

## Department of Planning, Housing and Infrastructure

Our ref: IRF25/63

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

27 February 2025

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**Subject: Draft West Dapto Contribution Plan 2024**

Dear Mr Doyle

I am writing in relation to the draft *West Dapto Contribution Plan 2024*, which Wollongong City Council submitted to the Independent Pricing and Regulatory Tribunal (IPART) for assessment. IPART has completed its assessment and made four recommendations.

As nominee for the Minister for Planning and Public Spaces, I have considered IPART's advice and confirm that no amendments are required to the plan before it is made. IPART's four recommendations relate to future actions and are provide for advice only. These are detailed in **Attachment A**.

Once the Council has finalised the plan, it will meet the requirements of an IPART reviewed contributions plan within the meaning of clause 5(3) of the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*. I would be grateful if you could advise the Department once the Council has completed this process via email to [infrastructure.contributions@planning.nsw.gov.au](mailto:infrastructure.contributions@planning.nsw.gov.au).

I note that the Council has made representation to both IPART and the Minister requesting that the Western Ring Road, including the proposed Northcliffe Drive Extension, be removed from the contributions plan subject to the Government committing to funding this \$441.1 million infrastructure item.

While I appreciate that removal of this infrastructure would reduce the contribution rates paid by new development, there is no committed funding for this item at this stage. IPART has determined that the costs as reasonable and premature removal of infrastructure that the Council considers necessary to support new development risks funding shortfalls and delivery delays.

IPART has recommended that the plan be updated when any grant funding is received, and the Department supports thus recommendation. Any future changes to the plan that reduce the rate payable by residential development will not require further assessment by IPART.

## Department of Planning, Housing and Infrastructure

If you have any questions in relation to this matter, please contact Ms Katrine O'Flaherty, Director Local Infrastructure at the Department on 9274 6523.

Yours sincerely,

A handwritten signature in grey ink, appearing to read "Monica Gibson".

Monica Gibson  
Deputy Secretary  
Planning, Land Use Strategy, Housing and Infrastructure

## Department of Planning, Housing and Infrastructure

### Attachment A: West Dapto Contribution Plan 2024

IPART Recommendation		Minister's nominee direction	Comments
1	The the Council ensures that any necessary changes are made to the scope and costs of infrastructure in the West Dapto Contribution Plan based on the Stormwater Masterplan prior to its next submission to IPART.	<b>Recommendation accepted</b>	This recommendation is for advice only and does not require immediate action to amend the contributions plan.
2	The Council should review costs and adjust for any grant funding received following the adoption of the plan.	<b>Recommendation accepted with changes.</b>	This recommendation is for advice only and does not require immediate action to amend the contributions plan.
3	Prior to the Council's next submission to IPART, the Council should review the inclusion of a land acquisition allowance for the purposes of land acquisition under the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> .	<b>Recommendation accepted</b>	This recommendation is for advice only and does not require immediate action to amend the contributions plan.
4	The Council should provide documentation and quantitative information regarding the amount of open space being provided by developers in its next submission to IPART.	<b>Recommendation accepted</b>	This recommendation is for advice only and does not require immediate action to amend the contributions plan.