

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](#).

All development in the Aerotropolis Precincts is required to provide a contribution towards the cost of the Scheme as described in the DSP. Developers should refer to this factsheet for details of how infrastructure charges will be calculated and how and when infrastructure charges are to be paid.

Definition of NDA for Scheme DSP Charges

The unit for calculating DSP charges 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 precincts. This is based on all development in the precincts benefiting from the servicing provided by the Scheme in terms of stormwater management, amenity, open space and urban cooling effects in accordance with Principle 7 in the [Stormwater Scheme Principles](#).

For the purposes of calculating the charge levied under the DSP for the Aerotropolis Initial Precincts, Sydney Water has adopted a definition based on the *Environmental Planning and Assessment (Special Infrastructure Contributions) Determination 2022* which defines how the Special Infrastructure Contribution (SIC) for the Aerotropolis Precincts will be levied. Clauses 14 and 15 of the Determination specify the definition of NDA for the purposes of contributions includes land zoned for the following purposes under *State Environmental Planning Policies (Western City Precincts) 2021*:

- Agribusiness (AGRI);
- Enterprise (ENT);
- Mixed Use (MU).

The definition of NDA does not include:

- Lands zoned for Environmental Protection (ENZ);
- Proposed regional stormwater infrastructure such as trunk drainage and basins and reservoir sites;
- other land covered by an easement for public utilities;
- existing roads (including any planned road widening), Arterial roads and Collector Roads mapped under a local contributions plan;
- public open space;
- transport corridors;
- state heritage sites;
- floodplain land (1% AEP extent);
- strahler order waterways and their vegetated riparian zones.

Areas of onsite detention required within a development site and new local and internal access roads are included in the NDA calculation. For a more map of the land included in the NDA for the Aerotropolis Initial Precincts, please see Appendix A. The Ministerial Determination can be accessed [here](#).

Housing and Productivity Contributions

It is noted that on 1 July 2026, the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* (HPC Order) will supercede the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022* (Ministerial Determination) for the purposes of calculating State Government infrastructure contributions in the Aerotropolis.

The HPC Order adopts a new methodology for calculating State Government infrastructure contributions, charging on a ‘per dwelling’ or ‘per square metre of gross floor area’ basis, rather than using NDA as the unit for charging.

Sydney Water has considered this methodology as it relates to regional stormwater infrastructure and finds that it is not appropriate to apply the HPC method to Sydney Water’s DSP. The Aerotropolis DSP will therefore continue to use the NDA method for infrastructure charges, consistent with the Mamre Road Precinct.

Total NDA in Aerotropolis Initial Precincts

The total hectares of NDA in the Aerotropolis Initial Precincts is estimated at 2944.7 ha.

This number is subject to change as Sydney Water, other government agencies and utilities finalise infrastructure to support the Initial Precincts. Private land required for regional stormwater and recycled water infrastructure will be excluded from the NDA for the purposes of the calculation of DSP charges for impacted developments. This land will also be excluded from the total NDA of the precinct.

How NDA is applied to calculate an individual development’s DSP charge

The DSP infrastructure charge is linked to the Section 73 Compliance Certificate process. Infrastructure charges will not be levied on lots to be further subdivided where no services are being requested, including residue lots.

$$\text{Total Infrastructure Contribution for your development} = \text{Developable Hectare of development} \times \text{Infrastructure Contribution per hectare}^1$$

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

Infrastructure contributions and the Section 73 Compliance Certificate process

The payment of DSP charges is linked to the Sydney Water Section 73 process.

When a developer applies for a Section 73 Compliance Certificate, Sydney Water issues a Notice of Requirements (NOR), which will include an estimate of the applicable DSP charge calculated using our mapping of NDA or if provided, more detailed site specific mapping of the site's NDA. If an application is made prior to the registration of the DSP, payment of a bond (typically in the form of a bank guarantee) will be required as security for the charge to allow for a Section 73 Certificate to be issued. Once the DSP is registered and relevant DSP charges have been paid to Sydney Water, this bond will be released.

Applications made after the registration of a DSP will be required to pay the relevant infrastructure charges prior to the issue of a Section 73 Certificate.

Other information

The Aerotropolis integrated stormwater DSP is currently on exhibition. Once registered the DSP will set the charges that will be applied to all development in the Precinct.

If you have any further questions, please email aerostormwater@sydneywater.com.au.

Appendix A – NDA Map

