



Mr Greg Doyle
General Manager
Wollongong City Council
Locked Bag 8821, Wollongong DC NSW 2500

Dear Mr Doyle,

I am writing in relation to the proposed West Dapto Development Contributions Plan 2020 (the Plan), which Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment. Upon completion of its assessment, IPART made twenty-four (24) recommendations in relation to the Plan.

On behalf of the Minister for Planning and Public Spaces, I have considered IPART's recommendations and require Council to amend the Plan by making twenty-three (23) changes to the plan.

I have not agreed with IPART Recommendation 21 to create two separate contribution catchments in recognition of the need for whole of release area strategies for transport and a consistent approach to water quality infrastructure to protect Lake Illawarra. Council is encouraged to continue to work with developers across all five stages to ensure a coordinated and consistent approach to the delivery of infrastructure.

All the required changes to the contributions plan are listed in Attachment A to this letter. When Council has adopted the amended plan it will be considered as having met the requirements of Clause 5(3) of the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction (2012) as amended, and the Plan will be deemed an IPART reviewed contributions plan.

I would be grateful if you could advise the Department of Planning, Industry and Environment (the Department) once this process is completed and provide evidence that the changes have been made.

Should you have any questions in relation to this matter, please contact Mr Geoff Thompson, Director, Infrastructure Programs and Coordination at the Department, on 9274 6235.

Brett Whitworth
Deputy Secretary
Greater Sydney Place and Infrastructure

23 September 2020

Encl: Endorsed IPART recommendations

Attachment A: List of required amendments to the West Dapto Development Contributions Plan 2020

IPART No.	Required amendments to the West Dapto Development Contributions Plan 2020
1.	Remove the cost of transport infrastructure from the plan if grant funding is secured through the NSW Government's Housing Acceleration Fund (HAF) or other sources. (IPART Report, Page 31)
2.	Increase the cost of transport land by \$382,125 by adding the actual cost of land for three transport projects where a land component was not included in the plan. (IPART Report, Page 31)
3.	Increase the cost of transport works by \$944,191 by adding the cost of part of Iredell Road (NR50) and the intersection of Bong Bong Road and Glenlee Drive, which were omitted from the plan. (IPART Report, Page 32)
4.	Reduce the cost of transport works by an estimated \$10,982,422 by updating cost estimates in the plan for actual expenditure incurred. (IPART Report, Page 35-37)
5.	Reduce the cost of the cycleway network yet to be completed by \$27,255,864, based on a per linear metre unit rate of \$311, which includes a 15% contingency allowance. (IPART Report, Page 39)
6.	Reduce the cost of the five cycleway bridges by \$21,124 to properly account for indexation to the base period of the plan. (IPART Report, Page 41)
7.	For the next review of the plan, ensure that the scope and location of stormwater management infrastructure is consistent with the revised flood risk management strategy for the WDURA, which the council expects to complete in 2021. (IPART Report, Page 49)
8.	Include land and works in four additional sub-catchments for which nexus is established, increasing the cost of land by \$7,616,765 and the cost of works by \$12,315,430. (IPART Report, Page 49)
9.	Reduce the contingency allowance applied to detention basins (including wetland areas) from 30% to 25%, reducing the cost in the plan by \$1,260,497. (IPART Report, Page 51)
10.	Amend the cost of three gross pollutant traps (GPTs) based on supplier estimates of infrastructure and installation costs, including a 25% contingency on works and 20% contingency on installation, increasing the cost in the plan by \$137,334, comprising: <ul style="list-style-type: none"> • A decrease of \$105,472 for the GPT in sub-catchment 6010 • An increase of \$87,528 for the GPT in sub-catchment 7140 • An increase of \$155,278 for the GPT in sub-catchment 4060. (IPART Report, Page 53)
11.	In the next version of the plan, use updated estimates to provide a more accurate basis for estimating the cost of remaining GPT works. (IPART Report, Page 53)
12.	Apportion stormwater management costs between residential and non-residential development based on each land use's relative share of (unadjusted) net developable area (NDA). (IPART Report, Page 54)
13.	For the next review of the plan, ensure that the scope and location of open space land and embellishment reflect the progress of development in the release area and ensure that the plan includes: <ul style="list-style-type: none"> • Sufficient accessible recreation opportunities for all residents. • Sufficient formal recreation facilities (sports grounds) for the release area. (IPART Report, Pages 63-64)

IPART No.	Required amendments to the West Dapto Development Contributions Plan 2020
14.	For the next review of the plan, update the cost estimates of all parks to be delivered using more recent actual costs or cost estimates for similar parks. (IPART Report, Page 67)
15.	Remove the cost of a consultant study for the Darkes Town Centre sporting facility, reducing the cost in the plan by \$30,000.
16.	Apportion 100% of the cost of the Cleveland outdoor sports facility (OS13) to development within the WDURA. (IPART Report, Page 68)
17.	Calculate the cost of plan administration for West Dapto CP (2020) based on 1.5% of the adjusted cost of works, which would reduce the cost of plan administration by an estimated \$372,422. (IPART Report, Page 75)
18.	Amend the plan to include the agreed acquisition cost or dedication value of all land acquired, including through VPAs, as actual costs, indexed to the base year of the plan. This would decrease the cost in the plan by \$603,754, comprising: <ul style="list-style-type: none"> • An increase of \$288,559 for transport land • A decrease of \$892,313 for stormwater land. (IPART Report, Page 80)
19.	Update the estimated cost of land for stormwater basins in areas of the WDURA with adopted neighbourhood plans, based on the relevant underlying zoning and any constraint applying to the land. (IPART Report, Page 84)
20.	Reduce the cost of land for enhanced stormwater storage areas by \$9,922,500 to reflect the flood constrained nature of the land. (IPART Report, Page 85)
22.	Include land for state schools in the residential NDA and apportion costs to residential development on a per person basis. (IPART Report, Page 92)
23.	Comprehensively review the plan within the next three years to ensure assumptions about the scope, cost and apportionment of works reflect the progress of development in the release area. (IPART Report, Page 93)
24.	Amend the plan to provide that secondary dwellings will be levied contributions at the 0-1 bedroom rate. (IPART Report, Page 93)