
IPART's draft assessment of contribution rates for West Dapto

The Independent Pricing and Regulatory Tribunal (IPART) is seeking comment on draft recommendations from its review of the amounts that Wollongong City Council can charge developers in the West Dapto Urban Release Area.

The plan submitted by the council proposed costs for local infrastructure that would amount to a charge of \$52,951 for a typical detached dwelling.

IPART is recommending the amount be lowered to \$50,953, as a result of reducing the estimated cost of some of the works and land in the plan.

The draft recommendations would result in a net reduction of \$26.19 million, or 2.7%, of total costs in the plan, and are detailed in IPART's Draft Report on the assessment of Wollongong City Council's draft *West Dapto Contributions Plan 2020*.

The Chair of IPART's Local Government Committee, Deborah Cope, said IPART's draft recommendations include changes to the council's approach to apportioning costs in the plan, including between residential and non-residential development and across the 5-stages of development in the release area.

"Changing the approach to apportioning costs will ensure developers pay the appropriate amount for the local infrastructure required for development in West Dapto," she said.

Ms Cope said most of the works in the plan involve transport infrastructure and are still yet to be completed. Development in West Dapto is expected to occur over a long time period, which will require regular review of the plan in consultation with the region's stakeholders.

"Given the stage of development in West Dapto, we have included a draft recommendation for the council review the plan within three years," Ms Cope said. "This is to allow the council to refine its forecasts over time, so that the contributions collected under the plan match as closely as possible the reasonable cost of providing essential local infrastructure for new development."

Submissions in response to IPART's Draft Report can be made until 27 March 2020. All submissions will be considered by IPART before it provides a Final Report to the Minister.

Once the council has made any changes requested by the Minister, West Dapto CP 2020 will become an 'IPART-reviewed plan' and the council can levy contributions in accordance with the adopted plan.