

We are landowners in Yallah-Marshall Mount and our property is within Stage 5 of the West Dapto Urban Release Area.

We strongly support IPART's assessment of the West Dapto Contributions Plan and strongly agree with recommendations 22 and 24. These address issues we have been concerned about for some time and issues that have been raised before.

We agree with IPART's finding that it is not reasonable for Council to charge the same contributions rate in Stage 5 as in Stages 1-4, for

- Transport infrastructure;
- Stormwater management infrastructure; and
- administration costs

Stage 5 can be developed independently of the other stages and the costs for Stage 5 should be the costs associated with Stage 5. It's not reasonable that Stage 5 landholders be charged the same contribution rate as the other Stages, when the other Stages costs are more significant. It is hardly equitable to have the contribution rate the same when the estimated costs and infrastructure needs are so different.

I agree with IPART that the five year time span for a comprehensive review of the plan as proposed by Council is too long.

A comprehensively review of the plan within the next three years is a more reasonable timeframe, given the changing conditions and complexity of the plan. It is necessary to ensure the scope, cost and apportionment of work accurately reflect development.

Council has a responsibility to deliver a plan that is affordable and equitable. Given the extended delivery time frame and complexity of the plan, it also needs to be comprehensively reviewed in a timely manner to reflect the changing conditions and needs of the community.

We thank IPART and the Council for the opportunity to comment on the Draft Assessment Report.

Name Annette and Mark Herring