

# Wollongong City Council's draft West Dapto Contributions Plan (2020)

28 February 2020



## WHAT

IPART is reviewing Wollongong City Council's Draft West Dapto Contributions Plan 2020 (West Dapto CP (2020)).

The West Dapto CP (2020) outlines the proposed contributions developers are required to pay to fund the council's provision of local infrastructure to serve the new development.

IPART has now released its Draft Report on its review of the West Dapto CP (2020), and is seeking submissions in response.

### Our draft recommendations

Our draft recommendations would reduce total costs in the plan from \$972.04 million to \$945.86 million (\$Dec2018), which is a reduction of 2.7%.

The reduction in costs includes our recommendations to reduce:

- ▼ The cost of new cycleways (\$27.26 million)
- ▼ The cost for flood constrained land (\$9.92 million).

Our draft recommendations would reduce the contribution rate for each dwelling type, for example, for a typical 4-bedroom dwelling from \$52,951 to \$50,953.

During our assessment the council identified additional transport and stormwater management land and works which it had unintentionally omitted from the plan. We found the additional works are required to serve the new development and recommended that they be included in the plan. However, as the council did not publicly consult on these items, we invite

stakeholders to provide comment on the additional land and works.

The planning for the release area is in its early stages, and the council has relied on preliminary cost estimates for the proposed infrastructure in the plan. We recommend the council comprehensively review the plan within the next three years to ensure assumptions about the scope, cost and apportionment of work reflect the progress of development.



## WHY

IPART assesses councils' contributions plans that propose contributions above a threshold amount. This threshold is \$45,000 per lot or dwelling for the West Dapto CP (2020).



## HOW

We have assessed the West Dapto CP (2020) against the criteria in the NSW Department of Planning & Environment's *Practice Note: Local Infrastructure Contributions* (January 2019).



## WHAT NEXT

Submissions in response to our Draft Report are due by **Friday, 27 March 2020**. We prefer submissions via our online form, which is available on our website [www.ipart.nsw.gov.au](http://www.ipart.nsw.gov.au).

IPART will consider all submissions, before providing a Final Report to the Minister. Once the council has made any changes requested by the Minister, it can levy contributions in accordance with the adopted plan.