

5 December 2019

WHAT

On 5 December 2019, we placed our assessment of Wollongong City Council's *Draft West Dapto Contributions Plan 2020* (West Dapto CP (2020)) on hold.

IPART commenced its assessment of West Dapto CP (2020) in October 2019. Through our assessment we have identified a number of instances where the council has completed projects, but has not updated the estimated costs in the plan with the actual costs it has incurred. These updates were required by the (then) Minister for Planning in response to our previous assessment of the West Dapto CP.

We require this information to complete our assessment and to provide stakeholders with an opportunity to comment on any changes to costs in the plan through our draft assessment report.

Our assessment is on hold while the council prepares its response to our request for information on its actual costs.

WHY

The *Local Infrastructure Contributions Direction 2012*, as amended in December 2018, caps the local infrastructure contributions for residential development that the council can levy under the West Dapto CP (2020).

The plan must be reviewed by IPART and the council must make any changes requested by the Minister for Planning and Public Spaces (the Minister), in order for the council to levy contributions above \$30,000 per residential lot or dwelling.

Once the council makes the necessary amendments, the plan will become an "IPART-reviewed contributions plan."

This will allow the council to levy:

- ▼ Until 30 June 2020, up to a maximum of \$45,000 per lot or dwelling and seek funding from the NSW Government to meet any shortfall between that amount and the contribution amount under the plan, and
- ▼ From July 2020 onwards, up to the maximum amount under the plan.

HOW

We assess contributions plans against the criteria in the *Local Infrastructure Practice Note*. These criteria require that local infrastructure contributions reflect the reasonable costs of infrastructure required for a new development area – which is important for equity and efficiency.

WHERE

The contributions plan covers the West Dapto Urban Release Area, which is south west of Wollongong.

WHAT NEXT

We will resume our assessment when the council has provided its response to our request for additional information and will complete it in the minimum time possible.

We will update the timetable on our website (<http://www.ipart.nsw.gov.au>) when we have resumed our assessment.