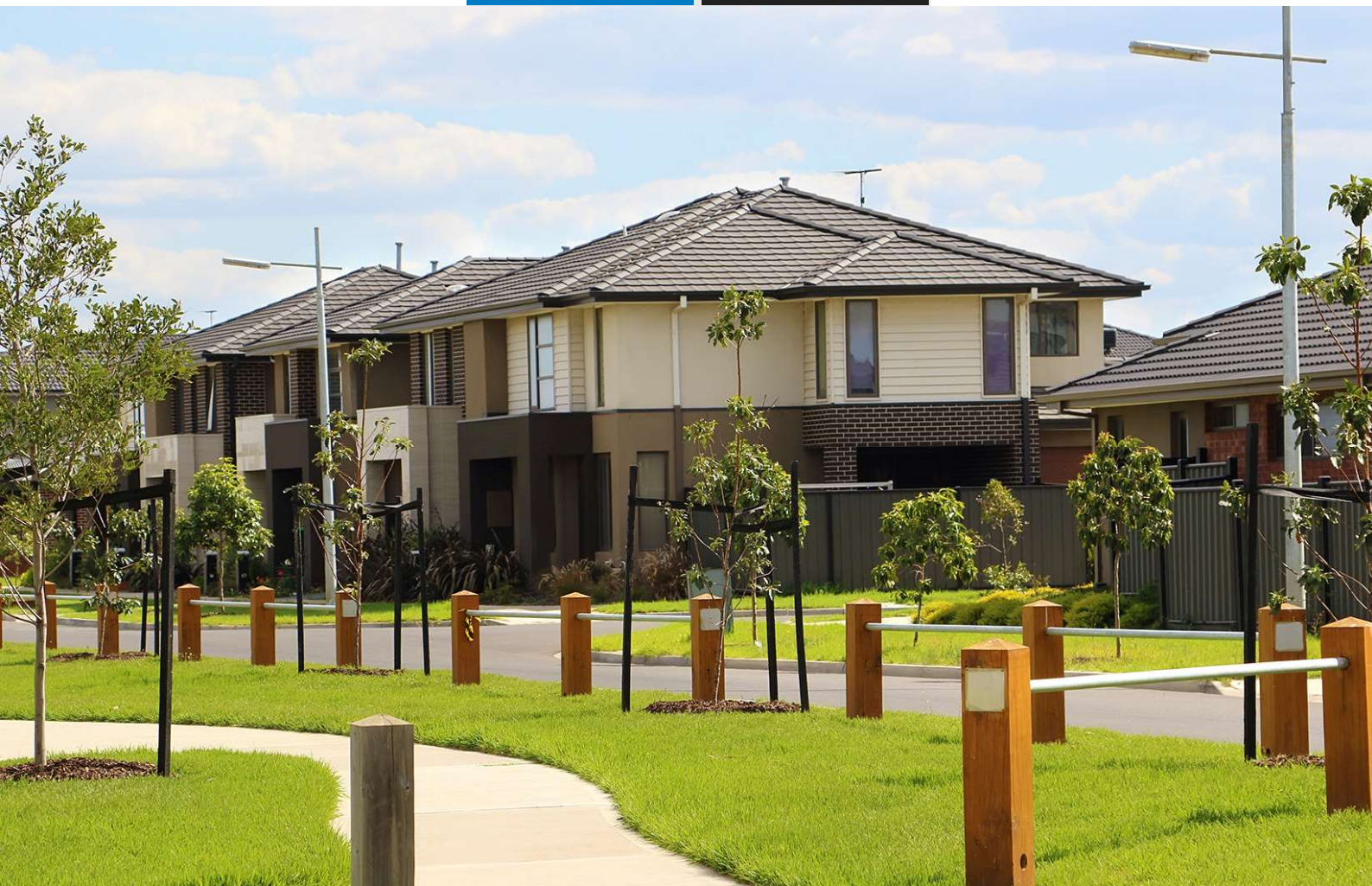




# APPLICATION FOR ASSESSMENT OF A LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

## WOLLONGONG CITY COUNCIL

## WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN (2024)



Application Form

Local Government

April 2024

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# Instructions

Section 7.11 of the Environmental Planning and Assessment Act 1979 allows councils to levy contributions towards the cost of providing local infrastructure. Contributions plans set out the local infrastructure required to meet the demand from new development, and the contributions a council can levy on developers to fund the essential land and works.

IPART assesses contributions plans that propose contributions above \$30,000 per lot or dwelling in identified greenfield areas and \$20,000 per dwelling in other areas.



## Who should fill out this application form?

This form is for NSW councils that are submitting a local infrastructure contributions plan to IPART for assessment. A separate application must be submitted for each contributions plan.

Councils are encouraged to discuss information requirements or other queries relating to the contributions plan assessment process with IPART prior to submitting an application.

Call IPART on **02 9290 8400** to speak to the Local Government Contributions Plan Team.



## How should a council submit an application?

Councils should complete this Application Form and submit it to IPART, along with the contributions plan and all relevant supporting documentation (see Checklist in section 5). We prefer all information is submitted electronically to:

[localgovernment@ipart.nsw.gov.au](mailto:localgovernment@ipart.nsw.gov.au).

We can provide applicant councils with access to our cloud-based file management system to submit large files. When submitting information please clearly label any information that is commercial-in-confidence and not suitable for publishing.

## How to complete this application?



IPART assesses whether the contributions plan meets the criteria set out in the Department of Planning, Industry and Environment's (DPIE) Local Infrastructure Contributions Practice Note, January 2019 (the Practice Note).

This application form is structured around the criteria we assess and prompts councils for information to support their application.

Please provide answers to all relevant questions. Your responses to the questions in this application form will help us understand how the plan, including the proposed cost of land and works, has been prepared. Comprehensive applications save councils time in the long run as they reduce the number of requests for information we need to send during our assessment. Please contact us before submitting an application and we can provide examples of strong applications.

When preparing your application, please note:

- ▼ Where your response to a question relies on information that is clearly outlined in a supporting document.
- ▼ That any referenced reports and documents must be submitted with an application.



## What other information is available?

Please refer to IPART's website [Local Infrastructure Contributions Plans](#) for further information on our assessment process, including current and completed assessments. The website also has resources that may assist in contributions planning and includes the current Practice Note and IPART Fact Sheet and Information Papers, and current and completed assessments. There is an index of these resources in the Resources to assist councils section of this application.

## 2. Preliminary information

### Council information

<b>Council name</b>	<b>Wollongong City Council</b>
<b>Council contact details</b> (Provide more than one - include names, positions, phone numbers, and email addresses of council officers and/or consultant contacts)	<b>David Fitzgibbon</b> Urban Release Manager Ph 4227 8652 <a href="mailto:DFitzgibbon@wollongong.nsw.gov.au">DFitzgibbon@wollongong.nsw.gov.au</a>  <b>Rebekah Cox</b> Strategic Project Officer Ph 4227 8619 <a href="mailto:rcox@wollongong.nsw.gov.au">rcox@wollongong.nsw.gov.au</a>

### Information about the plan

<b>What is the name of the plan?</b>	West Dapto Development Contributions Plan (2024)
<b>What is the name of the catchment (precinct or release area) covered by the plan?</b> * please specify any sub-catchments if applicable	West Dapto Urban Release Area
<b>What is the base period of the plan? (e.g. June 2018)</b>	30 June 2022
<b>Which clause of the section 94E Ministerial Direction for Local Infrastructure Contributions (Ministerial Direction) applies to this plan (ie, clause 6, 6A, 6B or 6C)?</b>	The West Dapto Urban Release Area, via the West Dapto Section 94 Development Contributions Plan 2017, is listed under Clause 6A. <a href="https://www.planning.nsw.gov.au/sites/default/files/2023-03/epaa-local-infrastructure-contributions-direction-2012.pdf">https://www.planning.nsw.gov.au/sites/default/files/2023-03/epaa-local-infrastructure-contributions-direction-2012.pdf</a>

<b>What is the current maximum contribution amount (per lot or dwelling) for this plan under the Ministerial Direction?</b>	No maximum contribution amount
<b>In the absence of any cap imposed by the Ministerial Direction, what are the indicative contribution amounts (per lot or dwelling) for each type of residential development in the catchment area?</b>	<p>Standard rate:</p> <ul style="list-style-type: none"> <li>• per lot/dwelling - \$80,553.56</li> <li>• Secondary dwelling - \$35,242.19</li> </ul> <p>Multi-unit rate:</p> <ul style="list-style-type: none"> <li>• 4+ bedrooms - \$73,001.68</li> <li>• 3 bedrooms - \$62,932.49</li> <li>• 2 bedrooms - \$55,380.57</li> <li>• 0-1 Bedrooms - \$42,794.09</li> </ul> <p>All rates as at 30 June 2022</p>
<b>When was the plan publicly exhibited? And, how many submissions were received during exhibition?</b>	<p>Public Exhibition: 6 November to 4 December 2023</p> <p>Late submissions were accepted until 18 December 2023 on request.</p> <p>28 submissions were received.</p>
<b>Has the council adopted the plan? If so, when was it adopted and when did it come into force?</b>	<p>The <i>West Dapto Section 94 Development Contributions Plan (2017)</i> was adopted by Council on 11 December 2017 and came into force on 18 December 2017.</p> <p>A minor amendment to the 2017 Plan was adopted by Council on 2 September 2019 and came into force on 11 September 2019.</p> <p>The <i>West Dapto Section 94 Development Contributions Plan (2020)</i> was adopted by Council on 7 December 2020 and came into force on 14 December 2020.</p> <p>The Draft 2024 Plan was endorsed by Council on 30 October 2023 for public exhibition. On 18 March 2024 Council endorsed the draft Plan for submission to IPART for review. Council resolution includes specification that IPART be asked to consider staff response to submission and post exhibition amendment in response to submissions.</p>
<b>Who are the key stakeholders (e.g. Council, Department of Planning, Industry &amp; Environment (DPIE), or developers) involved in</b>	<p>Wollongong City Council, the Department of Planning, Housing and Infrastructure, relevant developers and landowners are identified stakeholders of the area covered by the plan.</p>

<b>planning for the area covered by the plan?</b>	
<b>Over what period will development in the catchment area of the plan occur?</b>	Approximately 60 years + from 2010 onwards.
<b>What planning instruments (SEPPs, LEPs, or DCPs) apply to land in the catchment area of the plan?</b>	Wollongong LEP 2009 Wollongong DCP 2009 State-wide SEPPs
<b>Has the Minister referred this contributions plan to IPART for review?</b> If so, provide details.	The Plan is being referred to IPART for review in accordance with the Ministerial Direction.

## For existing contributions plans where development has progressed

Councils only need to complete these questions for plans that have already been adopted and where development in the catchment area covered by the plan has progressed.

### Information about existing plans

#### 1. What proportion of the total projected development in the catchment area of the plan has been approved and/or constructed?

Council has approved development application for subdivision of 2,778 lots for housing on land covered by the West Dapto Development Contributions Plan. Development approval has additionally been provided for 252 dwellings in the form of multi-dwelling housing or a residential flat building. The represents approximately 15% of dwellings expected.

#### 2. Briefly explain if, and how the plan has been revised in response to any changes in the catchment area covered by the plan.

i.e. Has the council considered the impact of revised population estimates or dwelling yields, and how?

- Secondary Dwellings – reduced contribution based on benchmarking across NSW.
- Changes in developable land and development forecast assumptions are proposed.

18 March 2024 Council Report details proposed changes to the exhibited Draft 2024 Plan in response to exhibition. Proposed change relates to dwelling yield and estimate.



### Additional requirements

Please include the contributions register for the plan as an attachment to your application.

If costs in the plan are based on Works in Kind Agreements (WIKs) or Voluntary Planning Agreements (VPAs), please provide details in the works schedule of:

- ▼ The works items covered by the agreements
- ▼ The total cost (land and works), including any indexation up to the base period of the plan
- ▼ The name, date and applicable page numbers in the agreements

### 3. Explain any other revisions to the plan such as updated costings, revised apportionment of costs, or amended delivery timeframes.

In addition to explaining any revisions below, please clearly identify any updated costings in the plan's works schedule

#### Transport

- Calculation of 'on costs' have been reviewed. The approach to project management remains unchanged while contingency and design have been amended.
  - Contingency has changed to a sliding scale based on the level of design available for the infrastructure item.
  - Design costing has increased from 5% to 10% to more accurately reflect the cost to design infrastructure.
- The cost of a number of transport infrastructure items have been updated resulting from the integration of specific transport designs and related cost estimates. Actual project expenditure is also included for a number of items and informs cost in the plan.

#### Open Space and Recreation

- Updates to scope and apportionment have occurred. The West Dapto Social Infrastructure Needs Assessment (SINA 2023) is a contemporary key informing study to the Draft 2024 Plan. The 2024 Plan includes recommendations that neighbourhood parks (generally) are upgraded to district sports parks. Apportionment of one item (OS01) has also been updated as a result of the SINA 2023.

#### Community Facilities

- The SINA 2023 proposed change of scale to one community facility (CF05) from planned neighbourhood scale to sub district scale. SINA also includes provision of one additional neighbourhood scale facility (namely CF06) in Stage 4 of the WDURA (West Dapto Urban Release Area). Draft 2024 Plan as exhibited includes

land for CF05 at a sub district scale, as well as land for CF06 at a neighbourhood scale. Submission feedback was received through exhibition specifically relating to CF05. 18 March 2024 Council report includes staff response to submissions and includes staff recommendation relating to this item, for consideration by IPART.

#### Additional revisions

- Introduction of a 'Land Index' to index land acquisition costs between base year of the plan and final in force date for the plan.
- In response to public exhibition and submission feedback, staff propose a number of amendments to the exhibited Draft Plan 2024. These are detailed in the 18 March 2024 Post Exhibition Council report. Council staff seek inclusion of these changes in any Final West Dapto Development Contributions Plan recommended by IPART.

An updated, post exhibition Draft 2024 Plan (including supporting financial model) which incorporates staff response to submission and proposed post exhibition changes as detailed in 18 March 2024 Council report, will be provided to IPART in coming weeks for consideration.

## For contributions plans previously reviewed by IPART

Councils only need to complete these questions for plans that IPART has previously reviewed.

### Information about revisions to the plan

IPART 2020 Future Review Recommendations actioned through 2024 Plan Review		Staff Response
Recommendation 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.	Council successfully received \$25.5M in grant funding from Restart NSW to fund construction of the intersection of Shone Avenue /Wongawilli Road / West Dapto Road, and approximately 1km of West Dapto Road (between the intersection and Rainbird Drive). This grant funding has been applied to TR01 West Dapto Road in the Draft 2024 Plan.
Recommendation 7	For the next review of the plan, ensure that the scope and location of stormwater	The Mullet Creek Floodplain Risk Management Study and Plan (FRMSP) was completed and



	management infrastructure is consistent with the revised flood risk management strategy for the WDURA, which the council expects to complete in 2021.	adopted by Council in May 2023 not 2021 as initially anticipated. Implementation actions following on from the FRMSP adoption includes the need to prepare a Watercycle Masterplan which will identify any change to existing proposed stormwater infrastructure listed in the 2020 Contributions Plan. As a result, Council does not have revised scopes at this stage and the 2020 scope assumptions remain relevant.
Recommendation 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"> <li>• Sufficient accessible recreation opportunities for all residents.</li> <li>• Sufficient formal recreation facilities (sports grounds) for the release area.</li> </ul>	The West Dapto Social Infrastructure Needs Assessment (August 2023) provides contemporary best practice analysis as to expected social infrastructure needs for West Dapto. Recommendations from this report have informed preparation of the Draft 2024 Plan. Additional detail is included in the 30 October 2023 Council report.
Recommendation 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.	Staff engaged Genus Advisory to prepared contemporary cost estimates for open space infrastructure. These costs estimates have informed the Draft 2024 Plan.
Recommendation 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.	Completed noting advice received from Minister for Planning and Public Spaces nominee, August 2023.

#### 4. Why is the council submitting the revised plan for IPART's review?

West Dapto Development Contributions Plan is a *specified contributions plan* in accordance with Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012.

Recommendation 23 of the IPART's Assessment of West Dapto Contributions Plan (May 2020) indicates requirement to *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.*

On 7 August 2023, Council staff received written advice from the NSW Department of Planning and Environment (DPE), as the Minister for Planning and Public Spaces nominee, that DPE agreed to Council having additional time to complete this review with reference to Council staff's request for a 12- month extension. The current review is due for completion in December 2024.

#### 5. Briefly explain how the plan has been revised in response to:


- ▼ Recommendations made in IPART's assessment report on the previous version/s of the plan
- ▼ Any directions from the Minister for Planning or Minister's Nominee in relation to IPART's assessment.

Please note any instances where a recommendation from the Minister for Planning has not been implemented/addressed.

This application is a review of the Draft 2024 Plan.

Council has submitted this revised plan to IPART for assessment so that Council can levy the full contributions rates on applicable development.

### 3. Assessment criteria



#### Criterion 1 Essential works list

We assess whether the land and works in the plan is consistent with the essential works list (EWL) in the Practice Note. Please refer to the latest version of the Practice Note for the latest EWL.

#### 6. If the plan includes costs for land and/or works not on the EWL:


- ▼ List these items below
- ▼ Indicate how their costs will be met.

N/A

#### 7. List the community services that will be provided on the land that is to be acquired for community services (eg, youth centre, library) and indicate the floor space area allocated to each.


Only land for community services is on the essential works list, works are not. However, we require details of the community services that are intended to be provided, so we can determine the proportion of the land costs that can be recovered through development contributions.

Please refer to Table 10 on Page 32 of the Draft 2024 Plan.



#### Criterion 2 Nexus

We assess whether there is nexus between the proposed land and works and the increased demand generated by development identified through the contributions plan. In assessing nexus we consider supporting evidence such as technical studies, modelling or internal council analysis and reports that establish the need for the proposed land and works.



**Providing comprehensive answers**  
will minimise the likelihood of further questions from IPART

## 8. Explain the process used to determine the need for all land and works in the plan.

- ▼ List any supporting studies relied on and explain any deviations from recommendations in those studies. Please also identify who commissioned the study (i.e. DPIE or council).
- ▼ Show the link between the supporting studies and the land and works in the plan. This can be shown against each item in a separate table or in the plan's works schedule (see example works schedule).

### Transport land and works

- West Dapto Vision 2018 (Wollongong City Council, 2018)
- Illawarra-Shoalhaven Regional Plan 2041 (NSW Government, 2021)
- Road Infrastructure (Section 94) Estimates Review (GHD, 2010)
- Marshall Mount and Yallah Road Upgrade – Strategic Concept design (SMEC, 2015)
- TRACKS Land Use/Transport models
- West Dapto Urban Release Area – Integrated Transport Plan (Aecom, October 2010)
- West Dapto Urban Release Area Stages 1 & 2 – Road Network Infrastructure Needs Study – Transport Modelling & Analysis (WCC, Oct 2010)
- Yallah Marshall Mount Precinct Draft Structure Plan and Infrastructure Costs Report (WCC, 2015)
- West Dapto Masterplan Traffic & Transport Review (Urbanhorizon Pty Ltd, 2008)
- West Dapto Transport Link Review (Cardno, 2008)
- West Dapto Release Area Access Review (Cardno, 2008)
- Peer Review (Urbanhorizon Traffic & Transport Report (Northrop, 2008)
- West Dapto Local Environmental Study (Wollongong City Council, 2007)
- Transport Management and Access Plan (KBR Pty Ltd, 2007)
- West Dapto T-Map extension Study (Connell Wagner 2008)
- Avondale Rod, Huntley Road 100% Concept Design Cost Estimate (Hanna Newman Associates Pty Ltd, 2020).
- Cleveland Road 80% Detailed Design Cost Estimate (MI Engineers, 2022).
- Hayes Lane Bridge 100% Concept Design Cost Estimate (GHD, 2020)
- Northcliffe Drive Extension 50% Concept Design Cost Estimate (Muller Partnership, 2019).
- West Dapto Road Stages 2-5 50% Detail Design Cost Estimate (Muller Partnership, 2022).

- Wongawilli West Dapto Road Package Cost Estimate (Wollongong City Council, 2022).

#### Stormwater land and management works

- West Dapto Vision 2018 (Wollongong City Council, 2018)
- Mullet Creek Flood Model Update (BMT WBM, 2018)
- Illawarra-Shoalhaven Regional Plan 2041 (NSW Government, 2021)
- Duck Creek Flood Study (BMT WBM, 2012)
- Mullet and Brooks Creek Floodplain Risk Management Study and Plan (Bewsher, 2010)
- Mullet Creek, West Dapto Extension of Flood Model (Bewsher, 2011)
- West Dapto Development Area Mullet Creek Flood Modelling (Bewsher, December 2009)
- West Dapto Review – Flooding & Stormwater Strategy (Bewsher Consulting Pty Ltd, 2008)
- Flood Access Strategy for West Dapto (Molino Stewart Pty Ltd, 2008)
- West Dapto Local Environmental Study (Wollongong City Council, 2007)
- Water Cycle Management Study (URS, 2004)

#### Open space land and works (embellishments)

- West Dapto Social Infrastructure Needs Assessment (Ethos Urban Pty Ltd, 2023)
- West Dapto Vision 2018 (Wollongong City Council, 2018)
- Illawarra-Shoalhaven Regional Plan 2041 (NSW Government, 2021)
- Social, Cultural and Recreation Needs Study (Elton Consulting, 2007)

#### Community services land

- West Dapto Social Infrastructure Needs Assessment (Ethos Urban Pty Ltd, 2023)
- West Dapto Vision 2018 (Wollongong City Council, 2018)
- Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028 (Wollongong City Council, 2018)
- Illawarra-Shoalhaven Regional Plan 2041 (NSW Government, 2021)
- Social, Cultural and Recreation Needs Study (Elton Consulting, 2007)

#### 9. Were any supporting studies prepared for the catchment area but not relied on? If yes, explain why they were not used.

N/A

## 10. How has non-residential development been considered in determining the need for infrastructure in the plan?

At category level:

- Open Space & Recreation – It was identified that only residential development will create the demand for open space & recreation (based on population), and therefore non-residential development was not considered when determining the required open space & recreation infrastructure (see clause 4.1.4 on page 22).
- Community Facilities – It was identified that only residential development will create the demand for community facilities, and therefore non-residential development was not considered when determining the need for community facilities (see clause 4.2.4 on page 27).
- Transport – It was identified that all land uses, including both residential and non-residential development, will create the demand for transport infrastructure Council’s strategic “TRACKS” traffic modelling factors in all land uses and traffic generation when determining transport requirements.
- Stormwater Management – It was identified that all land uses, including both residential and non-residential development, will create the demand for stormwater management infrastructure. This has been done on a developable land area basis.

## 11. In determining the need for infrastructure in the plan, what consideration was given to:

### ▼ The existing population in the catchment area

The suburb of Horsley was largely developed between 1993 and 2010 and infrastructure was provided for under a previous contributions plan. Only the expected remaining development from this area (mainly infill) is included in the Plan’s dwelling projections and infrastructure requirements. Although there are some other small pockets of existing residential development within the WDURA, the remaining catchment is largely rural and undeveloped.

### ▼ Any existing or projected population outside the catchment area

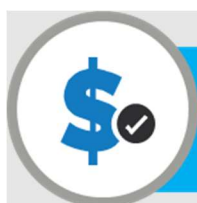
The West Dapto Urban Release Area sits to the west of the existing suburb of Dapto (which includes an established town centre), to the north of the greenfield Calderwood development site, to the south of the existing suburb of Kembla Grange and to the east of the escarpment. Therefore, the site is generally self-contained in terms of its development and infrastructure requirements. Notwithstanding, there are three road items in the Plan that have a nexus with the Calderwood development, and two open space items that will serve a broader catchment.

### ▼ The capacity of existing infrastructure in the catchment area, and/or

There is generally no existing infrastructure within the catchment that will accommodate the future population.

- ▼ Any existing or proposed infrastructure outside the catchment area.

Other than existing external transport networks that will be accessed from the West Dapto Urban Release Area, there is generally no infrastructure outside the catchment area that will service the future population.



### Criterion 3 Reasonable costs

IPART must advise whether the proposed development contributions are based on a reasonable estimate of the cost of the proposed public amenities and public services. This includes how the base costs of land and each item of infrastructure are derived and the method used to calculate the contribution rates and escalate them over time.



**Providing comprehensive answers**  
will minimise the likelihood of further questions from IPART

## 12. Explain the process used to estimate costs for works for each infrastructure category.

Refer to matters such as:

- ▼ Use of consultant or QS estimates
- ▼ Use of council costs
- ▼ Use of benchmark costs
- ▼ Any allowances included, such as professional fees and contingencies
- ▼ Details of any indexation of cost estimates to the base period of the plan, including the index used

Show the link between the supporting cost sources and the land and works in the plan. This can be shown against each item in a separate table or in the plan's works schedule (see example works schedule).

### Transport works

The construction costs for transport infrastructure have been derived from multiple sources including: actual construction costs, the services of a qualified quantity surveyor for specific road designs, expertise of Council staff or use of existing base rates indexed.

Each transport item includes road sections, intersections and bridges. Each of these sub-items is costed based on the type (i.e. number of lanes, roundabout or traffic lights), length and width of the item.

Intersection costs only relate to additional items/works required for the intersection and do not include road pavement costs. A number of roads included in the plan are informed by costs from specific design costs and estimates.

A portion of transport items in the plan have not been designed and it is considered most reasonable to continue to use the existing base rates, indexed to June 2022 using Producer Price Index (Road & Bridge Construction) ABS (Australian Bureau of Statistics) Index Number #3101 to cost these roads.

Refer to the “Variable Inputs” tab in the excel Work Schedules and Financial model provided for details on specific cost estimates, unit rates and indexation.

Refer to the “Transport” tab in the Work Schedules and Financial model provided to determine items which are based on use of actual expenditure.

**On Costs**

- Contingency - a scaled contingency has been applied dependant on the level of design available to inform the plan. This is a revised approach from the previous plan.

Scenario	Contingency % applied
Design not started or design in strategic format	25%
Concept Design	20%
Detailed Design or Design complete	15%

- Design – 10% design allocation has been applied. This is a revised approach from the previous plan.
- Project Management – 5% allocation has been applied. This remains unchanged from the previous Plan.

**Stormwater management works**

The construction costs for infrastructure items included in this Plan were derived from either the actual construction costs, the services of a qualified quantity surveyor, expertise of Council staff or the IPART Local Infrastructure Benchmark Costs (Final Report, 2014).

All Stormwater Management estimates have been indexed to June 2022 using Producer Price Index (Road & Bridge Construction) ABS Index Number #3101, as suggested by IPART.

The current 2020 West Dapto Development Contributions Plan was informed by recommendations from the Assessment of West Dapto Contributions Plan 2020 (IPART May 2020). These have carried through to the Draft 2024 Plan.

**On Costs**

- Contingency - a scaled contingency has been applied dependant on the level of design available to inform the plan. This is a revised approach from the previous plan.



Scenario	Contingency % applied
Design not started or design in strategic format	25%
Concept Design	20%
Detailed Design or Design complete	15%

- Design – 10% design allocation has been applied. This is a revised approach from the previous plan.
- Project Management – 5% allocation has been applied. This remains unchanged from the previous Plan.

**Open space works (embellishments)**

The construction costs for infrastructure items included in this Plan were derived from actual construction costs, specific costing, or the services of a qualified quantity surveyor. Where specific actual cost or design cost is not available, costs for open space have been updated in the Draft 2024 Plan based on cost estimates for open space from Genus Advisory 2022.

**On Costs**

- Contingency - a scaled contingency has been applied dependant on the level of design available to inform the plan. This is a revised approach from the previous plan.

Scenario	Contingency % applied
Design not started or design in strategic format	25%
Concept Design	20%
Detailed Design or Design complete	15%

- Design – 10% design allocation has been applied. This is a revised approach from the previous plan.
- Project Management – 5% allocation has been applied. This remains unchanged from the previous 2020 Plan.

Refer to the “Variable Inputs” tab in the excel Work Schedules and Financial model provided for details on specific cost estimates, unit rates and indexation.

Refer to the “Open Space” tab in the Work Schedules and Financial model provided to determine items which are based on use of actual expenditure.

**13. Explain the process used to estimate the cost of plan preparation and administration.**

This cost has been calculated based on the total cost of works at the IPART recommended rate of 1.5%. This was compared to the expected costs over the life of the Plan and found to be generally accurate.

#### 14. What, if any, land has the council already acquired to provide local infrastructure for development in the catchment area? How has the cost of this land been included in the plan?

- ▼ For land that the council has acquired in the plan, the works schedule should show:
  - Date of acquisition
  - Agreed market value
  - Any other acquisition costs
  - Indexation of the total acquisition cost to the base year of the plan.
- ▼ For land that the council has agreed to acquire or have dedicated through a VPA, the works schedule should show:
  - Date of agreement
  - Agreed value
  - Indexation of the value to the base year of the plan.
- ▼ For council-owned operational land, the works schedule should show:
  - Market value at the time the land was rezoned for public infrastructure
  - Indexation to the base year of the plan.

Where land has been acquired through a previous version of the contributions plan the actual cost has been used.

For land already owned by Council for the purpose of providing infrastructure no cost is included - for example, Item CF02 is an upgrade to the existing Wongawilli Hall. Council already owns the land which is used for a community purpose, and no additional land is required to support the upgrade. Therefore, no land value is included in the Plan for this item.

Where Council owned land for operational purposes the cost of land has been included at the standard rate (i.e. Item OS01 City wide sports park is partly on Council owned operational land and has been valued based on the standard open space rates used throughout the plan).

#### 15. Explain the process used to estimate the cost of land yet to be acquired by the council.

- ▼ Include details of any inclusions for other costs associated with a council's land acquisitions, such as conveyancing, legal, survey and other costs payable to landowners under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Council obtained an updated land acquisition valuation report (Walsh Monaghan, 2022). The relevant land value (i.e. open space, riparian) has been applied on an item-by-item basis, including split values where relevant.

The 2022 land values have not been indexed. Land indexation is introduced in the Draft 2024 Plan.

It is noted that the Plan does not include any costs associated with the process of land acquisition (in addition to the land value).

**16. If contribution rates in the plan are calculated using an NPV model,**

- ▼ Does the model use real or nominal values?
- ▼ If the model uses nominal values, what indexation assumptions are applied to costs and revenue?
- ▼ What discount rate does the model use, and why?

N/A

**17. What measures have been taken to minimise costs in the contributions plan (eg, adjustment to design or alternative engineering solutions)?**

This has been an overarching consideration and aim throughout the preparation of the Plan. Efficiencies were also a consideration during preparation of the West Dapto Vision 2018 which is the most contemporary policy document that has informed the Draft 2024 Plan preparation.

For example, the transport network, in particular roads, were revised as part of the West Dapto Vision 2018 preparation. The Vision document's Structure Plan replaced Council previous 2009 version. This Draft 2020 Plan implements those efficiencies. A couple of specific roads where efficiencies were achieved through the Vision Document process and are now included in the Draft 2020 Plan include TR19 Northcliffe Drive extension west and TR24 Eastern Link Road (Bong Bong Road to Fowlers Road). Page 36 of the West Dapto Vision outlines key road network changes which is summaries as follows:

- TR19. Referred to as Northcliff Drive in the Vision now extends along existing Reddalls Road and west to connect with West Dapto Road just east of Shone Avenue. This road location is the most efficient & direct main route with flood reliability to service the release area. Council identified a significant strategic cost saving with this route compared to the previous policy position of relying on upgrading West Dapto Road for the same purpose.
- TR24. The West Dapto Vision removed the North-South Link Road (between Darkes Road and Bong Bong Road). This previous connection would have connected at the intersection of Bong Bong Road and TR24. This change has resulted in reduced transport network costs.

WDURA is a physically constrained greenfield development site. As a result, there can be higher costs for essential infrastructure works such as roads, bridges and drainage infrastructure which are designed to ensure accessibility and safety in flood events.

**18. Explain the method/s used to index the contribution rates for both land and works.**

In accordance with clause 207 of the EP&A Regulation the contribution rates for both land and works stated in this Plan will be indexed using Consumer Price Index, All Groups Sydney (CPI) based on the following formula:

Indexed contribution rate =  $C_{BR} \times (CP1 / CP2)$

Where:

**C<sub>BR</sub>** is the base contribution rate as set out in this Plan.

**CP1** is the most recently published CPI.

**CP2** is the June 2022 quarter CPI.

Contribution rates will be indexed quarterly. If the current index is lower than the index for the previous quarter, no adjustment will be made.

The draft 2024 Plan proposes an annual land index rate of the 5-year average percentage change derived from data published by the Valuer General, which is currently 15.66%. This will be reviewed on an annual basis and the previous 5 years data used to update the rate. The 5-year average accounts for year-to-year anomalies and trend changes in markets.

It should be noted that this land value index has not informed any of the costs or contribution rates in the draft 2024 Plan, as the land valuation within the plan is “as of 2022” and the costs in the plan are also “as of 2022”. Should the land index be supported and approved by IPART it will be implemented prior to adoption when all costs will be indexed to “as of 2024”. Should the land index not be supported CPI will continue to be used.



## Criterion 4

### Reasonable timeframe

We assess whether the proposed public amenities and public services can be provided within a reasonable timeframe.

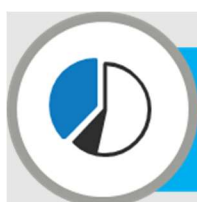
#### 19. How has the council determined the timing of infrastructure provision?

Provide details of the program for delivery of infrastructure in the contributions plan and explain its underlying rationale.

The time frames for infrastructure delivery that were established through previous plan versions were reviewed and updated to account for:

- Updated Neighbourhood Plans (i.e. likely order of development).
- Revised zoning, including introduction of more urban zoned land in the West Dapto Urban Release Area, via Planning Proposals (i.e. likely order of development).
- Completed works (i.e. update with actual time frames).
- Staging and rate of development and required infrastructure provision, including updated dwelling and population forecasts.
- TRACKS modelling used to determine when transport infrastructure is required.

Council staff note 18 March 2024 Council Report includes staff response to submission and changes proposed to the 2024 Plan post exhibition for consideration by IPART. This response includes recommended change to population-based threshold for social infrastructure (open space and community facilities).



## Criterion 5

### Reasonable apportionment

We assess whether the proposed development contribution is based on a reasonable apportionment of costs between existing and new demand. We also assess whether the apportionment of costs reflects the demand generated by different types and stages of development.

Apportionment is about ensuring the allocation of costs equitably between all those who will benefit from the infrastructure or create the need for it. While nexus is about establishing a relationship between the development and demand for infrastructure, apportionment is about quantifying the extent of the relationship.

#### 20. How does the plan apportion costs?

Provide details of supporting calculations and explain how the apportionment takes into consideration demand arising from (as relevant):

- ▼ New and existing development in the catchment area
- ▼ Different stages of development
- ▼ Different sub-catchments
- ▼ Residential and non-residential development
- ▼ Different residential development densities
- ▼ New and/or existing development outside the catchment area

Please provide additional information in this section if any development is exempt from paying contributions.

#### Transport land and works

It was identified that all land uses, including both residential and non-residential development, will create the demand for transport infrastructure Council's strategic "TRACKS" traffic modelling factors in all land uses and traffic generation when determining transport requirements.

To recognise the varying levels of land intensification and demand on transport infrastructure it is reasonable to adjust the land area when calculating the apportionment. A rate of 100% for residential, 75% for commercial and 15% for industrial has been applied.

Council staff note 18 March 2024 Council Report includes staff response to submission and changes proposed to the 2024 Plan post exhibition for consideration by IPART. This response includes change apportionment of costs for transport infrastructure in response to Calderwood development.

**Stormwater management land and works**

The need to provide the stormwater management infrastructure included in this Plan is generated by both the residential and non-residential development of West Dapto. It is therefore appropriate that the costs be apportioned between residential and non-residential land uses.

**Open space land and works (embellishments)**

The need for open space and recreation embellishments within the release area is generated wholly by residential development and therefore these costs will be apportioned 100% to residential development.

**Community services land**

The need to provide the community services land identified in this plan is generated wholly by the residential development of the West Dapto Urban Release Area. It is therefore appropriate that the full cost of providing the land required for these centres is apportioned to residential development.

**Plan preparation and administration**

As these costs are generated by both the residential and non-residential development it is therefore appropriate that the costs be apportioned between all the land uses.

**Criterion 6**

## Appropriate community liaison

We require evidence that the plan has been exhibited and publicised in accordance with the statutory requirements and that the council has considered submissions received during the exhibition period. The post-exhibition version of the plan should not differ so significantly from the exhibited version that it requires re-exhibition.

It is not necessary to include information about consultation in the contributions plan.

**21. In developing the contributions plan, was any publicity and community liaison undertaken outside the mandatory exhibition period?**

A number of briefings were provided to Neighbourhood Forums and Industry Groups, including:

- UDIA – 14 February 2024
- Neighbourhood Forum 8 – 8 Nov 2023

## 22. How has the council taken into account submissions received on the draft plan placed on exhibition?

On 18 March 2024 a report was presented to Council detailing public exhibition, submissions raised, and staff response to submissions.

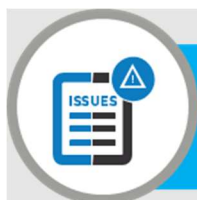
At this meeting Council resolved that:

1. *The summary of issues raised during public exhibition be noted.*
2. *The draft West Dapto Development Contributions Plan 2024, as exhibited, be endorsed for submission to the Independent Pricing and Regulatory Tribunal (IPART) for review and that IPART be asked to consider staff proposed changes to the draft contributions plan as summarised in the Proposal section of this report and Attachment 2.*
3. *Council note that the outcome of the IPART review will be in the form of recommendations to the NSW Minister for Planning and Public Spaces.*
4. *That a report be presented back to Council with IPART recommendations and NSW Minister for Planning and Public Spaces direction in relation to adoption of the West Dapto Development Contributions Plan 2024.*

A post exhibition Draft 2024 Plan (version including endorsed staff recommended changes as detailed in the 18 March 2024 Council report) will be provided to IPART in coming weeks for review.

## 23. Does the council intend to undertake any further publicity or community liaison?

There is no intention to undertake further publicity or community liaison. The council reports have outlined the process and opportunities for further comment, including the exhibition of IPART's draft report and the matter being reported back to council for finalisation.



### Criterion 7

The plan complies with other matters  
IPART considers relevant

IPART may take into consideration other matters relevant to our overall assessment of the contributions plan.

These matters may include compliance with the statutory requirements for making local infrastructure contribution plans and with the Practice Note, whether the plan uses up-to-



date information, as well as issues of transparency and accountability in the council's proposed arrangements for the levying and collection of contributions under the plan.

**24. Is there any other information relating to the contributions plan which may assist us to assess it against this criterion?**

N/A

**25. Is the council aware of possible changes to any underlying assumptions used in preparing the plan which may be relevant to our assessment?**

Such matters could include:

- ▼ Revised population projections
- ▼ Potential rezoning or changes to dwelling yields
- ▼ Other changes to the applicable LEP, SEPP or DCP
- ▼ Changes to NSW government policy for infrastructure delivery

The Draft 2024 Plan has been informed by a number of updated costings as outlined in Section 8 of this application.

The Draft 2024 Plan includes revision of dwelling forecasts and rate of development to better reflect the realised rate of development occurring.

**26. Please provide any other information which you consider would assist or expedite our assessment.**

A post exhibition Draft 2024 Plan (version including endorsed staff recommended changes as detailed in the 18 March 2024 Council report), as well as the accompanying financial model will be provided to IPART in coming weeks for review.

## 4. Quality assurance

We also request that council undertake a quality assurance (QA) check of the contributions plan before it is submitted to IPART for review.

The purpose of the council's QA check is to identify and address any errors or inconsistencies within the work schedules and also between the contributions plan and relevant supporting information to ensure that the plan, as submitted, is accurate. This will reduce the risk of delay in our assessment and the need for recommendations for the council to correct errors.

### Checklist for quality assurance of contributions plan and works schedule

Has the contributions plan been checked for	Yes	No
Typographical errors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Calculation errors (including checking infrastructure and land cost calculations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use of the most up-to-date data and information	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 27. Explain the quality assurance process undertaken for the contributions plan prior to submitting it to IPART for review.

The West Dapto Development Contributions Plan has been reviewed by members of WCC Urban Release Team, Land Use Planning and Finance.

## 5. Application checklists

Please complete Checklist A to confirm the contributions plan contains all information requirements of the *Environmental Planning and Assessment Regulation 2000*.

Please complete Checklist B to ensure that all information necessary for IPART's assessment is submitted.

Councils should also complete and provide IPART with spreadsheets that:

- ▼ Detail all infrastructure items included in the plan, with references to the studies (including the specific sections or page numbers), that support their inclusion in the plan as relevant
- ▼ Detail the cost of each infrastructure item (including source and date of costings, and any indexation of cost estimates)
- ▼ List the cost and area for all parcels of land required for infrastructure in the plan
- ▼ Detail the cost of any land that has already been acquired and land that the council is yet to acquire
- ▼ Show how the total cost of land and works for each infrastructure category (or subcategory) have been apportioned
- ▼ Show how the contributions rates in the plan have been calculated (including net present value modelling if this approach is used)
- ▼ Show indicative contribution amounts for each type of residential dwelling.

IPART provides a works schedule template that councils can use to show information and calculate contribution rates (see Resources to assist councils). The template is available on our website or can be viewed at the end of this document.

## Checklist A – for the contributions plan

Does the contributions plan:	Yes	No	Contributions plan page reference(s)
Outline the purpose of the plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 6
Incorporate a map showing:			Page 7
▼ Geographical catchment area of the contributions plan			Page 22 Page 29
▼ Specific infrastructure to be provided under the plan (may include multiple maps)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 33 Pp 51-58 Pp 62-63 Pp 72-80
Include details about how the need for land and works to support new development was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 6
Include information about:			
▼ Existing population in the catchment area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 16
▼ Projected residential population and/or workforce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 6
Include a schedule of the contributions rates (eg, \$/ha, \$/person, \$/dwelling)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 5
Include assumptions made in the modelling of costs and revenue (if using a Net Present Value (NPV) approach).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
Include details of the anticipated rate of development in the catchment area and how this was determined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pp 16-18
Include a program for infrastructure delivery and explain how it relates to the anticipated timing of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 20 Pp 26-28 Page 32 Pp 39-40 Page 50 Page 61
Include a statement regarding potential revision of the scheduled timing for infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 20

Does the contributions plan:	Yes	No	Contributions plan page reference(s)
Include the formulas used for determining the section 7.11 contributions for each infrastructure category	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 25 Page 31 Page 37-38 Page 60 Pp 64-65
Explain how the proposed cost of works was derived (eg, quantity surveyor or other consultant advice, standard costs used by the council)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pp 19-20
Explain how the proposed cost of land was derived	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pp 19-20
Include a works schedule that shows an estimate of the cost and the expected timing of infrastructure delivery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pp 26-28 Page 32 Pp 39-40 Page 50 Page 61
Include details of apportionment calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 18-19
Explain how the contribution rates will be adjusted for inflation/ changes in costs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 13
Outline the base period for costs in the plan (eg, June 2018)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 5 Page 13
Address the council's position on the following policy matters:	<input type="checkbox"/>	<input type="checkbox"/>	
▼ Provide details of accounting arrangements for contribution funds (eg, is pooling of funds permitted, will internal borrowings be used to deliver infrastructure projects)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 12
▼ Show how it will satisfy each condition requiring the payment of monetary contribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pp 9-12
▼ Consider the conditions that may be imposed under section 4.17(6)(b) of the Act or section 97(1)(b) of the Local Government Act 1993.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Page 10

## Checklist B – for the council’s application

Please complete the checklist below to ensure that all information necessary for IPART’s assessment is submitted.

	Yes	No	N/A
<b>Works schedules and calculation of contribution rates</b>			
Spreadsheets must include a clear link between	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
▼ The listed infrastructure and the evidence which supports nexus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
▼ The cost of land/infrastructure and the cost source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Contributions plan</b>			
Version of contributions plan incorporating any post exhibition changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Version of contributions plan publicly exhibited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Version of contributions plan previously submitted to IPART for review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Public consultation</b>			
Copy of all submissions to publicly exhibited contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summary of submissions and council’s response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Technical studies and consultant documents</b>			
Land valuation report/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for stormwater management infrastructure (eg, Flooding and Water Cycle Management report)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Supporting studies for transport infrastructure (eg, Traffic and Transport Assessment report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for open space infrastructure (eg, Demographic and Social Infrastructure report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting studies for community services (eg, Demographic and Social Infrastructure report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maps and shape/spatial files</b>			
Plan catchment map/s	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Final Indicative Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning map/s	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land acquisition map/s	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Constrained land map/s (flooding and transmission lines)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Other documents</b>			
VPA’s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Details of other funding agreements for state or local infrastructure in the area covered by the plan (including draft agreements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council business papers or meeting minutes related to the preparation of the contributions plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other documents that you think could be useful in IPART’s assessment of the contributions plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6. Resources to assist councils

The following documents and resources are available to assist councils preparing a contributions plan.

Please refer to IPART's website [Local Infrastructure Contributions Plans](#) for further information on our assessment process.

Policy Documents	Description
Section 94E Ministerial Direction for Local Infrastructure Contributions 2012, as amended (Ministerial Direction)	The Ministerial Direction sets out the role of IPART in reviewing local government contributions plans
Local Infrastructure Contributions Practice Note, January 2019 (the Practice Note)	Provides guidance to IPART and to assist councils to understand the role of IPART in the review of contributions plans.
Terms of Reference – Reviewable Contributions Plans – Environmental Planning and Assessment Act 1979, dated 14 November 2018	IPART's Terms of Reference for the review of local government contributions plans
Fact Sheets and Information Papers	Description
Fact Sheet – Contributions plans assessment	Explains why and how we assess contributions plans
Fact Sheet – Local Government discount rate	Every six months IPART publishes the local government discount rate
Fact Sheet – Inclusion of roads in contributions plans	Provides advice and guidance on the inclusion of roads in contributions plans
Information Paper – Contributions plan assessment: land costs	Sets out IPART's approach to assessing land costs in contributions plans
Information Paper – Guidance for contributions plans: Local Infrastructure Benchmark Costs	Sets out IPART's position on using our 2014 benchmark cost report
Information Paper – Indexation of contribution rates	Provides advice and guidance on the indexation of contribution rates
Technical Paper – Modelling local infrastructure contributions	A technical paper that outlines our recommended approach to calculating the discount rate and other aspects of modelling local infrastructure contributions using a net present value approach

**Other documents**

**Description**

IPART Works Schedule Template

An example works schedule that councils can use when developing a contributions plan

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## 7. Example works schedule

Refer to works schedule included in draft Plan.