

# 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

The integrated stormwater scheme will deliver a stormwater management and recycled water system in order to meet the NSW Government waterway health objectives and targets at the least cost to the community.

### **Q: What are infrastructure contributions?**

**A:** Infrastructure contributions (IC) are a payment towards the cost of infrastructure needed to provide water-related services to new developments. Most water utilities across Australia require developers to contribute to the costs that new developments place upon water, wastewater and stormwater systems. These are called infrastructure contributions.

Stormwater infrastructure requires significant investment in western Sydney. We will deliver investment gradually over the next 30 years in alignment with predicted development in the aerotropolis precincts. This will minimise and manage the impacts of development as it occurs.

### **Q: Where does the Aerotropolis Integrated Stormwater DSP apply?**

**A:** This factsheet is only applicable to development in the Aerotropolis Precincts including Aerotropolis Core (Bradfield), Badgerys Creek, Northern Gateway and Agribusiness. The details of the precinct are set out in detail in the Draft DSP. Sydney Water has been appointed the Regional Stormwater Authority for these precincts.

### **Q: What rate is proposed as the Infrastructure Contribution for stormwater and recycled water services in the Aerotropolis Precincts?**

**A:** Using current estimates, the Infrastructure Contribution for the Aerotropolis Precincts integrated stormwater DSP area is

**\$124,748.85 (\$2026-27) per Equivalent Tenement (ET)**

Which will be charged as

**\$1,188,548.15 (\$2026-27) per developable hectare**

**(these values assume 2.6% cost escalation rate and may be updated before registration)**

These figures are presented in financial year 2026-2027 as this DSP is expected to be registered late in calendar year 2026. The above figures were calculated assuming a cost escalation rate of 2.6% in line with Sydney Water and NSW Treasury guidelines. However, the appropriate

escalation for financial year 2026-2027 may change between exhibition and registration. This will have an impact on the exact rate registered with IPART although the contributing cost and relationship to the bonding rate will not change. A follow up communication will be added to the exhibition website if an update to the guidelines is made during the exhibition period and the escalation rate is higher than 2.6%.

**Q: When are stormwater infrastructure contributions paid on industrial or commercial vacant land staged subdivisions?**

**A:** When a development application is received for the end-use development, an infrastructure contribution will be levied based on the developable area associated with the development approval. Stormwater Infrastructure Contributions will generally not be payable on subdivision of lots where no further development is approved, and servicing is not confirmed. ICs will only be paid in subdivision where any later development can be complying development.

We will assess the impact on the system of any subdivisions at the time of Section 73 application to determine the infrastructure contribution payable for that subdivision. The amount payable will depend on the specific characteristics of the subdivision including potential impact of subsequent permissible development.

## **Developable land**

**Q: What is Net Developable Area?**

**A:** The unit for charging Stormwater Infrastructure Contributions in the Aerotropolis Initial Precincts is 'Net Hectares of Developable Area' (NDA). This means that the cost of providing regional stormwater infrastructure is distributed evenly over the NDA in the precinct. This is based on all development in the precinct benefiting from the servicing provided by the scheme in terms of stormwater, amenity, open space and urban cooling effects in accordance with Principle 7 in the [Stormwater Scheme Principles](#).

Please refer to the [Net Developable Area](#) factsheet for a detailed definition.

## Q: How is Developable Land applied to calculate an individual development's Infrastructure Contribution

**A:** The Infrastructure Contribution payment is linked to the Section 73 Compliance Certificate process. Infrastructure Contributions will not be levied on lots to be further subdivided where no services are being requested, including the residue lots.

**Total Infrastructure  
Contribution for  
your development**



**Developable  
Hectare of  
development**



**Infrastructure  
Contribution per  
hectare<sup>1</sup>**

<sup>1</sup> The price is adjusted each financial year based on changes in the Consumer Price Index (CPI)

## Infrastructure Contribution and Section 73 Compliance Certificate process

### Q: What is a Section 73 Compliance Certificate?

**A:** A Section 73 Compliance Certificate confirms Sydney Water's servicing requirements have been met, allowing a development to progress to construction or subdivision. If you need one of these for your development, it will be identified by the authority granting your development consent.

### Q. What if I've already received a Section 73 Certificate?

**A:** If you have recently applied for and received a Section 73 certificate in the Aerotropolis initial precincts you will have submitted an Infrastructure Contribution security.

Once the DSP is registered with IPART, you will be required to pay the registered Infrastructure Contribution rate as it applies to your development. Once the Infrastructure Contribution has been paid, your security will be returned to you.

### Q: What if I apply for servicing before DSP registration?

**A:** When you apply for a Section 73 certificate, Sydney Water issues a Notice of Requirements that includes an estimated Infrastructure Contribution. A bond, as security for the Infrastructure

Contribution, must be provided to Sydney Water before the early Section 73 Compliance Certificate is released. This is usually in the form of a bank guarantee.

The Infrastructure Contributions becomes payable once:

- The development is complete, and
- The DSP has been registered with IPART.

After the Infrastructure Contribution is paid, the security will be released.

#### **Q: What if I apply for servicing after DSP registration?**

**A:** When you apply for a Section 73 certificate, Sydney Water issues a Notice of Requirements that includes an estimated Infrastructure Contribution. This amount is to be paid before Sydney Water can issue the final Section 73 Compliance Certificate.

## **Charges and Infrastructure Contribution**

#### **Q: Do I need to pay the Integrated Stormwater DSP charge?**

**A:** Infrastructure Contributions are only payable when a property owner decides to develop their property.

All development must apply for and gain a Section 73 Compliance Certificate from Sydney Water. The relevant Infrastructure Contribution must be paid before Sydney Water can issue a Section 73 Compliance Certificate for development.

Property owners who are not developing their land are not required to pay DSP charges.

#### **Q: Why is the Infrastructure Contribution different to the Infrastructure Contribution Bond?**

**A:** The bond was estimated at an early stage of design to allow enable development to progress before the DSP is registered. Since that time, the design of the scheme has significantly progressed so changes have been made to the pricing and costs due to the following updates:

- Some design changes have been made to minimise the developable land used by the scheme
- Infrastructure costs have been revised based on changes to cost of delivery
- Timeframes for delivery have been updated following new Developer information

- Land rates have been updated to match recent sales data
- Recycled Water pricing has been updated to match our Pricing Proposal
- IPART stormwater scheme efficiency review outcomes.

**Q: Why is the stormwater Infrastructure Contribution not being phased in like potable water and wastewater Contributions?**

**A:** Sydney Water will not be phasing in stormwater Infrastructure Contributions like they did for potable water and wastewater contributions. The potable water and wastewater contributions were phased in as they were a reintroduction of a charge that had not been payable for many years.

Stormwater contributions are often payable to Councils in greenfield release areas, the difference being that stormwater services in the Aerotropolis Initial Precincts will be owned and operated by Sydney Water, so the Infrastructure Contribution must be made to Sydney Water instead.

**Q: Can you provide further clarifications on the where Equivalent Tenement (ET) Inputs, especially the ‘Total new ETs in DSP area’ for the Aerotropolis Integrated Stormwater DSP?**

**A:** IPART’s infrastructure contribution method aims to share the cost to develop equally over all development within the DSP area. The ‘*Total new ETs in DSP area*’ is therefore equivalent to the total net developable area in the DSP area because each square metre of development places the same demand on the integrated stormwater system regardless of property type or overall size. Charging on a net developable area basis allows for distribution of Infrastructure Contributions in proportion to the demand placed on the integrated stormwater system. Costs and charges reflect the average perviousness across all land use types in the precinct which were estimated using planning benchmarks. The determination uses this method to ensure consistency across all DSPs.

The total net developable area for the Aerotropolis Precincts (excluding Mamre Road Precinct) is estimated at 2944.7 hectares. IPART’s determination requires that we convert the developable area to an ET for the purpose of calculating Infrastructure Contributions. The additional step to convert developable hectares to ETs does not affect the charging for stormwater DSPs, as all development, both residential and non-residential place similar demand on the system per hectare. (see Sections 6.2.8 through 6.2.11 of the draft Aerotropolis Integrated Stormwater DSP).

**Q: How did these new ET figures come about?**

**A:** Our total ET forecast is equal to 2944.7 hectares (the total net developable area within the DSP boundary) which has been taken from the Aerotropolis Integrated Stormwater DCP and SEPP planning documents.

**Q: What is the standard ET unit in this context?**

**A:** IPART's determination defines ET as the equivalent demand that a single (detached) dwelling would place on the system. For the Aerotropolis Integrated Stormwater DSP, we share the total cost equally across all net developable area, but in compliance with the infrastructure contribution determination have defined one ET to equal just under 1,050 square meters or 0.105 hectares.

## **Charges and Infrastructure Contribution**

**Q: Where can I access the exhibition materials?**

**A:** The Draft Aerotropolis Integrated Stormwater DSP and supporting models are available at <https://aerotropolisstormwater.mysocialpinpoint.com.au/>

**Q: What is the timeframe and information available?**

**A:** The exhibition starts on Tuesday 28 April 2026 to Tuesday 9 June 2026 (30 business days).

**Q: How do I submit my feedback?**

**A:** Feedback can be submitted via email to [Aerostormwater@sydneywater.com.au](mailto:Aerostormwater@sydneywater.com.au)

**Q: Can anyone submit a response?**

**A:** Yes, anyone can submit a written response to be considered by Sydney Water before the closing of the DSP exhibition period, no later than 5pm Tuesday 9 June 2026.

**Q: What will Sydney Water do with my response?**

**A:** Sydney Water will consider all written submissions as part of the process of the DSP being registered with IPART. We will not publish individual submissions, however we will provide a 'what we heard' summary report on our website and provide a copy of all submissions to our regulator, IPART when we submit the finalised DSP for registration. Sydney Water may also use information gathered (with identifying information removed) in development of future documents to inform other government agencies and/or IPART.