

# Mamre Road and Aerotropolis Integrated Stormwater and Recycled Water: Net Developable Area Fact Sheet

Updated: January 2024

This factsheet provides guidance on the calculation of Net Developable Area (NDA).

Key terms:

- Net Developable Area (NDA): the area of land in hectares to which a development consent 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 stormwater 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.
- Scheme Plan: Sydney Water has prepared a Scheme Plan for the Mamre Road Precinct to define the stormwater assets (including wetlands, basins and trunk drainage) that will be delivered and managed as part of the regional stormwater network. The Scheme Plan provides the basis of the costs to be recovered under the DSP. Sydney Water is in the process of developing a Scheme Plan for the Aerotropolis Initial Precincts ([Mamre Road Scheme Plan](#)).
- Notice of Requirements (NOR): Development that requires connection to Sydney Water water, wastewater or stormwater networks needs a Section 73 Compliance Certificate. When an application for a Section 73 certificate is made, a Notice of Requirements will be issued outlining any requirements or works that must be completed before the Section 73 Certificate is issued which includes the payment of relevant charges under the DSP.

## Who is this fact sheet for?

This fact sheet applies to development proposals in the Mamre Road and Aerotropolis Initial precincts.

Sydney Water has been appointed the Regional Stormwater Authority for the Mamre Road Precinct and the Aerotropolis Initial Precincts. This approach to stormwater management was assessed by the Department of Planning, Housing and Infrastructure (DPHI) as the most efficient way of meeting waterway health targets and providing the largest economic benefits to Greater Sydney. Sydney Water's regional stormwater management approach protects the creek lines, creates urban wetlands that support a cool environment and drastically reduces use of drinking water for non-drinking purposes, providing a sustainable source of water for irrigating greenspaces in the new urban areas.

**Mamre Road Integrated Stormwater and Recycled Water  
Developable Land Fact Sheet**

## Definition of Net Developable Area for Mamre Road and Aerotropolis Infrastructure Contributions

The unit for charging Stormwater Infrastructure Contributions in the Mamre Road and 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.

For the purposes of calculating the charge levied under the Development Servicing Plan for the Mamre Road and Aerotropolis Initial Precincts, Sydney Water has aligned with the *Environmental Planning and Assessment (Special Infrastructure Contributions) Determination 2022* which defines how the Special Infrastructure Contribution (SIC) for the Mamre Road and 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 or Industry and Employment 2021:
  - Agribusiness;
  - Enterprise;
  - Mixed Use;
  - Industrial (IN1);
  - Private Recreation (RE2).

The definition of NDA does **not** include:

- proposed regional stormwater infrastructure such as trunk drainage and basins;
- 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;
- certain other uses as specified in Clause 15 of the Determination including Places of Public Worship and Schools.

Areas of onsite detention required within a development site and new local and internal access roads are included in the NDA calculation. For a description of land excluded from the calculation of NDA for the Mamre Road Precinct, please see the map and table at Appendix A. The Ministerial Determination can be accessed [here](#).

## Total NDA in Mamre Road Precinct

The total hectares of NDA in the Mamre Road precinct is estimated at 765 hectares.

This number is subject to change as Sydney Water, Transport for New South Wales and other utilities finalise infrastructure to support the entire precinct. Private land for infrastructure will be removed from the Infrastructure Contribution of impacted developments, and the total for the precinct.

Estimated NDA for the Aerotropolis Initial Precincts will be calculated once the Scheme Plan for these precincts is completed.

## How NDA is applied to calculate an individual development's Infrastructure Contribution

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 residue lots.

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

<sup>1</sup> 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 infrastructure 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, which will include an estimate of the applicable Infrastructure Contributions. 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 Infrastructure Contributions to allow for a Section 73 Certificate to be issued. Once the DSP is registered and relevant infrastructure 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

An exhibition and consultation process is required by the Independent Pricing and Regulatory Tribunal (IPART) before a DSP, and the resulting Infrastructure Contribution, can be finalised and registered. This formal consultation process will occur early in 2024. Sydney Water will formally consult on all aspects of the Mamre Road Infrastructure Contribution calculations in early 2024 as part of the public exhibition process. Consultation will include the use of hectares of NDA as the basis for charging for integrated stormwater servicing.

A similar process will be undertaken for the Aerotropolis Initial Precincts later in 2024.

If you have any further questions, please email [aerostormwater@sydneywater.com.au](mailto:aerostormwater@sydneywater.com.au).

## Appendix A – NDA Calculation

The total NDA for the Mamre Road Precinct is estimated at 765 hectares. The total area of the Precinct is approximately 1021 hectares based on published DPE Precinct boundaries at March 2022. The following exclusions were applied for the purposes of calculating the NDA. These are also shown on a map below.

**Table A1: NDA Exclusions Schedule**

Item	Min. Direction Ref.	Area (ha)	Source
Easements	Cl. 14 (2) (f) - easements in favour of public utility undertaking for the purpose of supply of the public utility service	34.22	GIS database
Regional stormwater basins/wetlands	Cl. 14 (4)(i) - land set aside for public utility undertaking	30.99	Scheme Plan
Trunk drainage	Cl. 14 (2) (f) - easements in favour of public utility undertaking for the purpose of supply of the public utility service	31.85	Scheme Plan
C2 zoned land*	Cl. 14 (2)(c) - land at or below the flood planning level	62.27	DPE land use zoning
RE1 zoned land	Cl. 14 (4)(g) - public open space including a public reserve	69.16	DPE land use zoning
Rail Corridor	Cl. 14 (2)(g) - transport corridor	11.69	DPE transport corridors
Collector Roads (incl. Aldington Road)	Cl. 14(4)(n) - roads which are to be funded by contributions, including local contributions	31.85	Mamre Road Section 7.11 Contributions Plan
Existing roads and planned widening (Mamre Road and Southern Link Road)	Cl. 14(2)(a) and (b) - existing roads and any widening of roads	34.67	TfNSW/DPE road networks
Waterways	Cl. 14 (2)(c) - land at or below the flood planning level	8.36	GIS database
Hindu Temple	Cl. 14(4)(F) - places of public worship	10.15	DPE Planning Portal
Sydney Water Sewage Pumping Stations (SPS)	Cl. 14 (4)(i) - land set aside for public utility undertaking	1.07	Scheme Plan

*Note 1: The above exclusions, when totalled, will exceed the overall NDA for the Precinct. This is because there are some overlaps between the exclusions, which have been rationalised in the final NDA calculation. For example – trunk drainage may occur on land zoned C2 and RE1 but the area is only counted once in the NDA. The breakdown is provided for clarification and transparency but does affect the final NDA figure.*

*Note 2: The above table represents Sydney Water’s assumptions at a point in time for the purposes of calculating the DSP for the Mamre Road Precinct. The NDA for each site will be verified at the time of a Section 73 application and may not completely reflect the assumptions outlined in this table.*

**Figure A1: NDA Exclusions Map**

