

Attention:

The Independent Pricing and Regulatory Tribunal
PO Box K35
Haymarket Post Shop
SYDNEY NSW 1240

Regarding the Assessment of West Dapto Contributions Plan 2020

The following is in reference to the above report prepared by the Independent Pricing and Regulatory Tribunal (IPART) and the recommendation suggested within this report. I am a landholder within the Dapto region, and more specifically within the designated precinct 5 of the proposed west Dapto release area. The following includes a short summary of why I find myself in support of the recommendations that IPART has suggested within the assessment of the west Dapto contributions plan 2020. Specifically, the recommendations concerning the apportionment of the Section 94 contributions proposed to be levied by Wollongong Council and which will fund infrastructure within the urban release area.

In short, Wollongong council has proposed that averaging the contributions of the five precincts is a viable measure to determine the appropriate level of funding for infrastructure within each precinct. I find this to be a particularly rudimentary and inefficient way of evaluating something that has potentially vast and expensive consequences. Conversely, the nexus test provides a well-established method by which the apportionment of contributions can be calculated and used to guide decision making. In correspondence to the above I support the findings of the IPART report.

Further, I'd like to call attention to the following grounds for alteration suggested in the IPART report regarding the apportionment of the Section 94 contributions:

1. The separation of Precinct 5 from the other Precincts is in accordance with the established legal precedent of the nexus test.
2. The road linkages from Precinct 5 to the motorway are demonstrably independent of the linkages to be utilised by the other precincts located to in the northern part of the west Dapto release area.
3. Precinct 5 is independent of the northern precincts in terms drainage and infrastructure requirements.

In closing, I'd like to again highlight my firm support for the adoption of the recommendations put forward within the IPART report and offer myself up for discussion and opinion on the matter, should the need for further discussion arise again in the future.

Regards,
Dorothy Hill