

Strictly Embargoed until 12:00PM Monday 11 November

Media Release

11 November 2024

Infrastructure contributions for West Dapto Urban Release Area

IPART has released a Revised Draft Report on the infrastructure contributions that Wollongong City Council can levy for the residential and non-residential development within the West Dapto Urban Release Area.

Tribunal Chair Carmel Donnelly said the first Draft Report on the West Dapto contributions plan was released in September 2024.

"Based on feedback we received from stakeholders, we are now releasing a Revised Draft Report which provides an assessment of the council's post-exhibition West Dapto Contributions Plan 2024, which we received in June 2024," Ms Donnelly said.

"Feedback from the council and other stakeholders helps us to consider all the issues relevant to our review and assist us to finalise our assessment of the West Dapto CP.

"Contributions plans allow councils to provide public services and essential infrastructure for communities in new development areas, like parks, roads and stormwater management."

Wollongong City Council proposed to levy around \$1.57 billion in contributions over a period of more than 50 years to provide the infrastructure needed to service the residents of new West Dapto community. The plan covers over 1700 hectares and will provide eventually provide close to 20,000 dwellings for a population of 60,000 people.

"Our analysis of the post-exhibition West Dapto Contributions Plan 2024 has found that the infrastructure costs in the plan are essential and reasonable, and that community liaison has occurred," Ms Donnelly said.

"For West Dapto, the council proposed a contribution rate of \$79,318 for a typical dwelling. This is lower than our previous Draft Report which proposed an indicative contribution rate of \$80,553."

The Draft Report is available on IPART's website ipart.nsw.gov.au. Stakeholders are invited to provide feedback on the Revised Draft Report by 22 November 2024.

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