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Submission: Dear Sir/Madam,

Thank you for the opportunity to comment on this plan.

We are landowners included within the study area, living in Marshall Mount.

We have reviewed the draft plan and support the overall recommendations made. In particular we support Criterion 5 Apportionment, where the outcome of the review concluded that Stage 5 of the West Dapto release area should be separately calculated for contribution rates for transport, stormwater and plan administration. Landowners within the Marshall Mount area have long advocated that this area is separate from the remainder of West Dapto, with different infrastructure needs and should not be used to subsidise the cost of infrastructure elsewhere in West Dapto. We welcome that this difference in need has now been recognised by the IPART review process and that future development within Marshall Mount has the potential to occur without the burden of unreasonable additional costs.

We hope that the outcomes of the review will be adopted by Wollongong City Council and that the review process completed by IPART will not be ignored by Council.

Thank you for completing this review to provide the community and developers with some certainty about managing the costs of future development, to meet reasonable needs without over servicing or use of cross subsidisation between unconnected neighbourhoods.