

How to calculate your charge

This guide explains how we calculate drinking water and wastewater infrastructure contributions for your development.



- Drinking water and wastewater infrastructure contributions were reintroduced on 1 July 2024.
- The amount you pay varies by your Development Servicing Plan area and your development type.
- You can find more information on our [land development page](#).

Infrastructure contributions

Infrastructure contributions help recover the cost of providing infrastructure to new developments. Prices are published in Development Servicing Plans (DSPs) for each service area. Each DSP sets a price per Equivalent Tenement (ET), which represents the annual demand of an average standalone dwelling.

How charges are applied

Infrastructure contributions reflect only the **additional** demand your development places on our systems. We calculate:

- total ETs for your development, then
- subtract any credit for existing use (if applicable).

Residential and non-residential developments are calculated differently. Examples in this document show how each method works. Residential ETs are based on density, while non-residential ETs are based on daily flow.

Finding your DSP price

Use the price lookup tools on our [land development page](#) to identify the relevant DSP and the current price per ET for drinking water and wastewater. Prices increase annually in line with the Consumer Price Index.

Worked examples use:

- Greater Sydney Drinking Water DSP price: \$3,482.04 per ET
- Malabar Wastewater Services DSP price: \$853.80 per ET

Examples show full prices. In 2025-26, contributions are capped at 50%, with full prices applying from 1 July 2026.

More information

More information is available on our [land development page](#).

Residential development

Denser developments typically use less water per dwelling than a standalone houses. To reflect this, ETs per dwelling decrease as residential density increases. ETs are calculated as: number of dwellings x ET per dwelling x DSP price. Density is based on developable area only, excluding roads, public open space and similar non-developable land.

ETs per dwelling by density band

Density band (dwellings per hectare)	ET per dwelling		
	Drinking water	Drinking water (dual supply area ¹)	Wastewater
<30	1	0.67	1
30 - 60	0.84	0.5	0.84
61 - 100	0.71	0.5	0.71
101 - 140	0.59	0.5	0.59
>140	0.56	0.5	0.56

Example 1: Dual occupancy

A single dwelling is proposed to be demolished and replaced with an attached dual occupancy on a 650 sqm lot.

	Charge	Credit	Total
Density	2 dwellings / 0.065ha (650sqm) = 31 (falls in 30-60 band)	1 dwelling / 0.065ha = 16 (falls in <30 density band)	
Drinking water	2 dwellings x 0.84ET x \$3,482.04/ET = \$5,849.83	-1 dwelling x 1ET x \$3,482.04/ET = -\$3,482.04	\$2,367.79
Wastewater	2 dwellings x 0.84ET x \$853.80/ET = \$1,434.38	-1 dwelling x 1ET x \$853.80 = -\$853.80	\$580.58
		Total	\$2,948.37

¹ Customers in dual supply areas (drinking and recycled water available) use less drinking water.

Example 2: Apartment complex

An 85-unit apartment complex with a 0.28 ha building footprint is proposed, replacing four residential houses on a combined 0.30 ha.

	Charge	Credit	Total
Density	85 dwellings / 0.280ha = 304	4 dwellings / 0.300ha = 14	
Drinking water	85 dwellings x 0.56ET x \$3,482.04/ET = \$165,745.10	-4 dwelling x 1ET x \$3,482.04/ET = -\$13,928.16	\$151,816.94
Wastewater	85 dwellings x 0.56ET x \$853.80/ET = \$40,640.88	-4 dwelling x 1ET x \$853.80 = -\$3,415.20	\$37,225.68
		Total	\$189,042.62

Example 3: Greenfield subdivision

A new housing estate is proposed on a greenfield site. The current stage includes 27 lots (and one reserve lot). The site was previously a large residential property connected to Sydney Water drinking water services.

	Charge	Credit	Total
Density	27 lots / 0.950ha (developable area) = 29	1 lot / 1.212ha (total area) = 1	
Drinking water	27 lots x 1ET x \$3,482.04/ET = \$94,015.08	-1 lot x 1ET x \$3,482.04/ET = -\$3,482.04	\$90,533.04
Wastewater	27 lots x 1ET x \$853.80/ET = \$23,052.60	none	\$23,052.60
		Total	\$113,585.64

Non-residential development

For non-residential developments, infrastructure contributions are based on expected average daily water demand and wastewater discharge. Developers must provide forecast flow rates. We will validate these. For bespoke calculations, developers must engage a hydraulic consultant to prepare anticipated hydraulic flows. Flow rates are converted into ET by dividing by the standard ET flow rate (shown below). Credits for existing non-residential properties are based on metered usage.

Single residential forecast average demand (or discharge²) (i.e. flows for 1 ET)

Drinking water	0.43 kL/day
Wastewater	0.38 kL/day

Example 4: Hospital

A new 300-bed hospital is proposed on a vacant site. Forecast average water demand is 35kL/day and forecast average wastewater discharge is 23kL/day.

Charge

Drinking water	$35\text{kL/day} / 0.43\text{kL/day} \times \$3,482.04 = \$283,421.86$
Wastewater	$23\text{kL/day} / 0.38\text{kL/day} \times \$853.80 = \$51,677.37$
Total	\$335,099.23

Example 5: Staged industrial subdivision

A subdivision is proposed to create two vacant industrial lots. A separate application will later be lodged for the end-use industrial development.

(a) Infrastructure contribution for the initial vacant land subdivision

Charge

Drinking water	$2 \text{ lots} \times \$3,482.04 = \$6,964.08$
Wastewater	$2 \text{ lots} \times \$853.80 = \$1,707.60$
Total	\$8,671.68

(b) Infrastructure contribution for the end-use development. This is calculated using expected average day development flow rates as shown in Example 4. A credit is applied to reflect the charge paid in part (a), so the site is not charged twice for the same demand.

² See our [How we implement IPART's pricing method](#), Section 5.2 for more information on these rates.

Mixed-use development

Calculate each component separately, then add them together:

- Residential component: using the residential density method
- Non-residential component: using average daily flows

For mixed-use developments, residential density is calculated using the building footprint area.

Example 6: Mixed-use development

A mixed-use development is proposed with 56 apartments over a ground-floor supermarket and small retail suite (0.155 ha building footprint). Meter records show the existing office building on the site used an average of 4.36 kL/day drinking water and discharged 3.93 kL/day wastewater.

	Non-residential charge	Non-residential credit	Residential charge	Total
Density	NA	NA	56 dwellings / 0.155ha = 362	
Drinking water	20kL/day / 0.43kL/day x \$3,482.04 = \$161,955.35	-4.36kL/day / 0.43kL/day x \$3,482.04 = \$35,306.27	56 dwellings x 0.56ET x \$3,482.04/ET = \$109,196.77	\$235,845.86
Wastewater	18kL/day / 0.38kL/day x \$853.80 = \$40,443.16	-3.93kL/day / 0.38kL/day x \$853.80 = \$8,830.09	56 dwellings x 0.56ET x \$853.80/ET = \$26,775.17	\$58,388.24
			Total	\$294,234.09