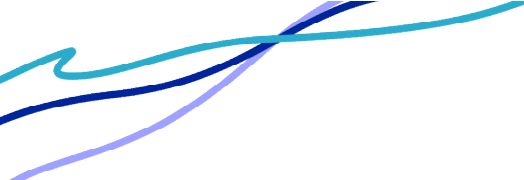




# What We Heard report

Aerotropolis Integrated Stormwater Development Servicing  
Plan Exhibition

Sydney  
**WATER**



## Background

Sydney Water was appointed as the Regional Stormwater Authority for the Western Sydney Aerotropolis, including the Mamre Road Precinct by the NSW Government in March 2022. In this role, Sydney Water has the unique opportunity to change the way stormwater is managed and reused in the region, improving resilience, waterway health and liveability for local communities. The scheme is designed to deliver NSW Government objectives to protect the sensitive waterways of Wianamatta South Creek in an efficient and consistent manner, whilst maximising the amount of developable land across the precinct.

The Development Servicing Plan (DSP) for the Aerotropolis Integrated Stormwater Scheme provides the details of the infrastructure, costs and revenues associated with the proposed scheme. The DSP has been prepared in line with IPART's 2018 Final Determination on "Maximum prices for connecting, or upgrading a connection, to a water supply, sewerage, or drainage system" by metropolitan water utilities (including Sydney Water).

The DSP sets out assumptions used to estimate the proposed price for connecting a new development to the Integrated Stormwater System, through Infrastructure Contribution charges. The Infrastructure Contribution for Aerotropolis Integrated Stormwater Scheme includes:

- land acquisition and associated costs
- a range of infrastructure and assets for stormwater capture (such as stormwater basins and trunk drainage channels)
- stormwater harvesting and treatment
- distribution of recycled stormwater to developments via a third pipe network
- a scheme resilience connection to recycled wastewater sourced from the Upper South Creek Advanced Water Recycling Centre.

The Integrated Stormwater Scheme provides stormwater servicing through an Integrated Water Cycle Management (IWCM) approach which captures stormwater through naturalised assets. The infrastructure also delivers a recycled water supply primarily sourced from stormwater.

In line with [Sydney Water's Principles for Stormwater Schemes](#), and IPART's method and principles, Sydney Water aims to make its infrastructure contributions: Certain, Consistent, Efficient, Transparent and Simple.

## How we engaged with stakeholders

Sydney Water has engaged with industry, landowners and the community for more than three years on its planned approach for the delivery of integrated stormwater services in the Aerotropolis initial precincts. Using a mix of online, traditional media and face-to-face techniques, we sought feedback on the Draft Aerotropolis DSP from stakeholders through:

## How we engaged



**Written submissions and enquiries via email**



**In person information session, meetings and direct emails**



**Advertising (social media and newspaper)**

Key stakeholders were notified of the planned public exhibition on 14 April 2026 by email and letter. The notification advised stakeholders of the commencement date and duration of the exhibition period and provided information on how submissions could be made. The notification was sent to specific interested groups as well as all parties in the DSP Area with an application lodged with Sydney Water.

The public exhibition ran from Tuesday 28 April to 5pm 9 June 2026 (30 days). During this period, the public exhibition pack was shared on [Social pinpoint](#), providing stakeholders with an opportunity to read the document, seek clarification and share feedback directly with Sydney Water by email to [aerostormwater@sydneywater.com.au](mailto:aerostormwater@sydneywater.com.au).

The information available in the public exhibition pack included the:

- Draft Aerotropolis Integrated Stormwater DSP
- supporting calculation models (Excel spreadsheet)
- Frequently Asked Questions
- Net Developable Area factsheet
- DSP Information Session Presentation (post information session)

All documents in the public exhibition pack were prepared in line with the IPART Determination on preparation of a DSP (2018).

The broader community was informed of the exhibition period, its duration and the process for making a submission through the following activities:

- 15 April 2026 – Print and digital advertisement was published in the Australian Financial Review (AFR). The advertisements outlined the exhibition dates, the purpose of the exhibition and how submissions

could be made and directed readers to Sydney Water's website for further information on the Draft Development Servicing Plan (DSP).

- 28 April 2026 – Targeted advertisements were published on Sydney Water's LinkedIn and Facebook channels, providing details of the exhibition period and linking to Sydney Water's website. Further information was also made available on the dedicated DSP page hosted on Sydney Water's Aerotropolis Integrated Stormwater dedicated Social Pinpoint website.
- 28 April 2026 – An email was distributed to government agencies, stakeholder representatives, developers, individual companies and landowners with active developments in the Aerotropolis area, advising that the Draft DSP was on public exhibition for a period of 30 days.
- 8 May 2026 – A reminder email was issued to key stakeholders and developers regarding the upcoming in-person information session.

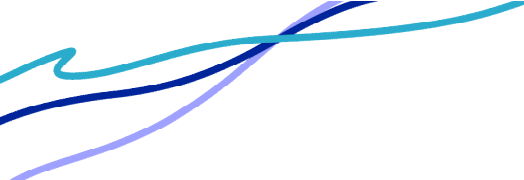
Social media advertising ran throughout the entirety of the public exhibition period. A geo-targeted Facebook advertisement with details about the Draft Aerotropolis Integrated Stormwater DSP and consultation featured in the following suburbs:

| Within the Aerotropolis | North of the Aerotropolis | East of the Aerotropolis | South-East of the Aerotropolis | South of the Aerotropolis | West of the Aerotropolis |
|-------------------------|---------------------------|--------------------------|--------------------------------|---------------------------|--------------------------|
| Badgerys Creek          | St Marys                  | Orchard Hills            | Glenmore Park                  | Gledswood Hills           | Mulgoa                   |
| Luddenham               | St Clair                  | Cambridge Park           | Catherine Field                | Appin                     | Wallacia                 |
| Bringelly               | Colyton                   | Kingswood                | Oran Park                      |                           | Silverdale               |
| Kemps Creek             | Erskine Park              | Penrith                  | Harrington Park                |                           |                          |
| Rossmore                | Eastern Creek             |                          | Narellan                       |                           |                          |
| Leppington              | Minchinbury               |                          | Gregory Hills                  |                           |                          |
| Cecil Park              |                           |                          |                                |                           |                          |
| Mount Vernon            |                           |                          |                                |                           |                          |

LinkedIn advertisement from the Sydney Water LinkedIn account also ran through the entirety of the public exhibition period. The advertisement was targeted to the Greater Sydney area, within the land development industry, planners, construction, real estate and infrastructure divisions and associated with companies operating within the Aerotropolis and in the development space.

The AFR was selected for both print and digital advertising to align with the target audience for the draft DSP. The publication's readership primarily comprises business leaders, professionals, investors, and government and policy stakeholders, making it an effective channel for reaching key stakeholders and influential audiences to broaden the reach of key messages and raise awareness of the draft DSP and exhibition period.

After allowing some time for stakeholders to review the exhibition materials, we hosted a face-to-face information session at Sydney Water's office in Parramatta on Wednesday 13 May 2026. More than 60



stakeholders from the development industry were personally invited to attend via email as well as industry representatives reaching out to their networks. At this session, senior Sydney Water team members were available to answer questions about the documents and the consultation process.

The dedicated [aerostormwater@sydneywater.com.au](mailto:aerostormwater@sydneywater.com.au) inbox was monitored by a member of the Community Engagement team, who was responsible for seeking information from internal subject matter experts and responding to the enquiries. All enquiries were responded to via email or by phone.

## Who we engaged with

We received **eighteen written submissions** from developers, local government, landowners, consultants and other stakeholder groups (see Appendix A for the full list of submissions).

The information session was attended by **23 stakeholders**, which included representatives from the Department of Climate Change, Energy, the Environment and Water, industry consultants, the UDIA and several private developers (see Appendix B for representation of attendees).

Social media engagement was strong across both Facebook and LinkedIn. Facebook generated more than 625,000 impressions and 7,261 link clicks, while LinkedIn recorded 4,869 impressions and 146 link clicks, demonstrating solid audience reach and engagement across both platforms.

We are unable to quantify the influence of the newspaper advertisement that featured in the AFR on Friday 15 April 2026 (see Appendix C.3). On average, the AFR's weekday paper reaches over 260,000 readers per issue.

## What stakeholders told us

The Aerotropolis DSP documentation was on public exhibition from start of business Tuesday 28 April, with stakeholders able to make a submission until the close of business on 9 June 2026. We captured feedback through email and formal written submissions.

Stakeholders generally supported investment in stormwater infrastructure and recognised its role in protecting waterways and supporting future development. However, many submissions raised concerns about how infrastructure contribution charges are calculated, how costs are allocated and whether the methodology is easy to understand. Stakeholders also highlighted the importance of maintaining development feasibility while supporting the long-term vision for the Aerotropolis and Western Parkland City.

A consistent theme across submissions was the desire for continued collaboration between Sydney Water, industry and government. Stakeholders asked for greater transparency, ongoing engagement and a stormwater servicing approach that supports sustainable development while remaining practical and affordable.

We identified several common themes across the submissions, as summarised below. Further analysis of the key issues is included in the next section.

## Key themes from submissions



Clarity of charging methodology



Impact on development feasibility



The role of the waterway health targets as a key cost driver



Need for ongoing coordination to maintain the infrastructure and supporting frameworks



Opportunity for alternative commercial arrangements for infrastructure delivery



Relationship between other projects and delivery of the stormwater scheme



Cost allocations and alternate funding arrangements



Cost details and transparency



Land tax as a key cost driver

## Key issues

The key concerns raised during the public exhibition period can be broadly covered by:

### Charging methodology

- Feedback on the need for the service and whether the service had a nexus to development
- Charging methodology and the relationship between Equivalent Tenements (ET) and Net Developable Area (NDA)

- Distribution of benefits from the stormwater service in relation to the draft contribution
- Fairness of cost allocation across different land use types and densities
- Clarification of overlap with other contributions or existing commercial arrangements

#### Development feasibility

- Impact of the draft IC on development feasibility in the Aerotropolis
- Requests for cross government economic assessment of charges impacting developers in the Aerotropolis
- Development feasibility impacts causing flow on economic impacts on the supply of housing and industrial land

#### The high standard of the waterway health targets

- Commentary on the accuracy, rigor or benefits of the Waterway Health Targets
- Requests for review of Waterway Health Targets in a joint exercise by government, Sydney Water and the Development industry.

#### Stakeholder engagement

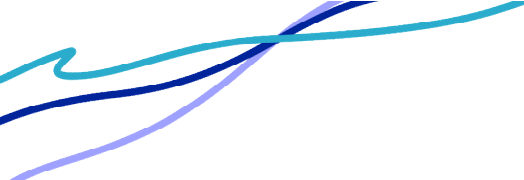
- Requests for ongoing stakeholder engagement and coordination between government agencies, local government and other stakeholders.
- The need for cooperation with all levels of government to manage ongoing interfaces for planning frameworks, open space acquisition and ongoing maintenance.
- The need for planning frameworks and documents to be updated following scheme finalisation and DSP registration.

#### Commercial options for developers delivering infrastructure

- Support for and suggestions of alternative commercial arrangements for developers delivering infrastructure

#### Relationship to other projects

- Relationship of the draft IC to government infrastructure projects and the Western Sydney International Airport
- Impact of the IWCM service on private landowners in adjacent precincts
- The impact of data centres on development profile and demand forecasting
- Request for site specific rezoning and inclusion in scheme of area adjacent to Aerotropolis boundary



### Suggestion of alternative funding arrangements

- Request for review of cost allocation to developers
- Suggestions that government or other bodies should contribute to scheme costs

### Detail of costs

- Efficiency of the costs included in the DSP or suggestion of specific opportunities
- Requests for more detail of costs
- Clarification of scheme plan impacts on specific properties
- Feedback on land valuation rates

### Land tax

- Quantum of land tax contributing to the draft IC
- Suggestions for alternate arrangements

## **How we consider stakeholders comments**

Thank you to everyone who took the time to review the Draft DSP and provide feedback. Every submission was reviewed and considered as part of finalising the plan. Your feedback helped us better understand stakeholder concerns, identify areas that required clearer explanations and improve the overall document. Some issues raised relate to broader government policies, planning frameworks and regulatory requirements that are outside Sydney Water's responsibility. Where this is the case, we have identified the relevant organisation responsible for those matters.

## Recommendations made by respondents

Common recommendations from developers, landowners and other stakeholder groups emerged during the consultation period. They are listed here, alongside Sydney Water’s response.

| Stakeholder position                                                                                        | Sydney Water Response                                                                                                                                                                                                                                                                                                                                                                                                                                          | Who to contact                                                                                       |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Revise the DSP as it does not comply with the 2018 Determination due to an NDA rather than ET basis.</b> | Sydney Water has prepared the DSP in accordance with IPART's 2018 Determination, which includes how ETs must be defined. The definition of ET used in the Aerotropolis DSP is the same as that used in the Mamre Road Integrated Stormwater Scheme and Rouse Hill Stormwater Scheme DSPs which IPART registered in 2025 and 2026 respectively. These current DSPs and all previous Sydney Water stormwater DSPs have used NDA as the metric which defines ETs. | <b>Sydney Water</b> – for guidance on applying the Infrastructure Contribution to your development   |
|                                                                                                             | We heard from several stakeholders that the relationship between Net Developable Area (NDA) and Equivalent Tenements (ETs) was not always clear. In response, additional explanatory information has been included in Section 2.4 of the DSP, including a new call-out box that explains how ETs relate to NDA and are used to calculate stormwater contributions.                                                                                             | <b>IPART</b> – for proposals to change IPART’s determination for infrastructure contribution charges |
|                                                                                                             | As a State Owned Corporation, Sydney Water is required to comply with IPART's determinations and pricing methodologies when calculating infrastructure contributions and can’t use other frameworks.                                                                                                                                                                                                                                                           |                                                                                                      |

**The charging methodology is inequitable and doesn't manage distribution of benefits**

Infrastructure contributions help fund the systems which enable new development. They are calculated so that each development contributes to the total cost of the system in proportion to the demand it places on that system. This method of calculation is a requirement of the 2018 Determination.

The purpose of the contribution is not to equalise benefits across different land uses. However, this does not mean that benefits from the system are not also considered in the charge calculation. As outlined in Section 6.2.18 of the DSP, the new Sydney Water customers within each development who use the system will also benefit when they use the recycled water and rely on the stormwater service the system enables. For this reason, these new customers will also contribute to the total cost.

The contributions paid by the new customers does consider the distribution of benefits across different customer types. For example, customers who use more recycled water, benefit more, so, they will contribute more to the total cost.

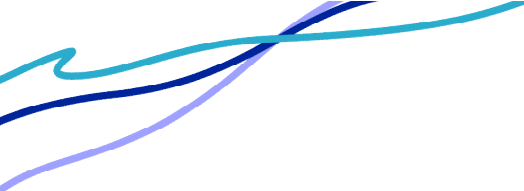
IPART considered which parties contribute to the need for stormwater services and who benefits from them during their review of the Mamre Road stormwater scheme in 2024. Where a scheme has been designed explicitly to provide additional benefits, there is a case to allocate some of the costs to the additional beneficiaries. IPART however found that:

- other benefits provided by the integrated stormwater system are largely incidental rather targeted, and
- developers stand to benefit the most from the scheme, largely from savings from the avoided opportunity costs of having to set aside large parcels of their land for stormwater management.

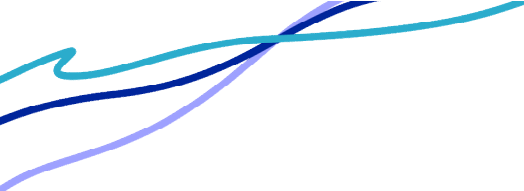
The contribution is proposed to be charged to development on an NDA basis consistently across the precinct. This allows the costs of the scheme to be distributed equally based on the demand placed on the integrated stormwater system. While some stakeholders appeared to consider it more equitable or fair that the charge be applied based on a drinking water or wastewater ET definition, this would mean that the charge was

**Sydney Water**  
– for guidance on applying the Infrastructure Contribution to your development

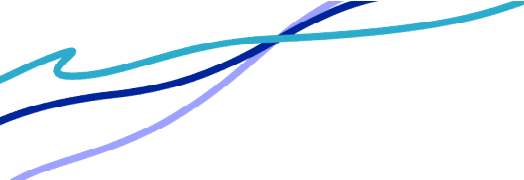
**IPART** – for proposals to change IPART's determination for infrastructure contribution charges



| Stakeholder position                                                                                                                 | Sydney Water Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Who to contact                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                      | not allocated according to the demand each development placed on the stormwater system, so would not comply with the 2018 Determination. The NDA approach to defining an ET is already used in other registered regional stormwater schemes, including Mamre Road and Rouse Hill.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                       |
| <b>Inputs overestimate the cost of the scheme</b><br><b>There is a significant impact of the charges on development feasibility</b>  | <p>The Aerotropolis Integrated Stormwater Scheme is a new service that is being delivered to support future development across the precinct. Under IPART's 2018 Determination, the costs of providing this service are recovered through infrastructure contributions paid by development.</p> <p>Sydney Water has undertaken extensive work to optimise the Aerotropolis stormwater scheme. This has included the findings of the Mamre Road Integrated Stormwater Scheme Review undertaken by IPART in 2025.</p> <p>Sydney Water understands stakeholder concerns regarding development feasibility. However, infrastructure contributions must be calculated in accordance with IPART's pricing framework, which sets out how costs can be included and recovered.</p> <p>(<a href="https://www.ipart.nsw.gov.au/Home/Industries/Water/Reviews/Metro-Pricing/Developer-charges-and-backlog-sewerage-charges-for-metropolitan-water-agencies-2018">https://www.ipart.nsw.gov.au/Home/Industries/Water/Reviews/Metro-Pricing/Developer-charges-and-backlog-sewerage-charges-for-metropolitan-water-agencies-2018</a>)</p> | <p><b>Sydney Water</b> – for guidance on applying the Infrastructure Contribution to your development</p> <p><b>IPART</b> – for proposals to change IPART's determination for infrastructure contribution charges</p> |
| <b>Sydney Water and government should conduct a broader economic assessment of charges impacting development in the Aerotropolis</b> | <p>We heard concerns about the cumulative impact of government charges and contributions on development within the Aerotropolis.</p> <p>Broader assessments of economic impacts and government charging frameworks are matters for government rather than Sydney Water. However, should a review be undertaken, Sydney Water will continue to participate and provide input where relevant to its role as Regional Stormwater Authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>NSW Government</b> – for any proposals to undertake an economic assessment of the impacts of charges on development</p>                                                                                         |



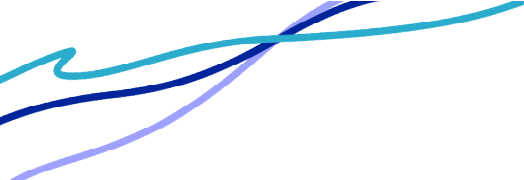
| Stakeholder position                                                                                                                                   | Sydney Water Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Who to contact                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The stringency of the Waterway Health objectives and targets are a key cost driver. The scientific basis for the targets should be re-examined.</b> | <p>We acknowledge stakeholder concerns regarding the cost implications of the waterway health objectives and targets.</p> <p>These targets are established by the NSW Government through the Aerotropolis planning framework and are reflected in the Aerotropolis Development Control Plan (DCP). Sydney Water's role is to design and operate stormwater infrastructure that supports achievement of these government-set outcomes.</p> <p>Any review of the waterway health targets would be a matter for the NSW Government. If such a review were undertaken, Sydney Water would participate as appropriate in its capacity as Regional Stormwater Authority.</p> | <b>NSW Government</b> – for any review of stormwater targets and controls                                                                                                                 |
| <b>Sydney Water should work with other stakeholders and projects to ensure efficient land acquisition and ongoing maintenance of the scheme.</b>       | <p>Sydney Water is in ongoing engagement with other government agencies and local government to ensure that changes to the scheme and ongoing management is clear and efficient.</p> <p>Sydney Water will commence land acquisition activities when there is a need for stormwater infrastructure to match development demand. We will work with individual landowners to ensure process are efficient and negotiated in good faith</p>                                                                                                                                                                                                                                | <b>Sydney Water</b> – for clarity on stormwater scheme maintenance arrangement<br><br><b>Other acquisition authorities</b> – For details of proposed acquisition for other infrastructure |



| Stakeholder position                                                                                             | Sydney Water Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Who to contact                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sydney Water should reconsider its treatment of infrastructure projects</b>                                   | <p>The treatment of other infrastructure projects within the DSP is consistent with the requirements of the Sydney Water Act and the current regulatory framework.</p> <p>Sydney Water is working collaboratively with agencies including Western Sydney International Airport and Transport for NSW to ensure impacts on waterways are appropriately managed and that infrastructure planning is coordinated wherever possible.</p> <p>Several submissions also suggested that future growth in data centres should be reflected in the DSP forecasts. While data centres may become an important part of future development in the Aerotropolis, there is currently insufficient certainty regarding the scale and timing of this growth. Sydney Water will continue to monitor development trends and update future servicing plans where required.</p> | <b>Sydney Water</b> – for infrastructure stakeholders to begin or continue working together to ensure the waterway outcomes are achieved for your project. |
| <b>The land and land tax forecast has a high impact on the IC rate so alternate models should be considered.</b> | <p>Sydney Water must pay Land Tax on the lands it owns. As part of the recent Mamre Road Integrated Stormwater scheme review undertaken by IPART, it was found that land tax is a valid part of the efficient cost of the scheme.</p> <p>The land values used in the DSP have been based on independent valuation advice and represent the best information available at the time the plan was prepared.</p> <p>Sydney Water recognises that land costs can change over time. These assumptions will continue to be monitored and may be updated in future revisions of the DSP where necessary.</p>                                                                                                                                                                                                                                                       | <b>NSW Government</b> – regarding tax policy                                                                                                               |

## What's next?

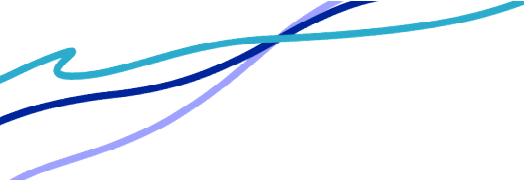
Sydney Water has considered all written submissions as part of the process of the DSP being registered with IPART. Individual submissions will not be published, however, a copy will be provided to IPART with this report when the finalised DSP is submitted for registration. Formal written submissions and emails have been responded to individually, with additional information provided where possible. Sydney Water may also use this



information to develop future documents that inform other government agencies and/or IPART and will remove any identifying information.

Stormwater infrastructure requires significant investment and will be delivered gradually over the next 10 to 20 years in alignment with the development of the Aerotropolis and Mamre Road initial precincts. Sydney Water is working to further optimise the design and configuration for the scheme, while maintaining a focus on achieving the waterway health targets and will adopt lessons learnt from Mamre Road for future DSPs.

We appreciate the feedback and input received throughout this consultation and we will continue to engage with you throughout this process. Please visit Sydney Water Talk for new information and contact [aerostormwater@sydneywater.com.au](mailto:aerostormwater@sydneywater.com.au) for other enquiries.



## Final DSP

During the exhibition period, Sydney Water received and carefully considered a range of stakeholder submissions. No submissions identified errors in the application of IPART's infrastructure contribution methodology or pricing process. However, several stakeholders sought further clarity on how charges were calculated and applied.

Sydney Water is required to calculate infrastructure contributions in accordance with IPART's determinations and the current regulatory framework. For this reason, the changes proposed by stakeholders could not be incorporated into the final pricing outcome.

In response to stakeholder feedback, Sydney Water has included additional explanatory text in the final DSP to improve transparency and clarify the calculation approach and charging methodology.

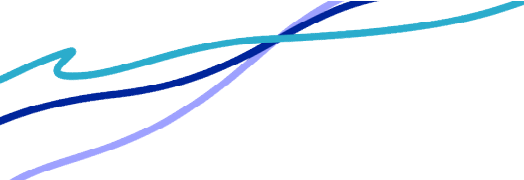
Following consideration of all submissions, the final Development Servicing Plan and infrastructure contribution price remain unchanged from the draft DSP. This reflects that the DSP has been prepared in accordance with IPART's pricing framework and remains consistent with the findings and outcomes of IPART's Mamre Road Integrated Stormwater Scheme efficiency review.

During the exhibition process, two typographical errors were discovered in the DSP document

- Figure 1.1 Components of the Infrastructure Contribution rate showed the incorrect absolute values for components of the rate, although the percentages were correct. The absolute values have now been corrected
- 4 instances of broken references

Neither error in the draft resulted in a change to the DSP calculations nor price because the errors were not involved in calculation of the infrastructure contribution charges.

Under the [Stormwater Developer Works policy](#), Sydney Water is open to amending design provided appropriate controls are met. As a result, a number of the other specific concerns raised will be addressed as the project moves into its future design and construction phases.



## Appendix A: List of submissions

|    |               |        |                          |
|----|---------------|--------|--------------------------|
| 1  | 29 April 2026 | Email  | Landowner                |
| 2  | 30 April 2026 | Email  | Landowner                |
| 3  | 13 May 2026   | Letter | Local Council            |
| 4  | 25 May 2026   | Letter | Government agency        |
| 5  | 5 May 2026    | Email  | Government agency        |
| 6  | 9 June 2026   | Letter | Landowner representative |
| 7  | 9 June 2026   | Letter | Landowner representative |
| 8  | 9 June 2026   | Letter | Industry organisations   |
| 9  | 9 June 2026   | Letter | Landowner representative |
| 10 | 9 June 2026   | Letter | Landowner representative |
| 11 | 9 June 2026   | Letter | Local Council            |
| 12 | 9 June 2026   | Letter | Developer                |
| 13 | 9 June 2026   | Letter | Industry organisation    |
| 14 | 9 June 2026   | Letter | Industry organisation    |
| 15 | 9 June 2026   | Email  | Landowner                |
| 16 | 16 June 2026  | Letter | Landowner group          |
| 17 | 16 June 2026  | Letter | Landowner                |
| 18 | 16 June 2026  | Letter | Landowner                |

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## Appendix B: Attendee representation at information session

Due to confidentiality requirements, we have de-identified attendees at the information session that was held on Wednesday 13 May 2026. The following covers their representation:

|                       |   |
|-----------------------|---|
| Consultant            | 9 |
| Developer             | 9 |
| Government            | 2 |
| Industry organisation | 2 |
| Landowner             | 1 |

## Appendix C: Advertising

### Australian Financial Review

Published Tuesday, 14 April 2026, page 7



### Have your say on our Draft Aerotropolis Integrated Stormwater Development Servicing Plan

Sydney Water will exhibit the Draft Aerotropolis Integrated Stormwater Development Servicing Plan for comment for 30 business days from Tuesday 28 April to Tuesday 9 June 2026.

The draft plan explains the proposed stormwater infrastructure contribution charge for developers in the Aerotropolis initial precincts and the key assumptions used to estimate it. We invite you to provide feedback during the exhibition period.

To find out more about the plan, how to make a submission during the exhibition and our upcoming events, visit the following link [aerotropolisstormwater.mysocialpinpoint.com.au](https://aerotropolisstormwater.mysocialpinpoint.com.au) or scan the QR code.



## State 'holding up' Taroom oil

[illegible]

Social media

Facebook



Sydney Water

Ad · 

...

X

Have your say on our Draft Aerotropolis Integrated Stormwater Development Servicing Plan.

...See more



Water IS OUR LIFE

**Stormwater in the Aerotropolis**

Let us know your thoughts on our draft Development Servicing Plan by 9 June 2026

Learn more



aerotropolisstormwater.myso...

**Have Your Say**

Aerotropolis Integrated St...

Learn more

LinkedIn



Sydney Water

91,150 followers

2mo · 

Have your say on our Draft Aerotropolis Integrated Stormwater Development Servicing Plan.

The plan explains the proposed stormwater infrastructure contribution charge for developers in the Western Sydney Aerotropolis initial precincts and the key assumptions we used to estimate it.

We invite you to provide feedback until Tuesday 9 June.

To find out more, including how to make a submission and details of upcoming events, visit <https://lnkd.in/gDbpb6Z>

#westernsydney #aerotropolis #sydney #sydneywater



Water IS OUR LIFE

**Stormwater in the Aerotropolis**

Let us know your thoughts on our draft Development Servicing Plan by 9 June 2026

Learn more



 Nickolaos Nouis and 82 others

9 reposts

## Appendix D: Information pack

### Aerotropolis Integrated Stormwater Development Servicing Plan Draft for April to Jun 2026 Exhibition



## Frequently Asked Questions



### Draft Aerotropolis Integrated Stormwater Development Servicing Plan (DSP)

#### Frequently asked questions

##### General information

**Q: What information is on exhibition?**

**A:** In setting contribution prices, we must follow a methodology documented by our independent regulator, the Independent Pricing and Regulatory Tribunal (IPART). All documents have been prepared in line with IPART's 2018 Determination on preparation of a Development Servicing Plan (DSP), available [here](#), [Final Determination - Maximum Prices for connecting or upgrading a connection to a water supply, sewerage, or drainage system](#).

This DSP has been prepared for formal IPART exhibition, submission and registration. We have engaged with industry for many years on our planned approach to delivering this integrated stormwater service and its pricing. The draft DSP incorporates lessons learnt from:

- The development of the Mamre Road Precinct Integrated Stormwater Scheme,
- IPART's Mamre Road Stormwater Scheme Efficiency Review, and
- Feedback received during the 2025 exhibition of the draft Aerotropolis stormwater scheme.

The draft DSP on exhibition provides the details of the infrastructure, costs and revenues associated with the proposed Integrated Stormwater Scheme for the Aerotropolis Initial Precincts. The Aerotropolis Initial Precincts include Aerotropolis Core (Bradfield), Badgerys Creek, Northern Gateway and Agribusiness precincts. The scheme includes stormwater and recycled water services for development to be delivered as part of the Aerotropolis Integrated Stormwater Scheme.

Information available to support the exhibition includes:

- The Draft Aerotropolis Integrated Stormwater Development Servicing Plan (DSP)
- Excel spreadsheet Infrastructure Contribution calculation models
- A factsheet on Net Developable Area to help calculate how the charge will apply to individual developments



<https://aerotropolisstormwater.mysocialpinpoint.com.au/>

April 2026



## Net Developable Area factsheet



# Factsheet: Net Developable Area and DSP Charge Calculation

## Aerotropolis Initial Precincts

This factsheet provides guidance on the calculation of Net Developable Area (NDA) for the purposes of the Development Servicing Plan (DSP) for the initial Aerotropolis Precincts.

### Key Terms

- **Net Developable Area (NDA):** the area of land in hectares to which a development proposal applies, as defined under the *Environmental Planning and Assessment (Special Infrastructure Contributions) Determination 2022*.
- **Development Servicing Plan (DSP):** the mechanism for recovery of the cost of water, wastewater, stormwater and recycled water assets needed to service development within a specified area. All DSPs are registered with IPART and set the infrastructure contribution charges that must be paid by developers.
- **Aerotropolis Integrated Stormwater Scheme (Scheme):** Sydney Water has prepared a Scheme for the declared stormwater catchments in the initial Aerotropolis Precincts. The Scheme defines the stormwater assets (including wetlands, harvesting basins and trunk drainage channels), and recycled water assets that will be delivered and managed as part of the regional integrated stormwater network.
- **Notice of Requirements (NOR):** Development that requires connection to Sydney Water's wastewater, drinking water, recycled water or stormwater networks needs a Section 73 Compliance Certificate. When an application for a Section 73 certificate is made, an NOR will be issued. This outlines the requirements or works that must be completed before the Section 73 Certificate is issued, including payment of relevant charges under the DSP.

### Who is this fact sheet for?

This fact sheet applies to development proposals in the Aerotropolis Precincts including Aerotropolis Core (Bradfield), Badgerys Creek, Northern Gateway and Agribusiness. Sydney Water has been appointed the Regional Stormwater Authority for the Aerotropolis Precincts.

Sydney Water has developed a Scheme Plan for stormwater and recycled water assets for the Aerotropolis Precincts. The Scheme was exhibited in May 2025 (for the Wianamatta-Badgerys and Cosgroves stormwater catchment areas) and September 2025 (for the Duncans-Mulgoa stormwater catchment area) and was finalised and published online in March 2026. The Scheme maps and additional information can be found [here](#).



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## Community Information Session presentation slides

