

Independent Pricing and Regulatory Tribunal
ipart@ipart.nsw.gov.au

File:
Date:

25887543
21 November 2024

Dear IPART team

SUBMISSION: IPART REVISED DRAFT REPORT – ASSESSMENT OF CONTRIBUTIONS PLAN: WEST DAPTO CONTRIBUTIONS PLAN 2024

Thank you for providing Council an opportunity to respond to IPART's revised draft report in the assessment of Council's proposed West Dapto Development Contribution Plan 2024. Council welcomes the findings.

Council staff's submission of 14 October 2024 remains relevant. In our 14 October submission we referred to the 18 March 2024 Council resolution. The IPART revised report refers to the updated post-exhibition West Dapto Development Contributions Plan, 2024 (WD CP) provided to IPART by Council staff in June 2024. It is important to note that the updated post-exhibition WD CP reflects the "proposed changes to the draft contributions plan" endorsed by Council to be submitted to and considered by IPART. We welcome IPART's clarifications in this regard.

Council staff have considered IPART's revised Draft Report in detail. Staff are supportive of the four recommendations at Section 2.5. The following comments are also provided for IPART consideration -

Western Ring Road

Council staff would like to again emphasis our proposed removal of the Western Ring Road, including Northcliffe Drive Extension, from the West Dapto Contributions Plan subject to a commitment from the State Government to fund this regionally important infrastructure. Council staff would like to reiterate our position that these roads have benefit for all five stages of the release area and broader regional service benefit beyond the release area. The Department of Planning, Housing and Infrastructure (DPHI) letter of 4 March 2024 acknowledges this importance with confirmation that the "West Lake Illawarra Major Road Spine" remains a priority infrastructure project for the region (the Northcliffe Dr Extension and Western Ring Road are considered by Council staff to make up the "West Lake Illawarra Major Road Spine").

Recommendation regarding the proposed post exhibition changes to the draft exhibited West Dapto Development Contributions Plan

As with our October 2024 submission Council staff note and support IPART's revised Draft Report statement '*We consider the Council's amendments to the plan in response to submissions reasonable.*' (Section 4.7 Community Liaison and Publicity).

Minor Clarifications

- Section 4.4.2 Transport Works. Subheading "Updated costs" on page 19. Please note that Council staff provided IPART with the updated costs and estimates for West Dapto Road, Northcliffe Drive Extension, Yallah/Marshall Mount Roads and Darkes Sporting Park on 23 July 2024. The information was not included in the June 2024 updated financials and therefore is not reflected in the June updated post-exhibition West Dapto Development Contributions Plan. We understand that IPART considers the July costings as reasonable. However, Council staff understand that IPART would only support inclusion of those costings in a revised version of the Contributions Plan following a public exhibition process. Council staff propose to include the revised information in the next review of the Plan not in this current review. It is recommended that IPART provide a minor clarification in the final IPART Report.

- Section 4.4.4 Community Facility CF05 includes a statement that *council has advised that the final location of the facility is subject to the finalisation of detailed neighbourhood planning, consultation with the landholder and the development assessment process*. We agree to this statement and would like to also highlight that Council, on 24 June 2024, resolved to adopt the West Dapto Centres Urban Design Report which provides further clarity on the location of the future Community Facility CF05.

If you have any questions regarding the above and attached Council staff comments please contact [REDACTED]
[REDACTED]

This letter is authorised by

[REDACTED]
[REDACTED]

Wollongong City Council
Telephone (02) 4227 7111