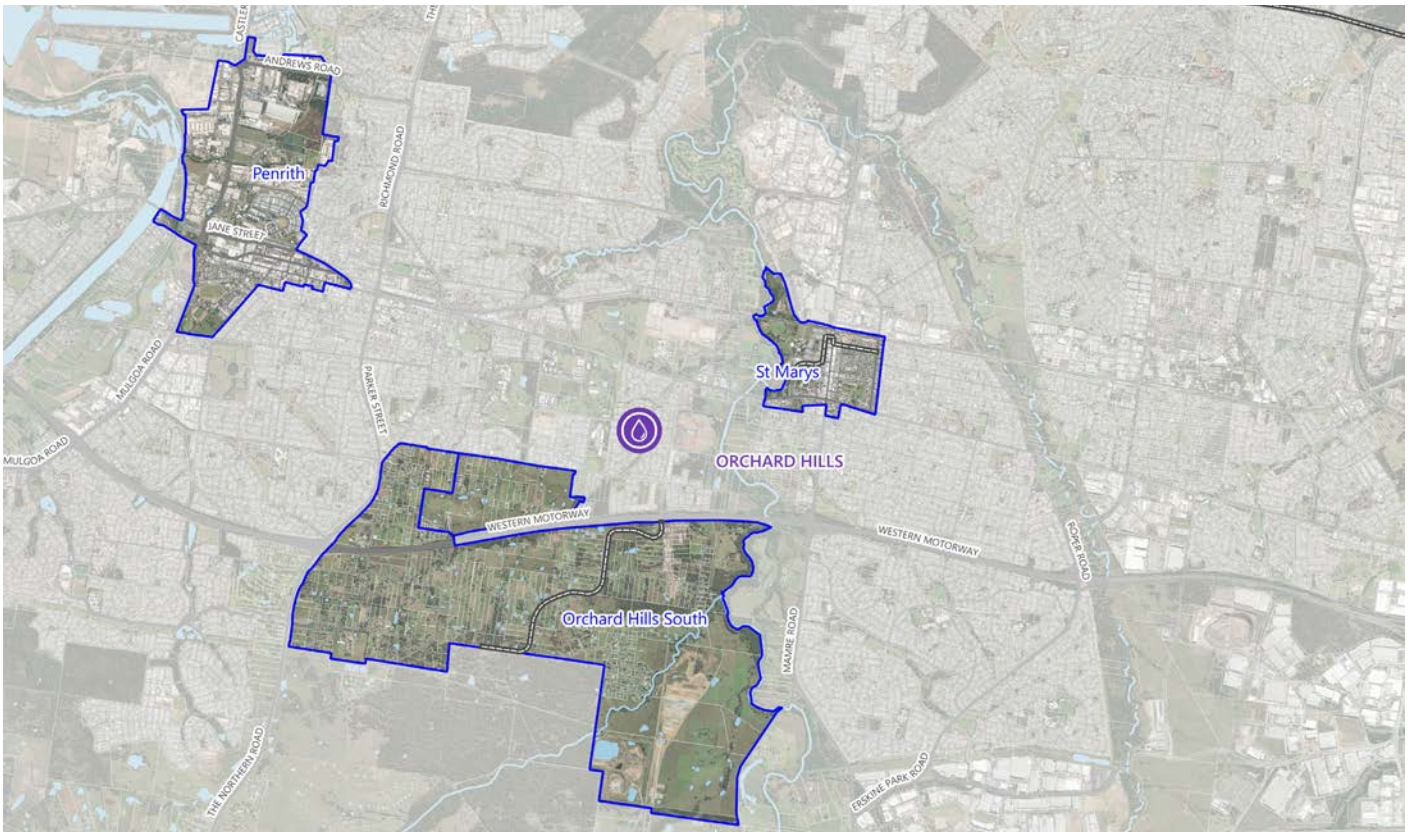
Table 3 - Priority Enabling Infrastructure in Greater Penrith Growth Area

Enabling Infrastructure	Project Stage	Cost	Medium-Term Contribution (5-10yrs)	Comment
Orchard Hills Sewer Infrastructure	Options Planning	\$100M (est.)	11,600 (Exhibited St 1)	Initial sewer capacity is circa 3,800 dwellings (per exhibition material). Additional planning and infrastructure is required to support ongoing growth beyond this.
Castlereagh Connection via M7 to Richmond Road	Investigation	\$1.2B	6,000	Unlocks development within the Penrith CBD, which is currently constrained by flood planning limits and provides a key piece of flood resilience infrastructure for Western and North-Western Sydney.

Table 4 - Enabling Infrastructure in Greater Penrith Growth Area



## Greater Penrith Growth Area Map



Source: Design + Planning and IDC





# Southwest Growth Area (SWGA)

The Southwest Growth Area (SWGA) is approximately 17,000 hectares adjoining the Western Sydney Aerotropolis and the Glenfield to Macarthur Urban Renewal Corridor. It is one of three dedicated Growth Areas in Sydney and is comprised of 14 precincts and several sub precincts. To date, 9 precincts have been rezoned in the Campbelltown, Liverpool and Camden local government areas.

With a mix of large master planned communities by larger developers and fragmented areas by smaller developers, the enabling infrastructure challenges vary across the SWGA. Many of the master planned community developments are materially complete (i.e. Oran Park, Turner Road, Gregory Hills, etc) with Lowes Creek Maryland recently rezoned and Pondicherry rezoning imminent.

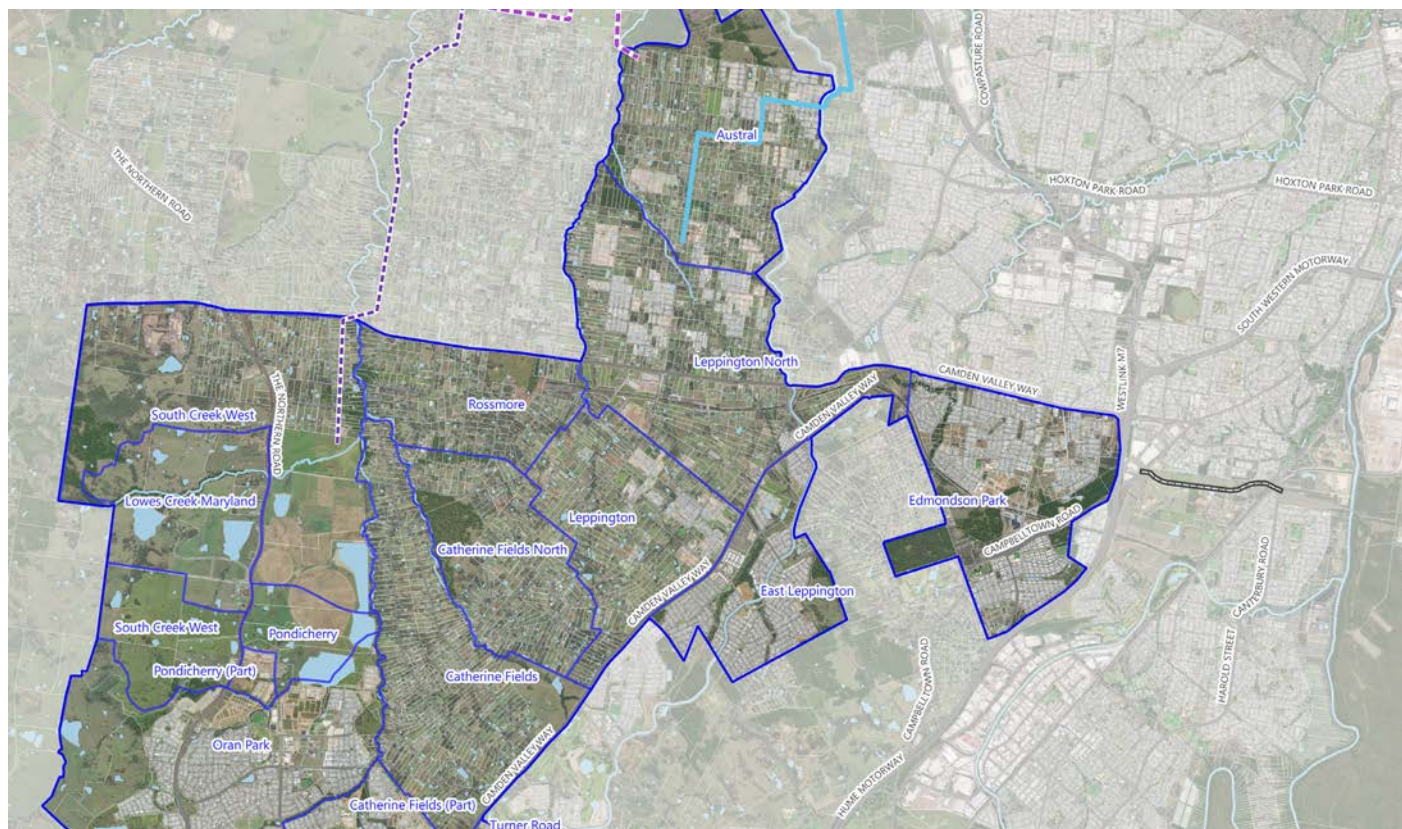
Priortly Enabling Infrastructure	Project Stage	Cost	Housing Accord Contribution (0-5yrs)	Comment
Austral Potable Water Upgrades	Investigation	\$65M (est.)	5,000	Potable water capacity issues preventing Development Applications from being processed. An urgent solution is required.
Cambridge Avenue, Glenfield	Design	\$120M	5,500	Section between Campbelltown Road and Glenfield Road required for the delivery of Landcom's Glenfield West development

Table 5 - Priority Enabling Infrastructure in Southwest Growth Area (SWGA)

Enabling Infrastructure	Project Stage	Cost	Medium-Term Contribution (5-10yrs)	Comment
SP1209 Connection to Upper South Creek Advanced Water Recycling Centre	Options Assessment	\$116M	20,000	A permanent connection to Upper South Creek is required to relieve temporary pumping to West Camden and Liverpool WRPs. This project will benefit the Lowes Creek Maryland, Pondicherry, Cobbitty and Bringelly development precincts.
Permanent Sewer Connection to Upper South Creek Advanced Water Recycling Centre	Design	\$118M	10,000	Permanent connections to the Upper South Creek are needed in order to remove sewer constraints in Austral, Leppington North, Leppington and Rossmore.

Table 6 - Enabling Infrastructure in Southwest Growth Area (SWGA)

## Southwest Growth Area Map



Source: Design + Planning and IDC

## Map Observations

- Oran Park, Catherine Fields (Part), Turner Road, Willowdale and Emerald Hills are all materially complete
- Edmondson Park is now filling in high-density dwellings around the train station
- The recent rezoning of Lowes Creek Maryland and the imminent rezoning of Pondicherry along with other areas in South Creek West will contribute to growth
- Fragmented land developments in Austral Leppington North & Leppington is intermittent due to servicing constraints related to sewer and potable water infrastructure



# Greater Macarthur Growth Area (GMGA)

Greater Macarthur is an emerging growth area incorporating the Glenfield to Macarthur urban renewal precincts and the land release precincts to the south of Campbelltown, including Appin, North Appin and Gilead. The North Appin State Assessed Planning Proposal (SAPP) was lodged with the department in August 2023. It seeks to deliver up to 3,000 new homes, the Appin (Part) Precinct was recently rezoned and will provide approximately 12,900 new homes whilst Gilead Stage 2 proposes to

deliver up to 3,300 new homes. Incorporating the other areas within GMGA, the total dwelling yield is expected to be approximately 40,000 dwellings and associated employment lands and facilities.

The GMGA is relatively unfragmented but requires significant infrastructure to both enable initial development and continue to provide subsequent homes in the medium and long term. Due to the size and experience of early movers in GMGA, we expect that the majority of infrastructure will be delivered via Works In Kind.

Priortiy Enabling Infrastructure	Project Stage	Cost	Housing Accord Contribution (0-5yrs)	Comment
Interim Sewer Solution for first mover developers in advance of the Upper Nepean Advanced Water Recycling Centre (UNAWRC)	Investigation	\$150M (est.)	6,000	In advance of the delivery of the UNAWRC, interim solutions are needed to support first developers within the servicing areas of Appin and North Appin
Appin Road Upgrade (Stages 2 & 3)	Design	\$80M	6,000	Stage 2 will upgrade Appin Road between Gilead and Appin, whilst Stage 3 will deliver the Brian Road intersection upgrade

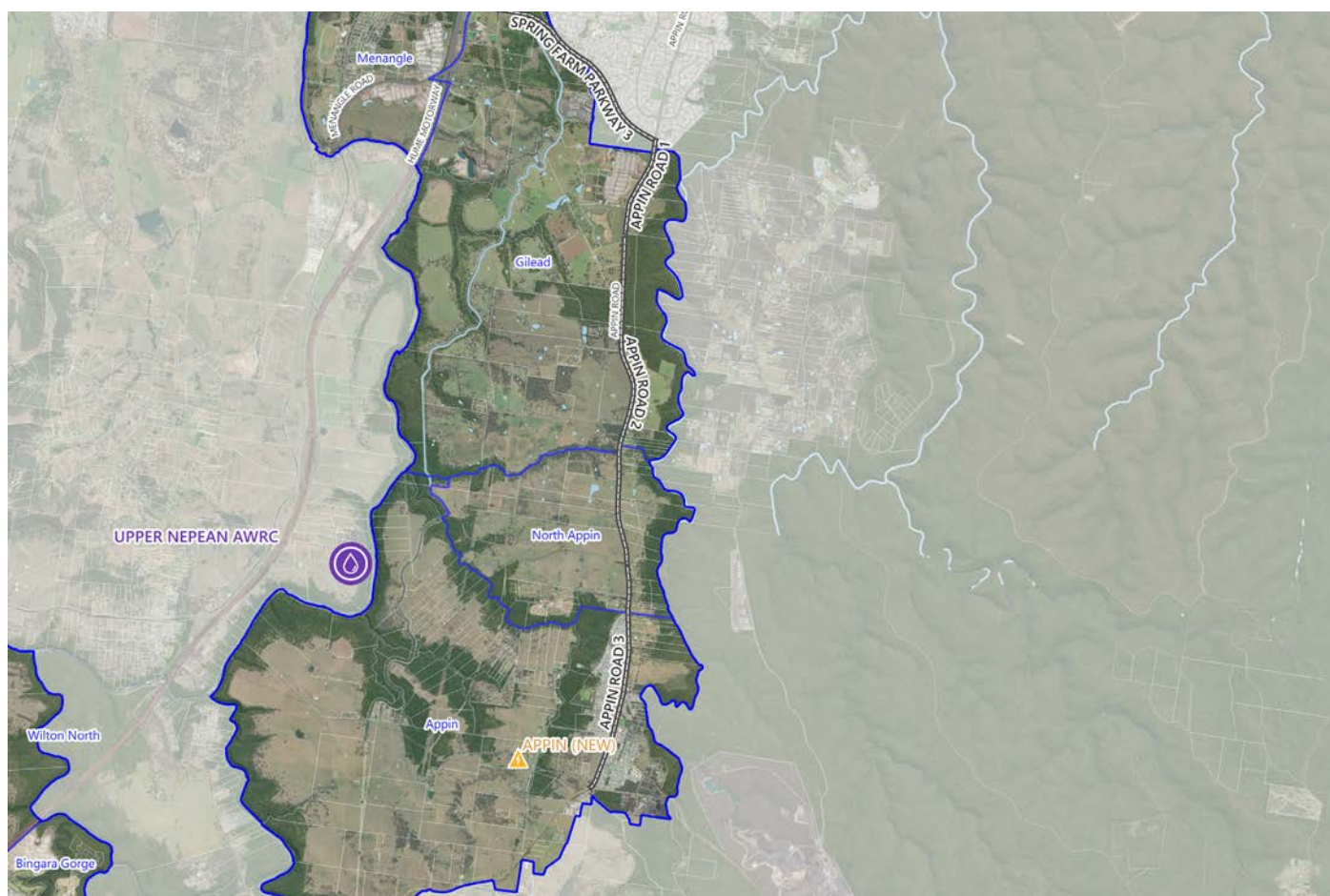
Table 7 – Priority Enabling Infrastructure in Greater Macarthur Growth Area (SWGGA)

Enabling Infrastructure	Project Stage	Cost	Medium-Term Contribution (5-10yrs)	Comment
Upper Nepean Advanced Water Recycling Centre (UNAWRC)	Investigation	\$2.1B	30,000	Permanent sewer solution and clarity on DSP levies is needed to provide certainty to the development industry in Gilead, North Appin and Appin
Appin Zone Substation	Investigation	\$35M	20,000	Additional electricity supply will be required once the existing capacity is exhausted to support continued dwelling delivery.

Table 8 – Enabling Infrastructure in Greater Macarthur Growth Area (SWGGA)



## Greater Macarthur Growth Area Map



Source: Design + Planning and IDC

### Map Observations

- Gilead (Fig Tree Hill) and Menangle Park are currently delivering housing in the North of the GMGA.
- Appin (Part) Precinct rezoned in 2024 and North Appin rezoning expected
- Traffic congestion and existing rural level roads at Narellan Road & Appin Road mean that regional transport connections are required early, to facilitate future development within the area
- A new Wastewater Treatment Plant is required in the southern parts of the GMGA to service future development. To enable early movers, an interim solution is required.
- Very high Development Service Plan charges (DSPs) are contributing to servicing uncertainty throughout the Growth Area.

# Wilton Growth Area

The Wilton Growth Area is at the junction of the Hume Motorway and Picton Road in the Wollondilly Shire Local Government Area. Wilton will become a new town providing homes and jobs in the south-west Sydney basin, with access to national parks and the

beaches of Illawarra. There are 7 precincts within the Wilton Growth Area with a total potential yield of 15,000 dwellings with Bingara Gorge, South-East Wilton and Wilton North currently delivering dwellings.

Priortiy Enabling Infrastructure	Project Stage	Cost	Housing Accord Contribution (0-5yrs)	Comment
Wilton Networks and Reservoirs Package Procurement	Design & Construction Procurement	\$280M	4,700	Sewerage relies on the Bingara Gorge WWRF upgrade. Required

Table 9 – Priority Enabling Infrastructure in Wilton Growth Area (SWGA)

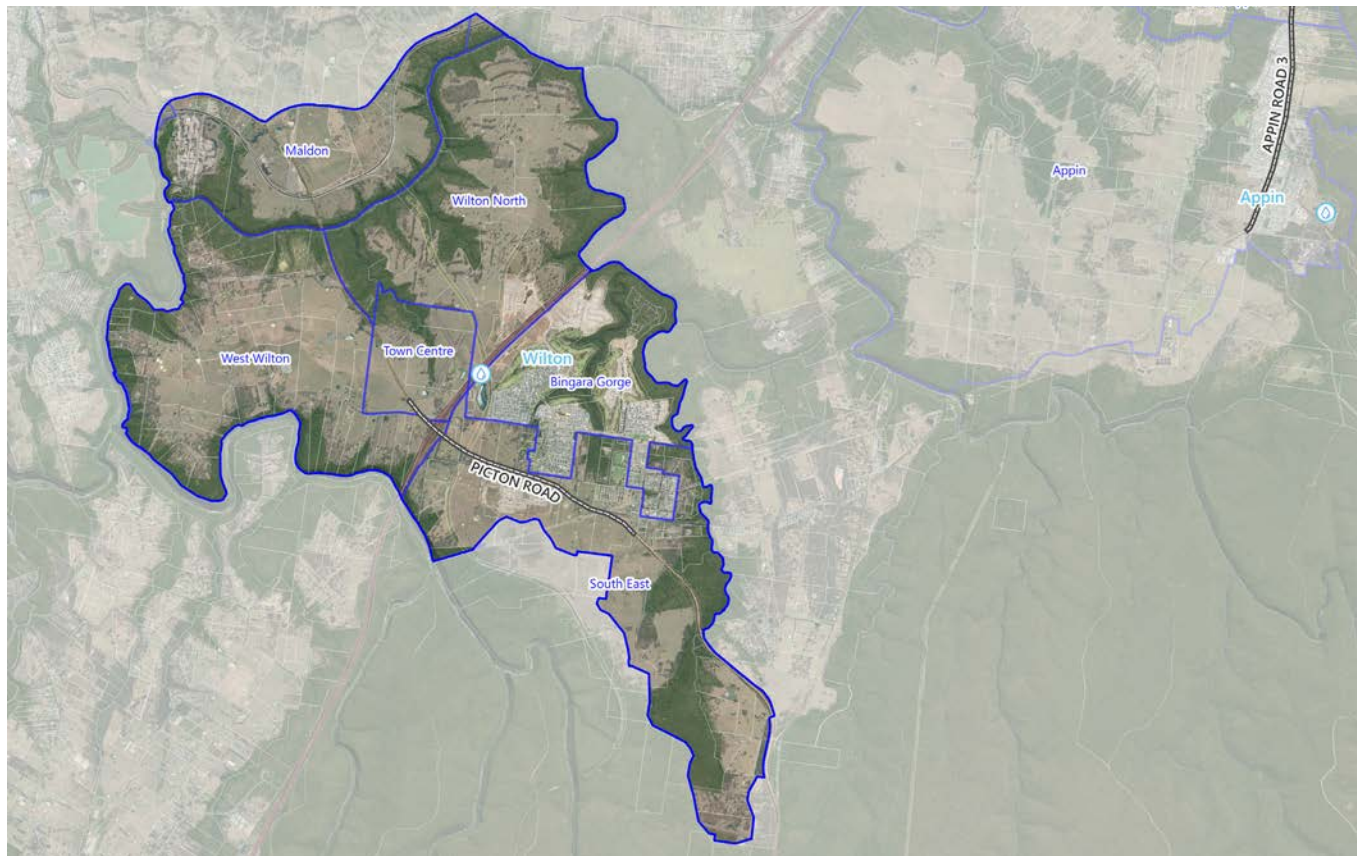
Enabling Infrastructure	Project Stage	Cost	Medium-Term Contribution (5-10yrs)	Comment
Picton Road Upgrade	Planning and Assessment	\$125M	4,000	Picton Road upgrade between the Nepean River and the M1 Princes Motorway, including the interchanges at the M31 Hume Motorway and the M1 Princes Motorway.

Table 10 – Enabling Infrastructure in Wilton Growth Area (SWGA)





## Wilton Growth Area Map



Source: Design + Planning and IDC

## Map Observations

- Initial developments in South-East Wilton and Wilton North, as well as ongoing development of Bingara Gorge
- An initial package of sewer upgrades at Bingara Gorge with subsequent continued roll-out of utilities is required to keep up with development demand.
- Strong developer will and Works In Kind capabilities (including North Wilton Interchange) is present across the Wilton Growth Area.



# Building Blocks 2025 Priority Enabling Infrastructure Projects

The following list will support almost 33,000 homes over the 5-year Housing Accord period at an estimated cost of **\$868M**, roughly **\$26,000 per home**.

Area	Infrastructure	Status	Cost	Housing Accord Contribution	Comment
NWGA	The Waters Lane Construction	Design	\$20M	1,200	Road partially funded by Local Contributions Plan and under the old SIC. Grant funding application from Council denied.
NWGA	Grantham Farm Zone Substation (Riverstone)	REF Approval	\$19M	4,500	The project is required by FY2028 based on forecasted growth. The project services the Riverstone East and surrounding development precincts.
GPGA	Orchard Hills Main Distributor Road	Design	\$108M	3,800	Essential arterial road which would unlock access to residents and future developments within the Orchard Hills South precinct.
GPGA	St Mary's Local Roads Package	Design	\$26M	2,000	Collector Road from Charles Hackett Drive to Glossop Street and upgrade of local road intersections.
SWGA	Austral Potable Water Upgrades	Investigation	\$65M (est.)	5,000	Potable water capacity issues preventing Development Applications from being processed. An urgent solution is required.
SWGA	Cambridge Avenue, Glenfield	Design	\$120M	5,500	Section between Campbelltown Road and Glenfield Road required for the delivery of Landcom's Glenfield West development
GMGA	Interim Sewer Solution for first mover developers in advance of the Upper Nepean Advanced Water Recycling Centre (UNAWRC)	Investigation	\$150M	6,000	In advance of the delivery of the UNAWRC, interim solutions are needed to support first developers within the servicing areas of Appin and North Appin
GMGA	Appin Road Upgrade (Stages 2 & 3)	Design	\$80M	6,000	Stage 2 will upgrade Appin Road between Gilead and Appin, whilst Stage 3 will deliver the Brian Road intersection upgrade
Wilton	Wilton Networks and Reservoirs Package Procurement	Design & Construction Procurement	\$280M	4,700	Wilton servicing relies on the Bingara Gorge Plant upgrade (design has commenced)

# Building Blocks 2025

## Medium-Term Enabling Infrastructure Projects

After initial development, the following list of medium-term priorities will facilitate the delivery of a potential 110,000 homes in the subsequent 5-10 years at an estimated cost of **\$4.9B**, roughly **\$44,000 per home**. Several of these projects also support employment lands, flood resilience and longer-term development.

Area	Infrastructure	Status	Cost	Housing Accord Contribution	Comment
NWGA	Northwest Treatment Hub Growth Package	D&C - NEC Alliance	\$595M	22,000	Construction has commenced and completion is expected in June 2028
NWGA	Richmond Road Upgrade	DesignPhase	\$385M	6,000	The project is required to support the rezoning of Marsden Park North and West Schofields, as well as provide flood resilience and emergency evacuation
GPGA	Orchard Hills Sewer Infrastructure	Options Planning	\$100M	11,600	Initial sewer capacity is 3,790 dwellings per exhibition material. Additional planning and infrastructure is required to support ongoing growth beyond this
GPGA	Castlereagh Connection via M7 to Richmond Road	Investigation	\$1.2B	6,000	Unlocks development within the Penrith CBD, which is currently constrained by flood planning limits and provides a key piece of flood resilience infrastructure for Western and North-Western Sydney
SWGA	SPI209 Connection to Upper South Creek Advanced Water Recycling Centre	Options Assessment	\$116M	20,000	A permanent connection to Upper South Creek is required to relieve temporary pumping to West Camden and Liverpool WRPs
SWGA	Permanent Sewer Connection to Upper South Creek Advanced Water Recycling Centre	Design	\$188M	10,000	Permanent connections to the Upper South Creek are needed in order to remove sewer constraints in Austral, Leppington North, Leppington and Rossmore
GMGA	Upper Nepean Advanced Water Recycling Centre (UNAWRC)	Investigation	\$2.1B	30,000	Permanent sewer solution and clarity on DSP levies is needed to provide certainty to the development industry in Gilead, North Appin and Appin
GMGA	Appin Zone Substation	Investigation	\$35M	20,000	Additional electricity supply will be required once the existing capacity is exhausted to support continued dwelling delivery
Wilton	Picton Road Upgrade	Planing & Assessment	\$125M	4,000	Picton Road upgrade between the Nepean River and the M1 Princes Motorway, including the interchanges at the M31 Hume Motorway and the M1 Princes Motorway

# Building Blocks 2025

## Key State Policy Interventions

The Building Blocks Report has highlighted priority enabling infrastructure and subsequent infrastructure to maximise Western Sydney's contribution to the Housing Accord and facilitate continued growth thereafter. In addition to this infrastructure delivery, UDIA advocates for state-led, comprehensive policy reforms to address the core issues impacting the development sector, including, but not limited to, the following concerns and infrastructure projects:

Issue	Intervention Required
Works in Kind Agreements (WiK)	UDIA believes that <b>Works-in-Kind Agreements (WiK) are crucial for the efficient delivery of housing in emerging areas.</b> The NSW Government is encouraged to create a clear, mandated WiK policy which applies to critical enabling infrastructure being funded under H&PC, including roads and social infrastructure like schools which will allow the Government to leverage the benefit of the H&PC framework and deliver more housing more efficiently.
Flood Planning	A significant amount of land, previously identified as suitable for development, has been placed on hold. Only certain portions of these lands have been considered for rezoning under the State Significant Rezoning Policy (e.g. Marsden Park North). <b>It is crucial that the NSW Government, in collaboration with key agencies such as the SES, Reconstruction NSW, and DPHI, works closely with the industry to implement a comprehensive approach to flood risk management, development, and planning.</b> This approach must include a clear, consistent definition of what constitutes an "acceptable risk" and the use of the 1:100 flood level with a clear policy framework developed outlining alternatives to the 1:100 flood levels for identified sensitive locations.
Metro & Rail Line Expansions	UDIA has consistently advocated for enhanced rail connectivity in Western Sydney, particularly concerning the Southwest Metro extension and linkages to Leppington via Bradfield. <b>The proposed rail connection between the Western Sydney Aerotropolis and the T2 Leppington Line is essential for fostering a 30-minute city, enhancing regional connectivity, and supporting substantial urban growth.</b> However, coordinated planning, transparent decision-making, and adequate funding are crucial to address existing challenges and realize the full potential of this transformative infrastructure project and UDIA encourages the NSW Government to finalise the business case and funding model for both the Metro extension southwest to Macarthur via Oran Park and the T4 Leppington to Bradfield line.
Metropolitan Rural Area Investigation (MRA)	UDIA has long supported a review into the existing impediments to development in the Greater Sydney region, as well as the existing planning controls governing the Metropolitan Rural Area borders. <b>UDIA recommends updating MRA maps and tools to assist the development industry in accessing better data relating to the MRA, updating planning controls for the MRA and providing for greater density within the MRA.</b> UDIA also encourages the Government to implement a merit-based approach and checklist of values and attributes that define genuine MRA land and then allow a technical and merit-based assessment against these to inform whether MRA provisions should be applicable to any site.



Issue	Intervention Required
Sydney Water Infrastructure Commitments	<p>Sydney Water's development framework works off a 'just-in-time' basis. With re-introduction of DSPs this should facilitate forward funding of infrastructure, which is sorely needed across the West. <b>Just in time delivery has consistently been holding up residential and employment development for several years, often leading to developments lagging with sewer and water, and in some cases seeking private alternatives.</b> UDIA recommends the NSW Government reprioritize funding and delivery models of essential stormwater, potable water and sewer infrastructure across growth areas in the West.</p>
Urban Development Program & Infrastructure Opportunity Plans	<p>UDIA support the Urban Development Program's (UDPs) aim to better align planning and infrastructure delivery. <b>It is recommended that additional transparency is provided, specifically in the development of infrastructure recommendations for IOP and H&amp;PC budget allocations.</b> Industry inputs on developer readiness and identified constraints will ensure that NSW Government infrastructure investments translate into built houses and a return on this investment.</p>
Outer Sydney Orbital	<p>The Outer Sydney Orbital Corridor is the future north-south motorway and freight rail line. The Corridor will support the growth of Western Sydney and the distribution of freight across Sydney and regional NSW. Within the Growth Area, the motorway will provide increased regional connectivity for transport of people and goods. The Corridor is being planned in stages. Stage 1 will be located outside of the Growth Area and will provide access to regional road and freight connections. Alignment of the Orbital with Picton Road, connecting south of the Growth Area could have a significant impact on the Hume Highway and Picton Road interchange. <b>UDIA urges the NSW Government to finalise the design, cost and funding model for the Orbital.</b> This will deliver certainty for the development industry and ensure future homes and businesses can be built close to infrastructure.</p>

# Building Blocks Research Selection Methodology

UDIA NSW has identified catalytic infrastructure on land that is virtually shovel ready with the delivery of critical enabling infrastructure. Via extensive industry engagement, surveys and publicly accessible data and information from the NSW Government, we have pinpointed areas where the last missing piece of infrastructure cannot be delivered by the development industry alone.

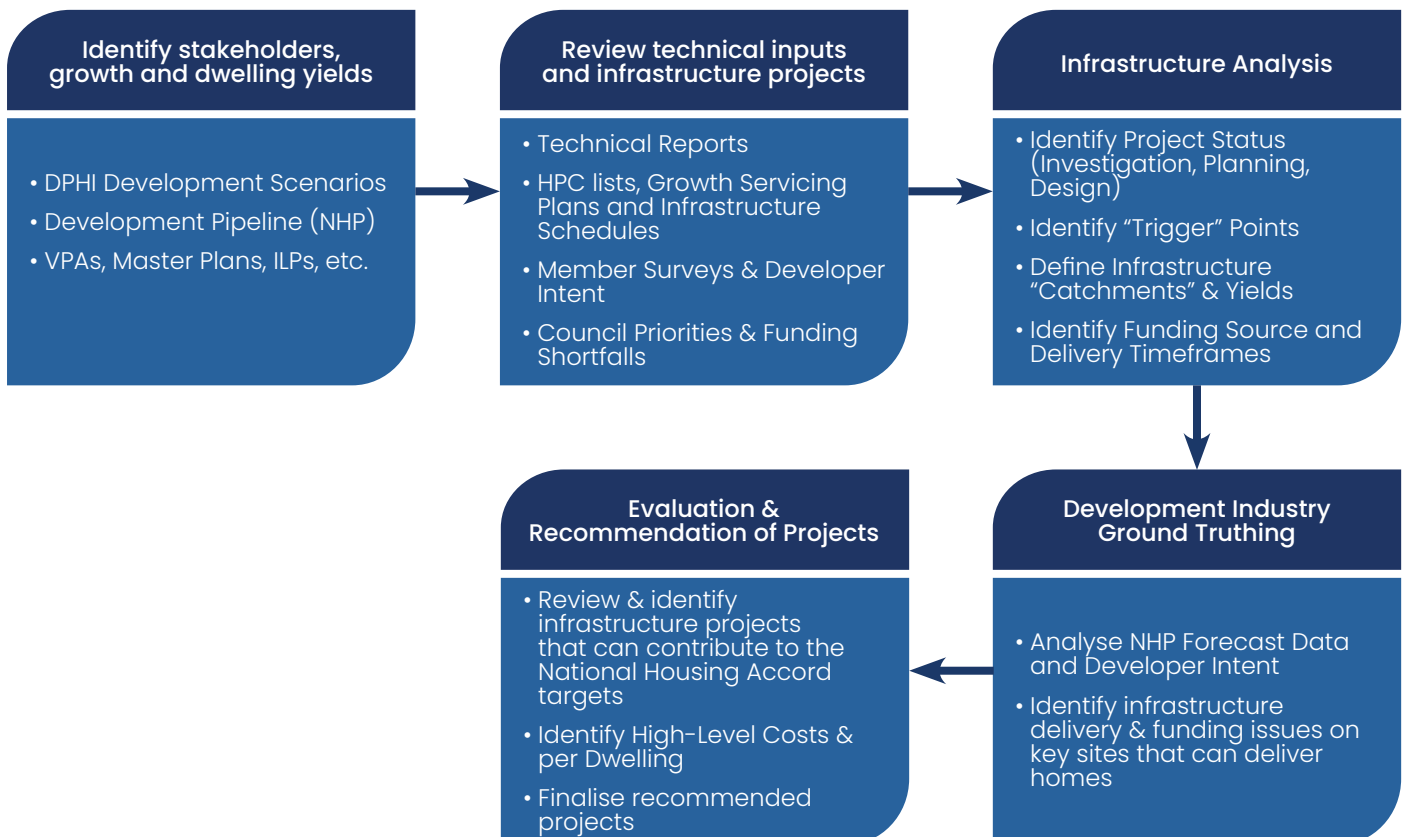
UDIA's focus was on infrastructure, including roads, electricity, sewer, and water, that can be delivered within 0–5 years to unlock housing within the Housing Accord Period.

We have developed a framework that includes industry engagement & data, addresses current

market conditions and maximises the supply of Greenfield Housing. The criteria included the following:

1. Greenfield land released and/or zoned for residential development in Sydney's Growth Centres and other key precincts that can supply dwellings to market within 5 years.
2. Infrastructure projects that can be delivered within a 5-year timeframe.
3. Infrastructure projects unlikely or unable to be delivered by developers.

The identification of the projects was based on an Enabling Infrastructure Methodology presented in the diagram (below).







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