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Media Release

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Infrastructure contributions for West Dapto Urban Release Area

IPART has released a Final Report on the infrastructure contributions that Wollongong City Council can levy for the residential and non-residential development within the West Dapto Urban Release Area.

Tribunal Chair Carmel Donnelly said contributions plans allow councils to provide public services and essential infrastructure – such as parks, roads and stormwater management – for communities in new development areas.

“Our analysis of the West Dapto Contributions Plan 2024 has found that the infrastructure costs in the plan are essential and reasonable, and that community liaison has occurred. We have not made any recommendations to change the costs in the plan,” Ms Donnelly said.

Wollongong City Council is proposing to levy contributions of around \$79,000 for a typical dwelling in the West Dapto Urban Release Area, and the total cost of the plan is around \$1.57 billion, to be raised through developer contributions over a period of almost 60 years. These contributions are expected to provide the essential infrastructure needed to service the residents of new West Dapto community.

The plan covers over 1700 hectares and will eventually provide close to 20,000 dwellings for a population of 60,000 people.

Ms Donnelly said the Tribunal made 4 recommendations for the council to address when it next reviews the West Dapto Contributions Plan.

“These recommendations include updating the scope and costs of stormwater, including a land acquisition allowance and providing information about open space being delivered through planning agreements,” she said.

“We are also recommending that the council updates the plan if any grant funding is received following the adoption of the plan.”

“We have provided our report to the Minister for Planning and Public Spaces. The Minister (or Minister's nominee) will consider our recommendations and then advise the council on whether any changes are needed before it can adopt the West Dapto Contributions Plan 2024.”

The Final Report is available on IPART's website ipart.nsw.gov.au

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