

ITEM 4 POST EXHIBITION - WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN 2025

The West Dapto Development Contributions Plan (Plan) was first introduced in 2010 and is subject to regular review. Council updated the Plan in 2011, 2015, 2017 and 2020.

On 30 October 2023, Council considered a review of the 2020 Plan and resolved that the draft West Dapto Development Contributions Plan 2024 Plan be endorsed for public exhibition. The draft 2024 Plan was exhibited between 6 November and 4 December 2023. On 18 March 2024 Council considered the post-exhibition report and resolved to forward the draft Plan to NSW Independent Pricing and Regulatory Tribunal (IPART) for review.

The West Dapto Development Contributions Plan 2025 has been assessed by the NSW Independent Pricing and Regulatory Tribunal (IPART). Council has also received direction from a nominee of the Minister for Planning and Public Spaces, advising that Council can adopt the latest update to the Plan.

This report seeks adoption of the 2025 Plan in accordance with the Minister's nominee direction.

RECOMMENDATION

The West Dapto Development Contributions Plan 2025 (Attachment 1) be adopted and a notice placed on Council's Public Notices webpage.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 West Dapto Development Contributions Plan 2025
- 2 Copy of Minister's Nominee Letter - 27 February 2025

BACKGROUND

Section 7.11 of the *Environmental Planning and Assessment Act 1979* (Act) establishes that a consent authority can require contributions where development will or is likely to require the provision of or increase the demand for public amenities and public services.

A section 7.11 development contributions plan for the West Dapto Urban Release Area (WDURA) commenced on 23 December 2010 and has been updated in 2011, 2015, 2017 and 2020.

West Dapto Development Contributions Plan 2020

On 7 December 2020, Council adopted the 2020 Plan, which came into force 14 December 2020. The 2020 Plan is available on Council's website at [West-Dapto-Development-Contributions-Plan-2020.PDF](#)

Given the proposed contribution rates of the 2020 Plan surpassed the State imposed \$30,000 per lot threshold, the draft 2020 Plan was subject to IPART review. On 15 May 2020, IPART released the Assessment of the draft West Dapto Development Contributions Plan 2020 Final Report (IPART Final Report) and made 24 recommendations for the draft 2020 Plan.

The IPART Final Report was submitted to the then Minister for Planning and Public Spaces (Minister) for consideration and to provide direction to Council. The IPART Final Report and all information regarding their assessment is available on their website at [Final Report - Assessment of Wollongong City Council's West Dapto Contributions Plan 2020 - May 2020 | IPART](#)

On 23 September 2020, the Minister's nominee provided direction to Council. The Minister's nominee agreed with 23 of the 24 recommendations made in the IPART Final Report. The Minister's nominee agreed with Council that the IPART recommendation relating to a split catchment with different contribution rates was not appropriate. The draft 2020 Plan was subsequently updated by Council in accordance with the Minister's nominee direction. At the time of adoption, the 2020 Plan included over \$950 Million (or approximately \$1.15 Billion in current dollars) of infrastructure works and land acquisition for social infrastructure (community facilities land and open space and recreation), transport and traffic,

stormwater management and administration. The costs were apportioned to both residential and non-residential development.

Residential Development

The standard residential contributions rate in the 2020 Plan, when adopted, was \$51,428.10 per dwelling. The contribution rates are indexed every quarter of the year. The current indexed rate under the 2020 Plan is \$62,682.23 per dwelling.

Since the 2020 Plan came into effect, Council has collected approximately \$100.5M in residential contributions from approval of Development Applications to create more than 2,900 subdivided lots for residential development. The total amount of contributions Council is set to receive from Development Applications already approved and Development Applications under assessment would amount to approximately \$160M.

Council has entered into six Planning Agreements and has accepted several infrastructure items as Works-in-Kind where infrastructure identified in the Contributions Plan has been provided by a developer and offset against the monetary contributions payable.

Commercial and Industrial Development

When the 2020 Plan was adopted, the standard industrial contributions rate was \$126,513 per hectare. For commercial development the rate was \$371,189 per hectare. The contribution rates are indexed every quarter of the year. The current indexed rate under the 2020 Plan is \$154,198 per hectare for industrial and \$452,417 per hectare for commercial. Council has collected approximately \$6.5M in contributions from commercial and industrial developments at West Dapto.

Draft West Dapto Development Contributions Plan, 2024 (now referred to as the 2025 Plan)

On 30 October 2023, Council resolved that the draft 2024 Plan be endorsed for public exhibition. The draft 2024 Plan was exhibited between 6 November and 4 December 2023. Late submissions were accepted up until the end of December 2023.

A total of 28 submissions were received. Submissions were received from -

- State agencies: Transport for NSW and School Infrastructure NSW.
- Peak Organisations: Property Council of Australia (PCA) – Illawarra Branch, Urban Development Institute of Australia (UDIA) – Illawarra Branch and Regional Development Australia (RDA) – Illawarra Branch.
- Community groups: Illawarra Bicycle User Group.
- Property developers and their consultants (15 submissions)
- Community members (seven submissions).

The main themes raised in submissions included –

- Request for removal of the Western Ring Road (including the Northcliffe Drive Extension) valued at \$450M from the 2024 Plan. Submitters requested the Road be included by the State Government in a regional infrastructure program.
- Concern with infrastructure cost increase and impact on development feasibility. Specific concern also raised regarding transport and open space cost increases. There were also requests to limit the scope of infrastructure to minimum requirements. Use of bridges was a specific area of concern.
- Specific requests for exemption from contributions were proposed such as schools.
- Rates of land value for specific land parcels and Council staff proposed indexation approach has been questioned.
- Split catchment approach to contributions requested.
- Rail crossings safety and need for road overpass (Northcliffe Drive Extension).
- The number of parks, land area and cost of Open Space provision has been questioned.

- Stormwater related to drainage infrastructure and flooding in relation to infrastructure design and yield impact assumptions were raised.
- Community Facility CF05 as a sub-district facility has been questioned in the context of neighbouring community facilities such as those planned for Calderwood.
- Essential Works List, specifically lack of Childcare facilities funding.
- Increased in Commercial development contributions questioned.
- Housing density and residential land reduction.
- The relationship of West Dapto Contributions Plan infrastructure items to Calderwood development.
- Support for shared use paths and bridges.
- Other individual matters and edits.

On 18 March 2024 Council considered a report relating to the exhibition feedback and 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 (of the 18 March 2024 report).*
- 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.*

Independent Pricing and Regulatory Tribunal Assessment

On 15 April 2024, Council requested that IPART review of the draft 2024 Plan. IPART commenced their assessment on 24 May 2024. A draft Report was released by IPART on 16 September 2024 for public exhibition and submissions. A revised draft Report was released on 11 November 2024.

On 16 December 2024, the IPART Final Report was released which made four recommendations to the Minister for Planning and Public Spaces. The recommendations are summarised as:

- Council ensures changes are made to scope and costs of infrastructure based on Stormwater Management prior to its next IPART submission.
- Council review costs and adjust for any grant funding received following the adoption of the plan.
- Prior to the next IPART review Council include land acquisition allowance for the purposes of land acquisition under the Land Acquisition (Just Terms Compensation) Act 1991.
- Council provide documentation and quantify the amount of open space being provided by developers in the next submission to IPART.

Council staff wrote to the Minister on 19 December 2024 seeking support for removal of the Western Ring Road, including Northcliffe Drive Extension, from the draft 2024 Plan subject to a funding commitment from the State Government to deliver the regionally significant growth enabling infrastructure.

Minister for Planning and Public Spaces Direction

On 4 March 2025, Council received advice from the NSW Department of Planning, Housing and Infrastructure (DPHI), as the Minister's nominee, confirming that no amendments are required to Council's post exhibition version of the draft 2024 Plan before it is made. The DPHI advice acknowledged that the four IPART recommendations relate to future actions and were provided to Council for advice only. The letter is provided at Attachment 2.

The DPHI letter further confirmed that once 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.

DPHI also responded to Council's representations to the Minister seeking removal of the Western Ring Road, including Northcliffe Dr Extension, from the draft 2024 Plan subject to a funding commitment from the State Government to deliver the regionally significant growth enabling infrastructure. DPHI confirmed that there is no committed funding for this infrastructure by the State Government and noted IPART's comment that premature removal of the infrastructure item from the draft 2024 Plan risks funding shortfalls and delivery delays. IPART has recommended that the Plan be updated when any grant funding is received, and DPHI supports that recommendation. Any future amendment to the Plan, to account for any grant funding received or transfer of responsibility of certain infrastructure from Council to the State (such as the Western Ring Road), will not require further IPART assessment provided it results in a reduction to the contribution rate payable by residential development.

PROPOSAL

This report proposes adoption of the West Dapto Development Contributions Plan, 2025 (Attachment 1) consistent with IPART review findings and the direction received from the Minister's nominee dated 27 February 2025 (Attachment 2).

The 2025 Plan has been updated with indexation to reflect Producer Price Indexes applicable to the appropriate infrastructure type and Valuer General 5-year average based indexation for land. In summary the indexation calculation has resulted in the following proposed contribution rates:

Land Use Type	Post Exhibition Proposed Contribution Rate (rates as of 30 June 2022)	Final Contribution Plan 2025 proposed rate
Residential		
Subdivision per lot	\$79,318.34	\$91,652.83
Per Dwelling House, Dual Occupancy and other dwellings.	\$79,318.34	\$91,652.83
Per Secondary Dwelling (also known as Granny Flat)	\$34,701.77	\$40,098.11
Multi-Unit Housing Rates		
4+ bedrooms per dwelling	\$71,882.24	\$83,060.38
3+ bedrooms per dwelling	\$61,967.45	\$71,603.78
2+ bedrooms per dwelling	\$54,531.36	\$63,011.32
0-1+ bedrooms per dwelling	\$42,137.87	\$48,690.57
Non-Residential		
Commercial per hectare e.g. uses in E1, E3, MU1 zones	\$630,911.68	\$723,108.88
Industrial per hectare and other e.g. uses in E4, E5, SP2 zones	\$198,217.24	\$229,402.80

CONSULTATION AND COMMUNICATION

Internal

The Urban Release and Land Use Planning Teams have jointly prepared this post exhibition report seeking adoption of the 2025 Plan. In addition, as part of this process, internal consultation was carried out with Infrastructure Strategy and Planning, Library & Community Services, Project Delivery, Finance and Recreation Services and the West Dapto Steering Committee. The Finance team provided detailed financial model outputs to inform the proposed contribution rates.

Councillors have been briefed during the preparation of the 2025 Plan. This includes a post exhibition briefing on 4 November 2024 and an update briefing during a tour of the West Dapto urban release area on 3 March 2025.

External

On 30 October 2023, Council resolved that the draft 2024 Plan be endorsed for public exhibition. Council staff conducted a public exhibition between 6 November and 4 December 2023 and accepted late submissions up to the end of December 2023. Council received 28 submissions during the exhibition as explained in detail in the Post Exhibition Council report of 18 March 2024 and summarised in the background section of this report.

The Council staff project team maintained regular liaison with IPART staff during preparation of the draft 2024 Plan. This included regular update meetings prior to and during IPART's review. IPART published a draft report for public comment in September 2024 and a revised draft report for public comment in November 2024.

Following publication of the IPART Final Report on 16 December 2024, Council staff wrote to the Minister seeking removal of the Western Ring Road, including Northcliffe Drive Extension, from the draft 2024 Plan subject to a State Government funding commitment to deliver the regional growth infrastructure. In addition, Council staff have had several meetings with DPHI and Transport for NSW staff, regarding key issues raised in submissions, including the Western Ring Road and Northcliffe Drive Extension considerations.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following –

Community Strategic Plan 2032		Delivery Program 2022-2026	
Strategy		Service	
1.6	West Dapto urban growth is effectively managed with facilities and spaces to support the future community	Land Use Planning	

SUSTAINABILITY IMPLICATIONS

The 2025 Plan schedule of infrastructure includes items that will specifically contribute to sustainability outcomes in the WDURA. Contributions are proposed to be collected for active transport via shared paths and shared path bridges. Contributions are proposed to be collected for bus shelters to support public transport. These transport specific measures will help to improve community health outcomes while also providing alternative travel options to private vehicles. Council's open space design process contributes to sustainability objectives. For example, the Urban Greening program would benefit from open space provided through development contributions.

RISK MANAGEMENT

Council is committed to regular review of the West Dapto Development Contributions Plan. The preparation of the 2025 Plan is consistent with IPART's 2020 recommendation number 23, which recommended that the Plan be reviewed in 3 years (staff commenced the current detailed review in 2023). It is important to note that the Minister's nominee, approved an extension for the adoption date clarifying that Council's review does not have a specific due date.

Without regular review, there is risk that the Contributions Plan does not reflect updated information regarding development of the release area and essential infrastructure requirements and cost. Therefore, it is in Council's interest to ensure regular review of all contribution plans.

The risk to development feasibility is also connected to other contributions and charges including the NSW Housing and Productivity Contribution (HPC), which commenced on 1 October 2023 and replaced the Illawarra Shoalhaven Special Infrastructure Contribution (SIC), 2021.

The 2025 Plan does not propose collection of contributions for the major bridge section of the Northcliffe Drive Extension, a key regional / state significant infrastructure item identified in the former Illawarra

Shoalhaven SIC. The Northcliffe Drive Extension major bridge is required to ensure Northcliffe Drive extends into West Dapto via a grade separated crossing of the Southern Rail Line and Princes Highway.

The 2025 Plan does maintain continued collection of contributions for the Western Ring Road, including much of the Northcliffe Drive Extension as it extends west of the proposed major bridge section. The Western Ring Road is an infrastructure item listed in the current adopted 2020 Plan. In 2021, the State Government determined the Illawarra Shoalhaven SIC, which included the West Lake Illawarra Major Road Spine. Under the SIC, development was to contribute 10% of the infrastructure cost (\$45 Million) for the Western Ring Road. It is Council staff's understanding that the other 90% of cost would come from other Government funding sources. However, that was never committed by the State Government.

On 1 October 2023, the Housing and Productivity Contribution commenced replacing the SIC. The HPC does not include a Schedule of infrastructure. However, Council staff understand that the State Government through TfNSW and DPHI consider the Major Road Spine to be a key regional transport item. During preparation of the 2025 Plan there has been concern raised in submissions of duplicated contributions by Council and the State Government, for the Western Ring Road and the regionally significant Spine Road (considered to be the same piece of infrastructure in the main). Council staff will continue to work with the State agencies to ensure that there is no duplication of development contributions.

FINANCIAL IMPLICATIONS

The continued development of the WDURA will result in significant demands for both state and local infrastructure. The 2025 Plan is an important mechanism to levy development toward the cost of providing local infrastructure.

It should be noted that Council will need to separately fund infrastructure considered to be non-essential for the purpose of Section 7.11 development contributions but still essential for our community (i.e. community centres and libraries) as well as the ongoing maintenance, operational and renewal costs.

It is also important to understand that the 2025 Plan, and future versions of the Plan, will not recoup previous accumulated cost shortfalls. Therefore, those shortfalls remain an ongoing financial implication for Council. Council staff will continue to advocate for State and Federal support through grants and other funding opportunities to address that shortfall. The previous accumulated cost shortfalls relate to the following -

- Between 2010 and 2017 contributions levied were capped at \$30,000 per lot/dwelling, and since 2017, contributions levied under the 2017 and 2020 Plans were less than the current proposed contribution rate. This means that the contributions paid to date do not reflect the current cost of infrastructure and the development already levied have or will pay less than the current contribution rate. This shortfall will continue to increase with future Plan reviews. This shortfall cannot be relieved and applied to existing or future development at WDURA.
- Where exemptions are granted, for example to affordable housing developments, a contribution is not collected and cannot be collected from other development.
- The infrastructure cost apportioned to the demand created by the Calderwood development in the 2025 Plan is more than the contributions that can be collected through the various Planning Agreements with Calderwood developers. This shortfall cannot be levied to other development in the WDURA.

The indicative timing of infrastructure delivery has financial implications and has relied on assumptions of development rates at WDURA in previous versions of the Plan. Due to the long-time frame of development delivery, and the many variables that influence development timing, there will always be some uncertainty regarding development forecasting.

Various submissions received during public exhibition of the draft 2024 Plan raised development yield related issues, and some referred to the timing of infrastructure. Following public exhibition of the draft Plan, Council staff considered the options and methods to best inform indicative timing of infrastructure. As a result, Council sought IPART support for use of a population thresholds trigger as the indication of when the Plan infrastructure items (open space and community facilities land) are needed. The IPART Final Report supported Council's proposed approach.

Continued monitoring and effort to improve accuracy of forecasting development, is an ongoing task of Council staff, and relies on understanding of utilities services timing and development industry programs, as well as land use planning and Development Applications status.

CONCLUSION

The West Dapto Development Contributions Plan 2025 is an important strategic planning document for the urban release area as it provides the mechanism to collect contributions to fund essential local infrastructure required to support new development. This report provides a summary of exhibition and consultation processes, the outcome of IPART's assessment, advice from the Minister's nominee to enable adoption of the West Dapto Development Contributions Plan 2025. Adoption of the Plan will enable Council to levy development contributions and plan for the delivery of infrastructure required to service the current and future West Dapto community.



Wollongong City Council

West Dapto Development Contributions Plan 2025

West Dapto Development Contributions Plan (2025)



**WOLLONGONG CITY COUNCIL
WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN (2025)**

Document Control						
Document ID: West Dapto Development Contributions Plan						
Revision No.	Date	Revision Details	Typist	Author	Verifier	Approver
1	Apr 2010	Draft for exhibition	DG	DG	DG	DG
2	Oct 2010	2 nd Draft for exhibition	DH	DH	DG	DG
3	Dec 2010	In force (2010 version)	DH	DH	DG	DG
4	Aug 2011	Draft for exhibition (2011 version)	DH	DH	DG	DG
6	Dec 2011	In force (2011 version)	DH	DH	DG	DG
7	May 2015	Draft for exhibition (2015 version)	DG	DG	DG	DG
8	26 Oct 2015	In force (2015 version)	JP	MH	MH	DG
9	Nov 2015	Draft for Exhibition (2017 version)	EB	EB	DG	Council
10	Mar 2017	Post IPART for reporting and DPE	EB/ES	EB/ES	DG	Council
11	Dec 2017	Post DPE, In force (2017 version)	EB/ES	EB/ES	DF	Council
12	27 May 2019	Draft for exhibition (2017 - Amendment 1)	MB	MB	DF	Council
13	24 Jun 2019	Draft for exhibition (2020 version)	MB	MB	DF	Council
14	11 Sept 2019	In force (2017 version – Amendment 1)	MB	MB	DG	Council
15	14 Dec 2020	In force (2020 version)	MB	MB	DF	Council
16	October 2023	Draft for exhibition (2025 version)	MB	MB	DF	Council
17	TBA	In force (2025 version)	RC/CE	RC/CE	DF	Council

West Dapto Development Contributions Plan (2025)

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West Dapto Development Contributions Plan (2025)

Part 1 Summary schedules

The West Dapto Development Contributions Plan (2025) enables Council to levy contributions for local public infrastructure required as a result of development. The following tables provide a summary of the cost of infrastructure to be delivered through the Plan and the contribution rates that will be levied.

Table 1 Summary – Cost of infrastructure by category

Infrastructure category	Cost of land	Cost of works	Total cost
Open Space and Recreation	\$80,425,505.56	\$308,861,166.52	\$389,286,672.08
Community Facilities	\$5,600,163.44	N/A	\$5,600,163.44
Transport	\$100,368,371.00	\$1,111,674,623.43	\$1,212,042,994.43
Stormwater Management	\$52,258,779.29	\$131,028,504.54	\$183,287,283.83
Administration	N/A	N/A	\$23,273,464.42
Total Cost of Infrastructure	\$238,652,819.29	\$1,551,564,294.49	\$1,813,490,578.20

Table 2 Summary – Contribution rates by development type

Type of development	Levy basis	Contribution rate*
Residential		
<i>Per lot/dwelling rates*</i>		
Subdivision	per lot	\$91,652.83
Dwelling House, Dual Occupancy and other dwellings*	per dwelling	\$91,652.83
Secondary Dwelling	per dwelling	\$40,098.11
<i>Multi Unit Housing Rates*</i>		
4+ bedrooms	per dwelling	\$83,060.38
3 bedrooms	per dwelling	\$71,603.78
2 bedrooms	per dwelling	\$63,011.32
0-1 bedrooms	per dwelling	\$48,690.57
Non-Residential		
Commercial, e.g. development in E1, E3, MU1 zones	per hectare [^]	\$723,108.88
Industrial and other, e.g. development in E4, E5, SP2 zones	per hectare [^]	\$229,402.80

Contribution rates in this Plan are as at December 2024 and indexation will apply from that date.

* Refer to clause 2.8 for further clarification on which rate applies to a specific type of dwelling.

[^] The non-residential 'per hectare' rate is calculated on the land area of the subject site.

Table 3 Summary – Contribution rates by infrastructure category

Infrastructure category	Residential	Non-Residential	
	Standard Rate* Per lot/dwelling	Commercial Per hectare	Industrial & Other Per hectare
Open Space and Recreation	\$20,496.19	\$0.00	\$0.00
Community Facilities	\$294.85	\$0.00	\$0.00
Transport	\$61,543.01	\$604,911.57	\$120,647.46
Stormwater Management	\$8,137.06	\$106,581.89	\$106,438.69
Administration	\$1,181.73	\$11,615.42	\$2,316.65
Total	\$91,652.83	\$723,108.88	\$229,402.80

* Refer to **Table 20** for all of the contribution rates by infrastructure category.

West Dapto Development Contributions Plan (2025)

Part 2 Administration and Operation of the Plan

2.1 Introduction

West Dapto has been established as a priority urban release area in various state and regional planning policies including the *Illawarra Urban Development Program* (NSW Government), *Growth Centres Commission* (2008) and the *Illawarra-Shoalhaven Regional Plan 2041* (NSW Government, 2021).

The *West Dapto Vision* (Wollongong City Council, 2018) anticipates that the West Dapto Urban Release Area will provide around 19,500 dwellings and will house a population of about 60,000 people once fully developed over fifty plus years.

This contributions plan establishes the local infrastructure needed to support this development and ensures it is strategically planned and delivered, as well as providing an equitable funding source. It has been prepared pursuant to the provisions of Part 7 of the EP&A Act, Part 9 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the *Development Contributions Practice Note – Introduction and Section 7.11* (Department of Infrastructure, Planning and Natural Resources, 2005), *Local Infrastructure Contributions Practice Note* (NSW Department for Planning and Environment, 2019) and relevant Ministerial Directions issued under Section 7.17 of the EP&A Act.

2.2 The name of this contributions plan

This contributions plan is called the *West Dapto Development Contributions Plan (2025)* (the Plan) and levies contributions under Section 7.11 of the *Environmental Planning and Assessment Act 1979 No 203* (EP&A Act).

2.3 Section 7.11 development contributions

Development contributions are collected from developers to help fund the provision, extension or augmentation of public amenities and public services to be provided in the future, or towards the recoupment of the cost already incurred in providing public amenities or public services.

Section 7.11 of the EP&A Act enables a consent authority to impose a condition requiring the dedication of land free of cost or a monetary contribution where:

- The development will or is likely to require the provision of or increase the demand for public amenities and public services within the area.
- The dedication or contribution is reasonable.
- The contribution is allowed by and determined in accordance with a contributions plan.

2.4 Commencement of this Plan

Pursuant to clause 214 of the EP&A Regulation, a notice was published on council's website advising that this Plan takes effect from [INSERT DATE].

2.5 Land to which this Plan applies

This Plan applies to all land within the West Dapto Urban Release Area as shown at **Figure 1**.

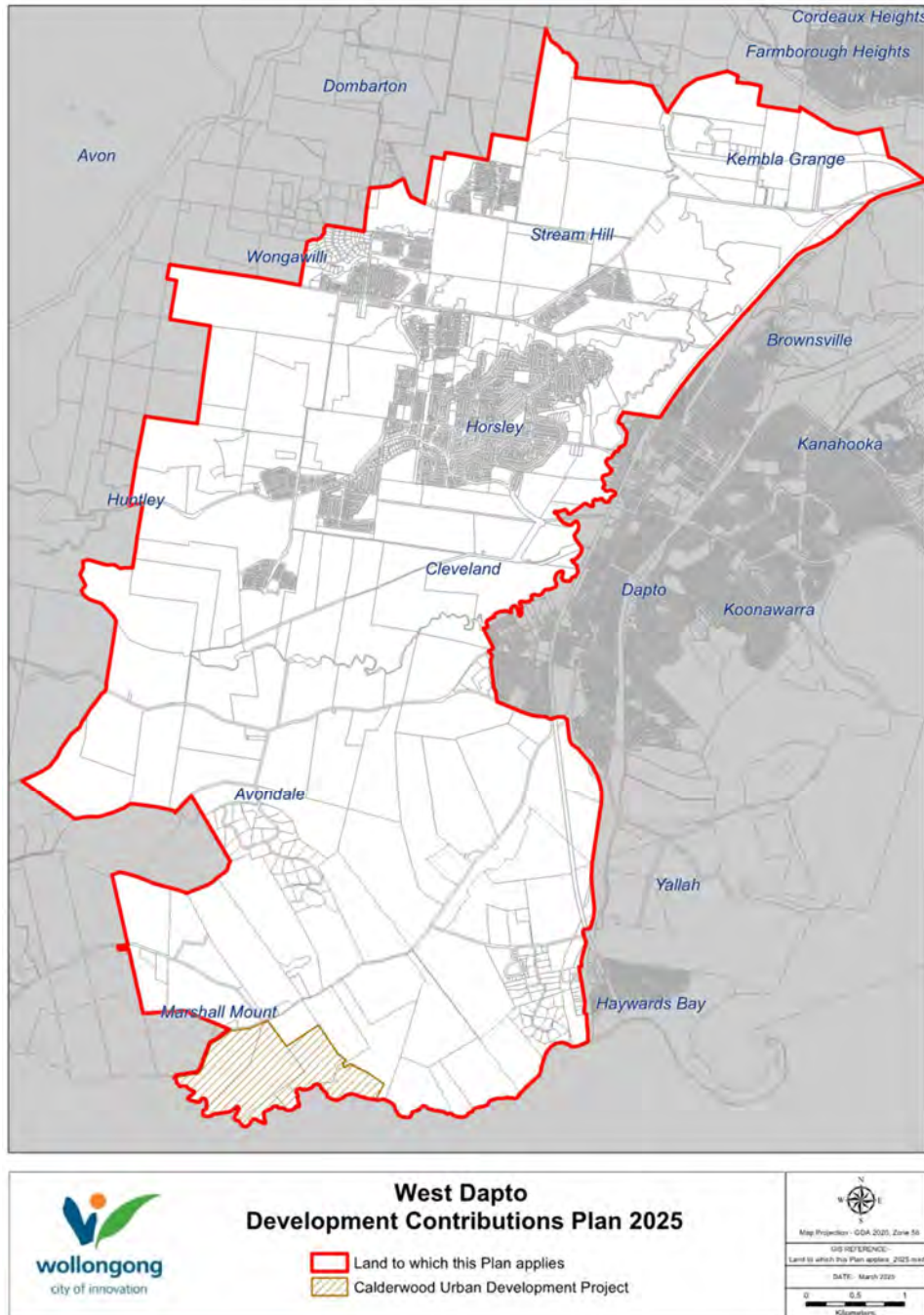
2.6 Purpose of this Plan

The purpose of this Plan is to:

- a Authorise Council, an accredited certifier or other consent authority to impose conditions requiring contributions under Section 7.11 of the EP&A Act when determining an application on land to which this Plan applies.
- b Identify the infrastructure requirements as a result of the anticipated development.
- c Provide a framework for the equitable calculation, collection and management of contributions.
- d Ensure that each development makes a reasonable contribution towards the provision of infrastructure.
- e Ensure that the existing community is not burdened by the cost of infrastructure required as a result of future development.
- f Ensure Council's management of development contributions complies with relevant legislation and guidelines.

West Dapto Development Contributions Plan (2025)

Figure 1 Land to which this Plan applies



West Dapto Development Contributions Plan (2025)

2.7 Application of this Plan

This Plan applies to all development applications, complying development certificates or other applications determined under the EP&A Act on land to which this Plan applies.

2.8 Development to which this Plan applies

The following types of development will be levied a contribution under this Plan:

- Residential development**

Includes the subdivision of land and/or the construction of any type of Residential Accommodation. The rates applying to specific types of dwellings are:

Per Lot/Dwelling Rate:	Multi-Unit Housing Rate:
– boarding house	– attached dwelling
– dual occupancy	– multi dwelling housing
– dwelling house	– residential flat building
– group home and hostel	– self-contained dwelling
– rural workers' dwelling	– shop top housing
– secondary dwelling	
– semi-detached dwelling	

- Non-residential development**

Includes the subdivision of land and/or the construction of any non-residential development, including but not limited to:

- Commercial development including business, office and retail premises.
- Industrial development including general, heavy and light industry.
- Educational establishments.
- Health services facilities.
- Tourist and visitor accommodation, caravan parks.
- Recreation facilities including indoor and outdoor.

- Mixed use development**

Where the development includes both residential and non-residential components the contribution will be levied based on the individual uses and both a residential and non-residential contribution will apply.

Note: Unless otherwise stated in this Plan, definitions are as per the Wollongong Local Environmental Plan 2009, the EP&A Act, EP&A Regulations or other relevant legislation.

2.9 Relationship to other contributions plans

This Plan repeals the following contributions plan:

- West Dapto Development Contributions Plan (2020)

Previous versions of contributions plan that applied to all or part the land to which this Plan applies are:

- West Dapto Development Contributions Plan (2017) – Amendment 1
- West Dapto Release Area Section 94 Development Contributions Plan (2017)
- West Dapto Release Area Section 94 Development Contributions Plan (2015)
- West Dapto Release Area Section 94 Development Contributions Plan (2011)
- West Dapto Release Area Section 94 Development Contributions Plan (2010)
- Wollongong Section 94A Contributions Plan (2006 to 2014)
- Horsley Section 94 Contributions Plan (1993), as amended.

Note: The *Wollongong City-Wide Development Contributions Plan* applies to the remainder of the Wollongong local government area.

West Dapto Development Contributions Plan (2025)

2.10 Relationship to special infrastructure contributions

This Plan does not affect the determination, collection or administration of any Housing and Productivity Contributions (HPC)* levied under Part 7, Division 7.1, Subdivision 4 Housing and productivity contributions of the EP&A Act in respect to development on land to which this Plan applies.

Applicants should refer to details issued by the Department of Planning, Housing and Infrastructure (DPHI) in relation to whether a SIC applies to development within the West Dapto Urban Release Area.

* Note: The NSW Housing and Productivity Contribution (HPC) replaced the former NSW Illawarra Shoalhaven SIC relevant to land to which the Plan applies.

2.11 Monetary contributions

Monetary contributions will be the most common method of payment. The contribution amount stated in the consent will be subject to indexation until the date of payment.

To pay the contribution an invoice is required. To request an invoice, go to www.wollongong.nsw.gov.au/contributions and "Submit a Contributions Enquiry". The following information will be required:

- Application number and property address.
- Name and address of who the invoice and receipt should be issued to.
- Email address where the invoice should be sent.

The following payment methods are available:

Method	How	Payment Type
Online	www.wollongong.nsw.gov.au/pay Refer to invoice for payment reference number	<ul style="list-style-type: none"> • Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, Wollongong	<ul style="list-style-type: none"> • Cash • Bank Cheque • EFTPOS
Mail	Wollongong City Council Locked Bag 8821, Wollongong DC, NSW, 2500	<ul style="list-style-type: none"> • Bank Cheque

2.12 Non-cash contributions

In instances where an Infrastructure Item is located on or adjacent to a development site, it may be appropriate for the developer to dedicate land and/or provide a material public benefit (i.e. works) in full or partial satisfaction of the otherwise payable monetary contribution. This is known as non-cash contributions, or works in kind, and is facilitated through the application process under Sections 7.11(5) and/or 7.11(6) of the EP&A Act.

The developer should contact Council early in the application process (i.e. pre-lodgement meeting) to discuss the proposal. In assessing requests for works in kind the following will be considered:

- Whether it has been demonstrated (through plans, detailed designs and other supporting information) that the works will be delivered to a suitable standard.
- Whether it is proposed that all or part of an infrastructure item will be provided.
- The timing of completion in regard to the indicative timing for delivery as stated in this Plan.
- The estimated value of land to be dedicated and/or estimated cost of works to be delivered.
- The amount of full or partial offset being sought. The amount of any offset will be limited to the cost of the Infrastructure Item as stated in this Plan, with CPI indexation, unless a design change is required and agreed to by Council or in other limited circumstances that are considered reasonable.
- Details of the future dedication, handover and management arrangements.

The acceptance of works in kind and any associated offset will be determined on a case by case basis.

Depending on the value and nature of the proposed works in kind, the process will be facilitated through the development consent or in some cases may require a formal works in kind agreement.

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2.13 Planning agreements

Section 7.4 of the EP&A Act states that a planning agreement is a voluntary agreement between a planning authority and a developer, under which the developer agrees to make contributions towards a public purpose. This may include the dedication of land, a monetary contribution, any other material public benefit or a combination of these. A planning agreement may exclude the application of Section 7.11 to the entire development or to part of the development that is subject to the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and clauses 202 to 206 of the EP&A Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Further information can also be found in Council's Planning Agreements Policy.

2.14 Timing for payment of contributions

The timing requirement will be set out in the condition, in accordance with the following policy:

- A Development Application involving construction – prior to the issue of a Construction Certificate.
- A Development Application involving subdivision – prior to the issue of a Subdivision Certificate.
- A Development Application involving building construction and subdivision (i.e. dual occupancies) – prior to the issue of either a Construction Certificate or Subdivision Certificate.
- A Complying Development Certificate – before any building or subdivision work authorised by the certificate commences.

Where a development is phased and it is reasonable for the contributions to be paid in phases, the applicable contribution for each phase must be clearly documented in the condition, otherwise the full contribution must be paid in accordance with that condition, or the condition formally amended.

2.15 Deferred or periodic payment

A request for a deferred or periodic payment of contributions may be considered in limited circumstances. For a deferred or periodic payment to be considered, the applicant must provide a written request and satisfy that:

- Compliance with the condition is unreasonable or unnecessary in the circumstances; and
- There are valid reasons for deferred or periodic payment; and
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program; and
- No prejudice will be caused to the efficiency and operation of this Plan.

If the request for a deferred or periodic payment is accepted, the details must be set out in the condition (and may require a modification if the application had already been determined). The applicant will be required to provide a bank guarantee on the following terms:

- a) The bank guarantee is issued for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
- b) Any charges associated with establishing or operating the bank security are payable by the applicant.
- c) The bank guarantee must carry specific wording identifying the exact obligation to which it relates (e.g. section 7.11 development contributions for development of Lot x DP xxx under Development Consent No. xxx)
- d) The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- g) Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

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2.16 EP&A Act Part 6 certificates and the obligation of Certifiers

Construction Certificates - In accordance with clause 20 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) 2021*, a Certifier must not issue a construction certificate for building or subdivision work where the development consent imposes a condition in accordance with this Plan, unless the condition has been complied with.

Occupation Certificates - In accordance with clause 46 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) 2021*, a Certifier must not issue an Occupation Certificate for development where the *Environmental Planning and Assessment (Local Infrastructure Contributions - Timing of Payments) Direction 2020* Ministerial Direction applies, unless the certifier has confirmed with council that the contribution has been paid.

Subdivision Certificates - In accordance with clause 54(2)(f) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) 2021*, an application for a Subdivision Certificate must be accompanied by evidence that all conditions of consent have been complied with, including the payment of contributions.

2.17 Complying development and the obligation of Certifiers

In accordance with sections 4.28(9) and 7.21 of the EP&A Act and clause 156 of the EP&A Regulation, applications for a complying development certificate are also subject to the provisions of this Plan, and the Certifier (whether Council or an Accredited Certifier) must impose a condition requiring the payment of a Section 7.11 contribution in accordance with the requirements of this Plan.

The condition must include the contribution amount calculated in accordance with this Plan and require payment before any building or subdivision work authorised by the certificate commences. Further information on how to calculate and condition contributions is available on Council's website and from Council's customer services. The following template condition should be used:

Development Contributions

In accordance with Section 4.28(9) of the Environmental Planning and Assessment Act 1979 and the West Dapto Development Contributions Plan (2025), a monetary contribution of \$[INSERT AMOUNT] (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to any building or subdivision work authorised by this certificate commencing.

This amount has been calculated based on [###] residential lots/dwellings and/or [###] hectares.

The contribution amount will be indexed quarterly until the date of payment using Consumer Price Index; All Groups, Sydney (CPI) based on the formula shown in the Contributions Plan.

To pay the contribution go to www.wollongong.nsw.gov.au/contributions and submit a Request for an Invoice. The following information will be required:

- *Application number and property address.*
- *Name and address of who the invoice and receipt should be issued to.*
- *Email address where the invoice should be sent.*

A copy of the Contributions Plan and accompanying information is available on Council's website www.wollongong.nsw.gov.au/contributions.

In accordance with clause 158 of the EP&A Regulation, the Certifier must ensure that the contribution has been fully paid before any building or subdivision work authorised by the certificate commences.

2.18 Credit for existing development

A credit may be provided in limited circumstances. For example, where a contribution has been paid at subdivision, a credit will be given and the construction of a single dwelling on that lot will not be levied a further contribution. The construction of a dual occupancy on a single lot will be granted one credit for the existing lot and will be levied one contribution for the additional (second) dwelling. For non-residential development a credit will only be provided where a contribution under this plan has previously been levied and paid for based on the land area the subject of the development.

2.19 Savings and transitional arrangements

An application that has been submitted, but not determined, prior to the adoption of this Plan shall be determined in accordance with the provisions of the plan that applies at the date of determination of the application. That is, the plan in force as at the date of determination will apply.

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Any modifications to an existing approval shall be determined in accordance with the plan that applied at the date of the original determination.

2.20 Pooling of contributions

This Plan authorises monetary Section 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The indicative timing of infrastructure delivery and priorities for the expenditure of levies is provided at **Tables 9, 10, 11, 15, 16 and 17**.

2.21 Ministerial directions

A Direction issued by the NSW Minister for Planning and Public Spaces under Section 7.17 of the EP&A Act will prevail over the provisions of this Plan. Current Ministerial Directions relative to this Plan include:

- *Environmental Planning and Assessment (Local Infrastructure Contributions - Timing of Payments) Direction 2020*
Development contributions levied on certain developments (i.e. over \$10,000,000 and that don't include torrens subdivision) can be paid prior to the issue of an Occupation Certificate. Note, this Direction only applies to applications determined before 31 March 2022 and where a Construction Certificate was issued before 25 September 2025.
- *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 (amended 2013, 2016, 2017, 2018, 2018, 2019 and 2020)*
Establishes a contributions cap on residential development in the West Dapto Urban Release Area of \$30,000 per lot or dwelling and provides that an IPART reviewed contributions plan can levy above this amount. In accordance with correspondence from the Department of Planning, Housing and Infrastructure dated 27 February 2025, this Plan is considered an *IPART reviewed contributions plan* and is not subject to the contributions cap.
- *Environmental Planning and Assessment Act 1979 - issued 14 September 2007*
A contribution cannot be imposed on development for the purposes of any form of seniors housing as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* where the development consent is granted to a social housing provider as defined in the *SEPP (Housing for Seniors or People with a Disability) 2004*.
- *Planning Circular No D6 – Crown Development Applications and conditions of consent 1995*
Contributions levied on Crown development should be in accordance with the matrix table, which provides a guideline on appropriate categories of contributions for each Crown activity.

Further details on current Section 7.17 Directions can be found at www.planning.nsw.gov.au.

2.22 Exemptions

Requests for a full or partial exemption can be made in writing for the following types of development:

- a An application by or on behalf of Council for community infrastructure such as libraries, community facilities, child care facilities, recreational facilities or car parks.
- b An application by or on behalf of the NSW Government for public infrastructure such hospitals, police stations, fire stations, social housing developments and public transport infrastructure.
- c Residential Care Facility developments carried out under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- d Community Facilities that will be owned or controlled by a public authority or non-profit community organisation.
- e Development carried out by an emergency services organisation for that purpose.
- f Affordable housing development carried out by a registered Tier 1 or Tier 2 Community Housing Provider on sites owned by the Provider and where the dwellings are available for affordable rental housing for a minimum period of 15 years.
- g Accessible housing for supportive accommodation housing projects carried out by a registered Provider of Accessible Housing, on sites owned by the Provider and where the dwellings are available for accessible housing for a minimum period of 15 years.
- h Emergency and temporary housing developments carried out by a registered Provider of Emergency Housing, on sites owned by the provider and where the dwellings are available for emergency housing for a minimum period of 15 years.

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- i Any other development for which an exemption is considered warranted, where the decision is made by a resolution of the Council at a Council meeting or by a delegated council officer.

For a full or partial exemption request to be considered, it must be supported by a written submission that provides justification for the exemption and demonstrates that it meets the above criteria.

Note: Where an exemption is sought and approved under clauses 2.24(f), 2.24(g) or 2.24(h) a condition will be imposed to ensure the development is used for the exempt purpose for a minimum of 15 years.

2.23 Indexation of base contributions rates

The contribution rates stated in this Plan are 'base' rates and have been calculated as at December 2024. In accordance with clause 207 of the EP&A Regulation the contribution rates stated in this Plan will be indexed quarterly using Consumer Price Index, All Groups Sydney (CPI) based on the following formula:

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

Where:

- C_{BR}** is the base contribution rate as set out in this Plan.
- CP1** is the most recently published CPI.
- CP2** is the December 2024 quarter CPI.

Contribution rates will be indexed quarterly and are available from Councils website. If the current index is lower than the index for the previous quarter, no adjustment will be made.

2.24 Indexation of contributions levied

The contribution amount stated in a condition is current as at the date of determination and subject to indexation until the date of payment. The contribution payable will be indexed quarterly using Consumer Price Index; All Groups, Sydney (CPI) based on the following formula:

$$\text{Contribution at time of payment} = C_{DC} \times (CP1 / CP2)$$

Where:

- C_{DC}** is the contribution amount as set out in the development consent.
- CP1** is the most recently published CPI at the time of payment.
- CP2** is the CPI at the time the application was determined.

The current amount payable can be obtained by contacting Council. If the current index is lower than the index for the previous quarter, no adjustment will be made for that quarter.

2.25 Refunds

Requests for the full or partial refund of contributions will be considered in limited circumstances and must be made in accordance with the following process:

- The development consent or complying development certificate must not have been acted on and must be formally surrendered,
- The current landowner must submit a written request to Council,
- The request for a refund must be made within 12 months of the payment.

A delegated council officer may approve requests for refunds, in part or full, that are made in accordance with the above provisions, or on other circumstances considered reasonable.

2.26 Review and monitoring of plan

This Plan will be subject to regular review in accordance with the provisions of clause 216 of the EP&A Regulation. The purpose of such a review is to ensure that:

- Levels of infrastructure provision are consistent with population trends and community needs,
- Contribution rates are updated to reflect changes to construction costs and land values,
- The works program remains responsive to development trends.

The following variables will be monitored to ensure the Plan remains current:

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- The rate of lot production and dwelling construction.
- The costs of constructing infrastructure and acquiring land.
- Actual and anticipated household types, occupancy rates and population.

Any changes to the Plan, apart from indexation and minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and EP&A Regulation.

2.27 Contributions register

In accordance with clause 217 of the EP&A Regulation a contributions register is maintained for this Plan and is available on council's website. This register includes the following details:

- a Details of each consent for which a Section 7.11 condition has been imposed.
- b The nature and extent of the contribution required by the condition.
- c The name of the contributions plan the condition was imposed under.
- d The date any contribution was received and its nature and extent.

2.28 Accounting for Contributions

In accordance with clause 218 of the EP&A Regulation and the *Local Government Code of Accounting Practice and Financial Reporting* (Office of Local Government), council maintains accounting records of contributions and distinguishes these from other accounts through the use of separate restricted accounts. Funds held are invested in accordance with Council's *Investment Policy*.

At the end of each financial year, council includes a Statement of Developer Contributions in its Annual Financial Statements that includes the following information:

- a Opening and closing balances of money held by the Council for the accounting period.
- b Total amounts received by way of monetary contribution under this Plan.
- c Total amount spent in accordance with this Plan.
- d Outstanding obligations of the Council to provide works for which contributions have been received.

In accordance with clauses 218A and 219 of the EP&A Regulation and the *Local Government Code of Accounting Practice and Financial Reporting* (Office of Local Government), at the end of each financial year an annual report and annual statement are prepared.

In accordance with clause 220 of the EP&A Regulation, the following records are publicly available:

- a A copy of the contributions plan.
- b The current indexed contributions rates.
- c Annual statements.

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2.29 Definitions and acronyms

Generally, terms used in this Plan should be taken to have the same meaning as in the Wollongong Local Environmental Plan 2009 or other relative legislation. Specific terms used in this Plan are:

Bedroom	means a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom.
Certifier	means a council or an Accredited Certifier.
Contribution	means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 7.11 of the EP&A Act.
Contribution per person	means the contribution rate derived in calculating the residential per lot/dwelling contribution rate. The contribution per person rate is not used to calculate the contribution payable for a development.
Contributions Plan	means a contributions plan adopted by a Council in accordance with the EP&A Act and EP&A Regulation.
Council	means Wollongong City Council.
CPI	Consumer Price Index, All Groups CPI, Sydney (series ID A2325806K) as published by the Australian Bureau of Statistics.
DPIE	NSW Department of Planning, Industry and Environment. Now the Department of Planning, Housing and Infrastructure (DPHI)
Essential Works List	means the list of items as published by the NSW Department of Planning and Environment to which this Plan is limited.
EP&A Act	Environmental Planning and Assessment Act 1979.
EP&A Regulation	Environmental Planning and Assessment Regulation 2021.
GFA	Gross floor area.
ha	Hectare of land area.
HPC	Housing and Productivity Contribution (section 7.24 of the EP&A Act).
Infrastructure Item	means any public amenity or service, as referred to in section 7.11 of the EP&A Act, that is included in Schedules 1 to 5 of this Plan and for which contributions are levied for under this Plan.
IPART	Independent Pricing and Regulatory Tribunal.
m²	Square metres of land area
Multi Unit Housing Rate	means the residential contribution rate that applies to residential development involving the construction of 3 or more dwellings (whether attached or detached) on one or more lots of land (refer to clause 2.8 for a full list of residential accommodation /dwelling types to which this rate applies).
Non-residential development	Includes commercial, industrial and other non-residential development (see also clause 2.8).
Per lot/dwelling rate	means the residential contribution rate that applies to the subdivision of land and/or the construction of dual occupancies, secondary dwellings and other dwellings (refer to clause 2.8 for a full list of residential accommodation types to which this rate applies).
Plan	means this West Dapto Development Contributions Plan (2025)
Recoupment	means the recovery of the cost of public amenities and services that have already been provided in anticipation of development.

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Residential development	means the development of any land where dwellings are permissible.
WCC	Wollongong City Council.

Part 3 Expected development and demand for infrastructure

3.1 Existing Development

This contributions plan was first adopted in 2010. At that time the area was significantly rural, however some development had occurred under the provisions of previous and since repealed contributions plans. This includes the Horsley release area and some industrial and other minor developments.

The Horsley release area was largely developed between 1993 and 2010, and in 2011 had a population of approximately 7,015 people and 2,292 dwellings (.id profile community, 2019). The local infrastructure requirements for this area were delivered under the *Horsley Section 94 Development Contributions Plan (1993)* (as amended). The Horsley Section 94 Plan was repealed in 2010 when this contributions plan was first adopted. The area of Horsley is now generally established, with some remaining growth expected to occur as infill development. These assumptions are included in this Plan (stages 1-2) to ensure that adequate provision is made for any additional population in Horsley.

In addition, existing development as at 2010 when this plan was first prepared and adopted (and is therefore excluded from the growth projections in this Plan) include:

- Approximately 100 hectares of industrial land within Stages 1-2.
- Two residential developments within Stages 1-2.
- Two residential developments at Stage 4 Avondale.
- Approximately 4.4 hectares of industrial land within Stage 5.
- Approximately 4 hectares of residential land in Stage 5.

3.2 Expected development – residential

The majority of development within the West Dapto Urban Release Area will be residential, which is expected to house around 60,000 people in almost 20,000 dwellings once fully developed.

Whilst the demographic characteristics of the area will develop and evolve over time, the projected population change and future characteristics are expected to be generally reflective of new release areas. These characteristics are indicative in nature and include:

- Remaining rural populations of West Dapto are likely to be displaced by the population attributed to the expected development in those precincts.
- A high proportion of first and second time buyers in their late 20s to 30s, with young children or about to start a family.
- A proportion of empty nesters is expected which may increase over time given the proposed diversity in housing, community facilities and public transport network.
- Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse.
- Low levels of single person households and group households are estimated.
- Most dwellings are likely to be owner-occupied (around 90%).
- The numbers of young children aged 0-4 are likely to increase over the first ten years of each major stage and then decline. The number of children aged 5-11 is likely to be higher than the number of 0-4 year olds, whereas the proportion of 12-17 year olds is likely to be less than younger age groups.
- Adults aged 25-39 are likely to be the biggest age group.
- The proportion of older people is likely to initially be low and then increase over time.
- Over time, it can be expected that the population profile will come to more closely approximate that of an established area with a variety of age and household characteristics, particularly if there are a range of housing types and affordability available in the release area.

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The anticipated population projections are shown at **Table 4** (note that Stages 1-2 includes an assumed additional 77 people at Horsley).

Table 4 Residential development assumptions – population

Stage	Actual	Forecast					Total
	2010/11 to 2021/22	2022/23 to 2031/32	2032/33 to 2041/42	2042/43 to 2051/52	2052/53 to 2061/62	2062/63 +	2010/11 to 2062/63 +
Stages 1 and 2	6,206	3,365	3,289	2,653	1,817	2,332	19,663
Stage 3	45	3,695	4,025	1,796	1,863	2,665	14,090
Stage 4	-	700	2,172	3,465	2,359	5,425	14,120
Stage 5	-	2,232	2,998	3,429	1,993	2,253	12,906
Total	6,251	9,992	12,485	11,343	8,032	12,676	60,778

A diverse range of housing types will be delivered through a mixture of density and lot sizes as well as a mixture of dwelling types including single dwellings, dual occupancies, townhouses and apartments. The projected dwellings that have informed this Plan are shown at **Table 5** (note that Stages 1-2 includes 31 dwellings at Horsley). These projections will be continuously monitored and reviewed to account for the changing nature of housing types, designs, private developer delivery and densities as well as the timing of enabling infrastructure delivery that will occur over time.

Table 5 Residential development assumptions – dwellings*

Stage	Actual	Forecast					Total
	2010/11 to 2021/22	2022/23 to 2031/32	2032/33 to 2041/42	2042/43 to 2051/52	2052/53 to 2061/62	2062/63 +	2010/11 to 2062/63 +
Stages 1 and 2	2,049	1,111	1,086	876	600	770	6,492
Stage 3	15	1,220	1,329	593	615	880	4,652
Stage 4	0	231	717	1,144	779	1,791	4,662
Stage 5	0	737	990	1,132	658	744	4,261
Total	2,064	3,299	4,122	3,745	2,652	4,185	20,067

Note: The estimates in Table 5 are continually monitored to informed more accurate accounting inputs and do not affect Council's overall infrastructure delivery program. Any adjustment to timing of infrastructure delivery by Council is subject to the annual Infrastructure Delivery Program for the Wollongong Local Government Area.

The Calderwood Urban Development Project (Calderwood) is a State Significant Site with approval to develop approximately 4,800 dwellings (6,000 dwellings based on approved modifications by the State) over 700 hectares of land. 103 hectares of the site is within the Wollongong LGA and is included in the land to which this Plan applies (see Figure 1). The anticipated population and dwellings within Calderwood are excluded from the assumptions in this Plan.

To secure contributions from Calderwood, Council has entered into a Planning Agreement for the provision of monetary contributions towards road upgrades in the Wollongong LGA and the developer will deliver public open space in accordance with the approvals. In the event that a Planning Agreement does not apply to a specific future development application, this Plan will be used as the basis to levy and collect contributions.

3.3 Expected development – non-residential

Within the West Dapto Urban Release Area there are a range of non-residential land use zonings providing employment opportunities including commercial, industrial and special purpose. This non-residential land supports housing and employment and allows business and employers to base themselves within the physical and economic landscape of the release area. There is also minor housing potential within the commercial lands.

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It is expected that traditional industries such as light industrial and retail will continue to play a significant part in the regional economy. Kembla Grange is identified in the Illawarra-Shoalhaven Regional Plan as a regionally important industrial land area that would benefit from additional infrastructure to support development. This Plan identifies key local infrastructure including local transport and stormwater management required to support the future development of this area.

The developable non-residential land expected to be developed between 2010 and 2066 is shown at **Table 6**.

Table 6 Non-residential development assumptions - hectares

Land Zone	Stages 1-2	Stage 3	Stage 4	Stage 5	Total
Commercial	10.38	9.06	1.44	0.96	21.84
Industrial & other	236.13	0	0	12.01	248.14
Total	246.51	9.06	1.44	12.97	269.98

3.4 Apportionment between residential and non-residential development

It is necessary to apportion the cost of providing infrastructure under this Plan between the residential and non-residential development. Based on the nexus between the expected development and infrastructure items for each of the categories of infrastructure, the following apportionment applies:

Open Space and Recreation - the need for public open space is generated wholly from residential development, and therefore these costs will be apportioned 100% to residential development.

Community Facilities - the need for community facilities is generated wholly from residential development, and therefore these costs will be apportioned 100% to residential development.

Transport - the need for transport items is generated by both residential and non-residential development and therefore these costs will be apportioned based on the adjusted land area.

Stormwater Management - the need for stormwater management is generated by all built form development and therefore these costs will be apportioned based on the unadjusted land area.

Administration - the need to prepare and administer this Plan is generated by both residential and non-residential development, and these costs will be apportioned based on the adjusted land area.

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. This calculation and the resulting adjusted apportionment between residential and non-residential land uses are shown at **Table 7**.

Table 7 Apportionment between residential and non-residential land uses

Land Use	Total land area (ha)	Unadjusted Apportionment	Adjustment factor (Transport & Administration)	Adjusted Apportionment (Transport & Administration)
Residential	1,452.12	84.32%	1.00	96.44%
Commercial	21.84	1.27%	0.75	1.09%
Industrial & other	248.14	14.41%	0.15	2.47%
Total	1,722.10	100.00%		100.00%

The apportionment between land uses by infrastructure category is shown at **Table 8**.

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Table 8 Apportionment between residential and non-residential land uses by category

Category of Infrastructure	Residential Development	Non-residential – Commercial	Non-residential – Industrial & other	Total
Open Space and Recreation	100%	0%	0%	100%
Community Facilities	100%	0%	0%	100%
Transport	96.44%	1.09%	2.47%	100%
Stormwater Management	84.32%	1.27%	14.41%	100%
Administration	96.44%	1.09%	2.47%	100%

3.5 Infrastructure requirements

The development of West Dapto will require significant state and local infrastructure to support the needs of the future population. The NSW Government will provide state and regional infrastructure, and Council will be required to plan, deliver and fund local infrastructure. This Plan considers the local infrastructure requirements.

A number of studies have informed the local infrastructure requirements (as listed at clause 3.8).

These studies have been prepared, reviewed and updated over the past decade and have identified that the expected development will generate an increased demand for the following infrastructure:

- Open space and recreation – local active and passive recreation such as parks, playgrounds and both formal and informal sports fields,
- Community facilities – community centres and libraries,
- Transport – infrastructure that will support safe and convenient travel such as new roads, bridges and intersections, public transport facilities and shared use pathways,
- Stormwater management – water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

In accordance with the Ministerial Direction dated 18 December 2018 the Infrastructure Items included in this Plan are limited to those that are included in the Essential Works List. Contributions will also be sought towards the direct costs of plan preparation, management and administration.

The local infrastructure required to support the future population and development in the West Dapto Urban Release Area for each of the above categories is detailed in Part 4 of this Plan.

The location of each infrastructure item included in the Plan is shown by category on the maps in Part 4 (**Figures 3 to 14**) and a comprehensive map is provided in Part 5 (**Figures 15 to 22**). Part 5 of this Plan provides a set of schedules that detail the costs of each infrastructure item (**Schedules 1 to 5**).

It should be noted that the majority of infrastructure items in this Plan are based on high-level strategic planning and therefore the provision standards, proposed location, design and delivery timeframe are indicative and subject to change as more detailed planning and design is undertaken.

3.6 Cost of infrastructure items

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).

The land acquisition costs are based on a recent land valuation (Walsh & Monaghan, 2022) and a rate for various types of land uses have been applied to relevant infrastructure items based on the land use.

At the time this Plan was prepared, the planning for most of the infrastructure had been carried out at a strategic level only. That is, there are only a small number of items that have been constructed or that have had detailed designs upon which a detailed cost estimate could be prepared. As the design is refined there is more certainty to the cost estimate and as the risk reduces a lesser contingency is required. Therefore, a scaled approach to contingency has been used based on the level of design available - strategic design (25%), concept design (20%) and detailed design (15%).

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The contingency allowance is considered reasonable given the early stage of planning of most items included in the Plan and is in accordance with (or less than) IPART recommendations (2014). Where an item has been constructed and the actual cost known, no contingency is included.

A reasonable allowance for design (10%) and project management (5%) has also been included.

3.7 Timing of infrastructure delivery

The West Dapto Urban Release Area has been divided into five areas, or stages. These stages are a reference to area (only) and do not represent a sequential staging of the development. Stages 1 and 2 were zoned for urban development in 2010, Stage 5 in 2018 and part of Stage 3 in March 2019. Therefore, the infrastructure planning is further progressed, and delivery will be required sooner, for these stages.

A number of factors will determine the actual delivery timeframes including the rate of development, rate of contributions income, preparation of detailed design and where required the approvals process.

The infrastructure items will form part of Councils capital works budget, which is reported annually to council and publicly available. Similarly, any adjustments to the budget will be reported to council.

The anticipated timing of infrastructure delivery is shown at **Tables 9, 10, 11, 15, 16 and 17**. The Staging Plan is shown at **Figure 2**.

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3.8 Supporting Documentation

The following strategic documents informed the preparation of this Plan:

- 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).
- Mullet Creek Flood Model Update (BMT WBM, 2018).
- Illawarra-Shoalhaven Regional Plan 2041 (NSW Government, 2021).
- Duck Creek Flood Study (BMT WBM, 2012).
- Mullet Creek Flood Model Update Mapping Compendium (BMT WBM, 2018).

The following documents were completed after Council's adoption of the NSW Growth Centres Commission recommendation in 2008:

- Mullet and Brooks Creek Floodplain Risk Management Study and Plan (Bewsher, 2010).
- Road Infrastructure (Section 94) Estimates Review (GHD, 2010).
- Mullet Creek, West Dapto Extension of Flood Model (Bewsher, 2011).
- Marshall Mount and Yallah Road Upgrade – Strategic Concept design (SMEC, 2015).
- West Dapto Development Area Mullet Creek Flood Modelling (Bewsher December, 2009) .
- 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 Mt Precinct Draft Structure Plan and Infrastructure Costs Report (WCC, 2015).
- Mullet and Brooks Creeks Flood Study (Bewsher, 2010).

The following documents were prepared as part of the NSW Growth Centres Commission Review:

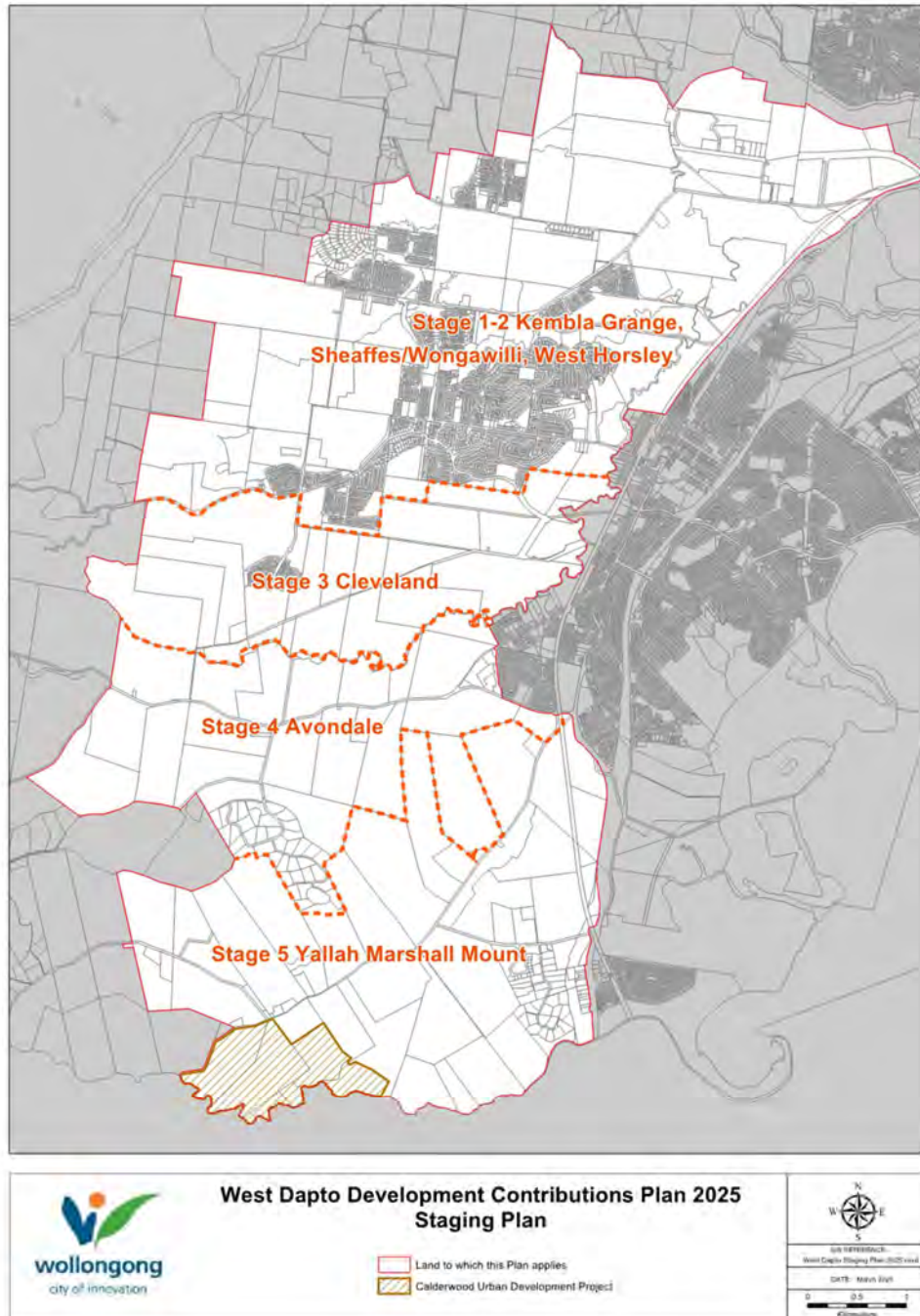
- West Dapto Market Assessment and Demographics Peer Review (Colleen Coyne Property Research Pty Ltd, 2008).
- West Dapto Land Value Assessment (Hill PDA, 2008).
- West Dapto Release Area Urban Design Analysis (Urbis, 2008).
- West Dapto Review – Flooding & Stormwater Strategy (Bewsher Consulting Pty Ltd, 2008)..
- West Dapto Retail Study Peer Review (SGS Economics & Planning, 2008)
- West Dapto Masterplan Traffic & Transport Review (Urbanhorizon Pty Ltd, 2008).
- West Dapto Release Area Access Review (Cardno, 2008).
- West Dapto Transport Link Review (Cardno, 2008).
- Peer Review (Urbanhorizon Traffic & Transport Report (Northrop, 2008).
- Flood Access Strategy for West Dapto (Molino Stewart Pty Ltd, 2008).
- Review of the West Dapto Section 94 Contributions Plan (Newplan, 2008).

The following documents were prepared for the original West Dapto Vision and Master Plan:

- West Dapto Local Environmental Study (Wollongong City Council, 2007).
- Social, Cultural and Recreation Needs Study (Elton Consulting, 2007).
- Energy and Communications Study (Maunsell Australia Pty Ltd, 2004).
- Water Cycle Management Study (URS, 2004).
- Transport Management and Access Plan (KBR Pty Ltd, 2007).
- West Dapto T-Map extension Study (Connell Wagner 2008).
- Infrastructure & Economic Assessment Report (GHD, 2006)

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Figure 2 Staging Plan



Part 4 Infrastructure Items by category and contribution rates

4.1 Open Space and Recreation

4.1.1 Demand for Open Space and Recreation

The residential development and expected increase in population in West Dapto will result in additional demands for open space and recreation facilities, including:

- Parks and playgrounds.
- Ovals and fields for a variety of sports and other active recreation uses.
- Passive open space areas, including bushland.
- Community recreation and leisure centres.

This Plan identifies the formal open space and recreation facilities required to support the future population. In addition, informal public open space areas such as the land surrounding detention basins, riparian corridors and bushland may be provided through subdivision developments.

4.1.2 Existing Open Space and Recreation

Within the existing Horsley release area there is approximately 62.21 ha of public open space which was delivered through the now repealed *Horsley Section 94 Contributions Plan* and subdivision developments. These open space areas include:

- Reed Park (Bong Bong Road) includes 4 cricket fields / rugby league fields and 3 tennis courts.
- Dimond Bros Park (Bong Bong Road) includes a skate park.
- Horsley Park (Homestead Drive) includes a basketball court.
- Purrungully Woodland (Brindabella Drive) provides bushland reserve for passive open space.
- Integral Energy Recreation Park (Darkes Road) includes a running trail, passive recreation bushland, picnic facilities and a motor museum.
- The land surrounding a number of detention basins provides passive open space.
- A network of shared use pathways provides connectivity between public open spaces.

In addition to the open space provided throughout Horsley, four new local parks have been delivered.

4.1.3 Proposed Open Space and Recreation

There are a number of planning studies that have identified the need, type and quantum of open space and recreation for the urban release area and these have informed the preparation of this Plan.

Planning People Places – A Strategic Framework for Open Space, Recreation Facilities and Community Facilities (Suter & Associates, April 2006) provides an overall assessment of existing open space and recreation facilities currently provided in the wider area and future demand for facilities.

The *Social, Cultural and Recreational Needs Study* (Elton Consulting, 2007) established a set of principles for open space and recreation facilities as a result of the expected development.

The *West Dapto Vision* (Wollongong City Council, 2018) established four inter-related open space principles: functionality; accessibility; connectivity, movement and flow; value and amenity. Based on these principles a hierarchy and open space provision standards were established.

The *West Dapto Social Infrastructure Needs Assessment* (Ethos Urban Pty Ltd, 2023) provides a contemporary analysis as to the expected social infrastructure needs for residents in the WDURA and recommends that additional open space be provided through the following open space hierarchy:

Local Parks will provide locally available open space to residents within 400-600 metre walking distance. These spaces will generally be 2ha in size with minimum net functional area of 60%*. Local parks provide opportunities for both active and passive recreation. The design of local parks should be flexible, catering for diverse functions, multi-generational play, and provide an area suitable for one informal playing field. Site infrastructure may include passive recreation embellishment such as playground and seating.

West Dapto Development Contributions Plan (2025)

District - Recreation will provide open space opportunities generally 3ha – 5ha in size. Design of District Recreation open space should be flexible, catering for a diverse range of functions suitable for multiple generations. Site activations and infrastructure might include large inclusive play space, youth spaces, shared pathways, off leash dog park, seating and walking trails. District Recreation does not target formal organised sport.

District - Sport will generally be 5ha – 10ha and provide facilities for formal organised sport and cater to a broader WDURA population. These facilities may include a range of organised sport including (but not limited to) football, netball, tennis, hockey, baseball, athletics, swimming pools indoor and outdoor active opportunities and may be co-located with other community facilities and/or other open spaces areas.

* A sliding scale applies to net functional area depending on the size of the park.

Further analysis of the exact quantum, location, levels of embellishment and design guidelines for each open space area will form part of the detailed planning process.

4.1.4 Nexus and apportionment

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

4.1.5 Schedule and maps

A description of the open space and recreation items included in this Plan and their indicative location and delivery timeframes is provided at **Table 9**. The cost and apportionment is shown at **Schedule 1**.

The exact quantum, location and design of open space will be subject to detailed planning and design through the Planning Proposal, Neighbourhood Plan and Development Application processes. The proposed (indicative) locations for open space are provided at **Figure 3**.

4.1.6 Contribution rate formula

The formula used to calculate the residential per person contribution rate for open space and recreation is:

$$\text{Contribution per person} = \frac{\text{Cost of Item} \times \text{Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 1**)

Apportionment Portion of total cost attributed to residential development (from **Table 8**)

Demand Number of persons (from **Table 4**)

$$\begin{aligned} \text{Contribution per person} &= \frac{\$389,286,672.08 \times 100\%}{60,778} \\ &= \$6,405.06 \end{aligned}$$

West Dapto Development Contributions Plan (2025)

Table 9 Open Space and Recreation

Reference	Infrastructure Item	Indicative location	General Description	Indicative land area (ha)	Indicative Timing*
Stage 1-2 Darkes Town Centre					
OS01	District sports park	Adjacent to Darkes Town Centre and conservation land	District level competitive sporting facilities including 2 AFL/cricket fields or 4 rugby fields, playground, and passive recreation	9.40	8,700 people
OS02	Local park	On ridge to east of Darkes Town Centre	Passive open space including path ways and seating	10.23	2019/20 – 2022/23
Stage 1-2 Sheaffes - Wongawilli					
OS03	Local Park - Stane Dyke Park	Within residential area - northern end of Saddleback Cres & corner of Paynes Rd	Local park providing active and passive open space including 1 informal playing field	2.09	Completed – 2018/19
OS04	Local Park - McPhail Reserve	Within residential area - corner of Sheaffes & Paynes Roads	Local park providing passive open space including path ways and seating	2.81	Completed – 2018/19
OS05	Local Park - Mogomorra Park	Within residential area along Sheaffes Road and to the west of Local Park OS04	Local park providing passive open space including play equipment and seating	1.71	Completed – 2019/20
OS06	District Recreation	Adjacent to Wongawilli Village Centre - along West Dapto Road	Multi-generational passive recreation open space opportunity. Potential activations may include large inclusive play space, fenced off leash dog park, outdoor fitness station, shared pathways, seating and amenities.	4.00	20,000 people
OS07	Local park	Within residential area - western end of Sheaffes Road	Active and passive open space including 1 informal playing field	2.00	2026/27 – 2028/29
OS08	Local park	Within residential area - along West Dapto Road & south of the railway line	Active and passive open space including 1 informal playing field	1.50	2023/24 – 2025/26
OS09	Local Park - Bankbook Park	Within residential area - along Bankbook Drive	Local Park providing passive open space including play equipment and seating	1.79	Completed – 2018/19
Stage 1-2 West Horsley					
OS10	District Sport	Adjacent to Jersey Farm Village Centre	Multipurpose playing fields (min. 2), multipurpose courts (min. 4), spectator seating, amenities, playground with shade, public art features.	5.00	30,600 people
OS11	District Sport park	Adjacent to Bong Bong Town Centre	Multipurpose playing fields (min. 4), multipurpose courts (min. 4), spectator	10.00	22,900 people

West Dapto Development Contributions Plan (2025)

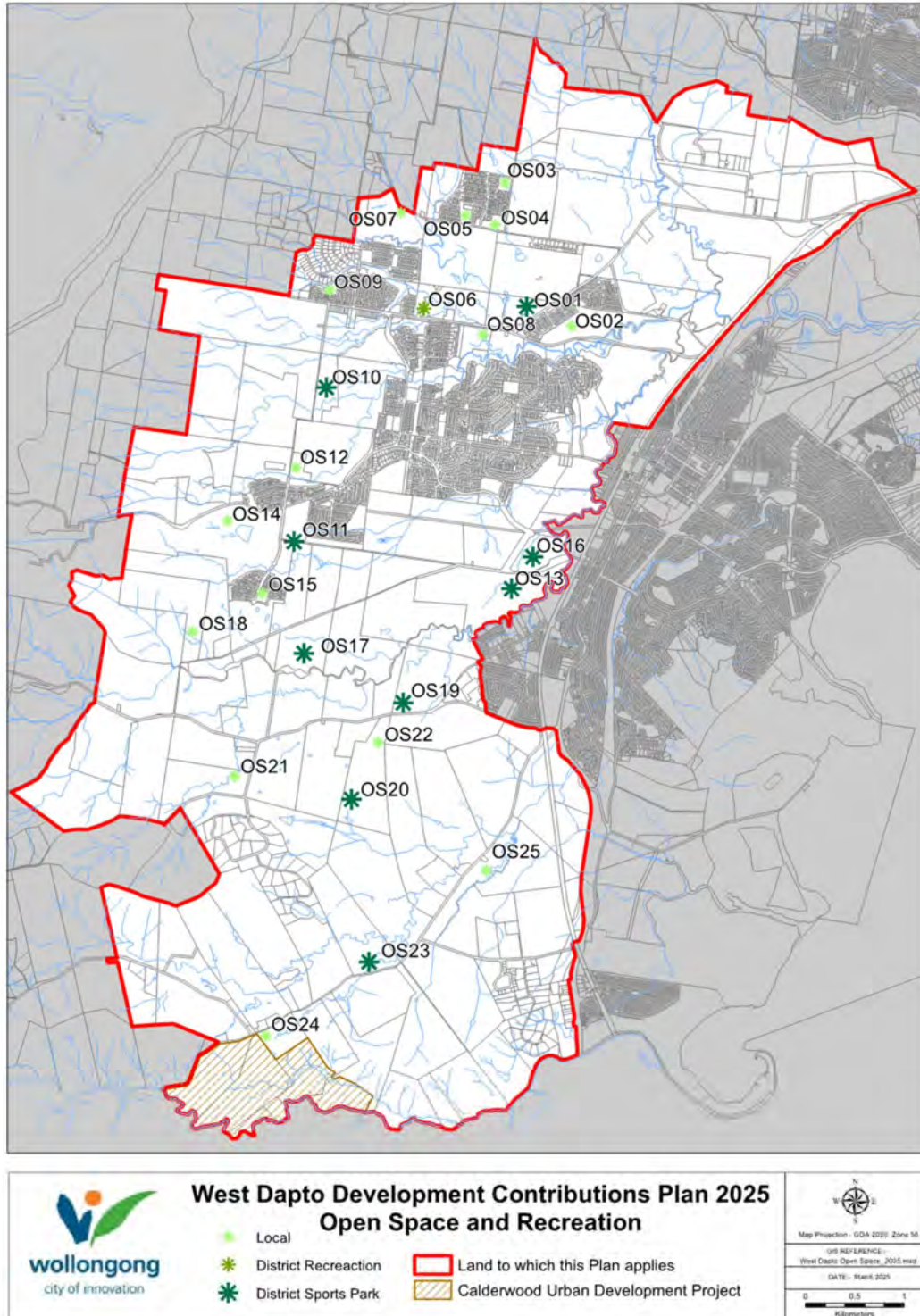
Reference	Infrastructure Item	Indicative location	General Description	Indicative land area (ha)	Indicative Timing*
			seating, amenities, local playground with shade, public art features.		
OS12	Local park	Within residential area - along Haynes Lane	Active and passive open space including 1 informal playing field	2.00	2021/22 - 2025/26
Stage 3 Cleveland					
OS13	Community leisure and recreation centre (part only)	Southern side of Cleveland Road adjacent Fowlers Road	Active open space including 12 Netball Courts and 8 Tennis Courts	N/A	2036/37 – 2040/41
OS14	Local Park	Within residential area - south of the western end of Bong Bong Road	Active and passive open space including 1 informal playing field	1.50	2024/25 – 2028/29
OS15	Local Park	Within residential area - north of the western end of Cleveland Road	Passive open space including embellishment	1.00	2024/25 – 2028/29
OS16	District Sport	Adjacent to Community Leisure & Recreation Centre	Multipurpose playing fields (min. 4), multipurpose courts (min. 4), spectator seating, amenities, local playground with shade, public art features.	10.00	38,300 people
OS17	District Sport	Within residential areas - south of Cleveland Road	Multipurpose playing fields (min. 2), multipurpose courts (min. 4), spectator seating, amenities, local playground with shade, public art features.	5.00	26,800 people
OS18	Local Park	Within residential areas - northern side, far western end of Cleveland Road	Active and passive open space including 1 informal playing field	2.00	2046/47 – 2050/51
Stage 4 Avondale					
OS19	District Sport	Adjacent to Huntley Village Centre and residential area	Multipurpose playing fields (min. 2), multipurpose courts (min. 4), spectator seating, amenities, local playground with shade, public art features.	5.00	42,100 people
OS20	District Sport	Co-located with community and cultural facilities and/or adjacent to Avondale Village Centre and residential area.	Multipurpose playing fields (min. 4), multipurpose courts (min. 4), spectator seating, amenities, local playground with shade, public art features.	10.00	49,900 people

West Dapto Development Contributions Plan (2025)

Reference	Infrastructure Item	Indicative location	General Description	Indicative land area (ha)	Indicative Timing*
OS21	Local park	Within residential areas - along Avondale Road & west of South Avondale Road	Active and passive open space including 1 informal playing field	2.00	2046/47 – 2051/52
OS22	Local park	Within residential areas - southern side along Avondale Road	Active and passive open space including 1 informal playing field	2.00	2046/47 – 2051/52
Stage 5 Yallah - Marshall Mount					
OS23	District Sport	North side along Marshall Mount Road & adjacent to Marshall Mount Town centre	Multipurpose playing fields (min. 2), multipurpose courts (min. 4), spectator seating, amenities, local playground with shade, public art features.	8.50	16,400 people
OS24	Local park	Within residential areas - along the western end of Marshall Mount Road	Active and passive open space including 1 informal playing field	1.51	2028/29 – 2032/33
OS25	Local park	Within residential areas - along the northern end of Marshall Mount Road	Active and passive open space including 1 informal playing field	2.00	2028/29 – 2032/33
* Indicative timing is population based for district facilities. Local open space is development specific therefore an indicative date is used based on assumed development sequencing.					

West Dapto Development Contributions Plan (2025)

Figure 3 Map – Open Space and Recreation



West Dapto Development Contributions Plan (2025)

4.2 Community Facilities

4.2.1 Demand for Community Facilities

Community facilities support the delivery of services, build inclusive, capable communities and activate suburbs. Community facilities can include community centres, libraries, neighbourhood centres, childcare facilities, youth centres and performing arts centres and are considered by the NSW Government as essential infrastructure when planning for new communities (2018).

Theme 3 of the *Illawarra-Shoalhaven Regional Plan 2041* (DPE, 2021) promotes 'A region that values its people and places'. The theme is supported by actions, strategies and collaborating activities between local government and state agencies. Consistent with this theme, Council plans for social infrastructure to address community needs and seeks to include sites for social infrastructure as part of planning for new residential development.

The residential development in the West Dapto Urban Release Area will result in additional demands for a range of community facilities to meet the expected future population needs, including:

- Community meeting rooms.
- Library spaces.
- Spaces for organised activities, cultural events and private functions.

4.2.2 Existing Community Facilities

The following existing community facilities are currently located in the area covered by the Plan:

- Horsley Community Hall (Bong Bong Road, Horsley) was constructed to serve the existing Horsley community, and cannot be expanded to serve the future population.
- The Wongawilli Community Hall (Wongawilli Road, Wongawilli) is a small facility that serves the local rural population. The Hall in its current form cannot serve the expected future population.
- Marshall Mount Progress Association Hall (Marshall Mount Road, Marshall Mount) is a small privately owned facility.

The Dapto Ribbonwood Centre and Library is located in Dapto, to the east and outside of the area covered by this Plan.

4.2.3 Proposed Community Facilities

The requirements for community facilities were initially determined through the *Social, Cultural and Recreational Needs Study* for the West Dapto Urban Release Area prepared by Elton Consulting (July 2007) with further revision undertaken by the Growth Centres Commission (2008).

The West Dapto Vision (WCC, 2018) promotes the concept of a community hub that incorporates co-location and multi-purpose, joint use design, and that these uses are best provided for in a multipurpose community centre that can incorporate a variety of large and smaller spaces suitable for a range of social, leisure and cultural activities.

In 2018 Council adopted *Places for People: Social Infrastructure Planning Framework* (SIPF), part of (WCC, 2018), which further establishes the community facilities requirements for West Dapto. The SIPF identifies that the planning and delivery of social infrastructure must ensure that the provision keeps pace with population growth and the diverse needs of existing and future communities.

The *West Dapto Social Infrastructure Needs Assessment* (Ethos Urban Pty Ltd, 2023) provides a contemporary analysis as to the expected social infrastructure needs for residents in the WDURA and recommends that an additional community facility be provided.

The key strategies to provide for the incoming community needs of West Dapto are as follows:

- One sub-district level multipurpose community centre and library facility to be located in Stages 1-2 and one local multi-purpose community centre and library in Stage 5.
- Four neighbourhood level multi-purpose community centres are proposed. Two will be located in stages 1-2 and one each in stages 3 and 4.
- Each of the multipurpose community centres may have a different focus such as art, recreation, technology or health, with the specific focus to be determined when emerging community characteristics and needs are more clearly recognised.

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- The multipurpose community centres will provide the function of a community resource hub.
- The hierarchy and population sizes within the SIPF framework provides that the sub-district facility will cater to a catchment of 20,000-30,000 people, while the neighbourhood level centres will cater to a catchment of around 1,000 - 5,000 people.
- Each of the multi-purpose community centres will include cultural components within them.

4.2.4 Nexus and apportionment

The need to provide the community facilities 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.

There are both land acquisition and construction costs to deliver these items to the community, and therefore a direct nexus for both cost components. However, as this Plan is limited to infrastructure in the Essential Works List, the construction costs for these items are not included in this Plan and will need to be funded through other sources.

4.2.5 Schedule and maps

Details on each of the community facilities required to support the development of West Dapto is provided at **Table 10**. This includes the type, location and size of each of the proposed facilities.

Wongawilli Hall is an existing owned council facility and therefore council does not need to acquire additional land to deliver the upgrade to this facility.

The cost of land that is included in this Plan is shown at **Schedule 2**.

Indicative locations for the proposed multi-purpose community centres are shown in **Figure 4**.

4.2.6 Contribution rate formula

The formula used to calculate the residential per person contribution rate for community facilities is:

$$\text{Contribution per person} = \frac{\text{Cost of Item} \times \text{Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 2**)

Apportionment Portion of total cost attributed to residential development (from **Table 8**)

Demand Number of persons (from **Table 4**)

$$\begin{aligned} \text{Contribution per person} &= \frac{\$5,600,163.44 \times 100\%}{60,778} \\ &= \$92.14 \end{aligned}$$

West Dapto Development Contributions Plan (2025)

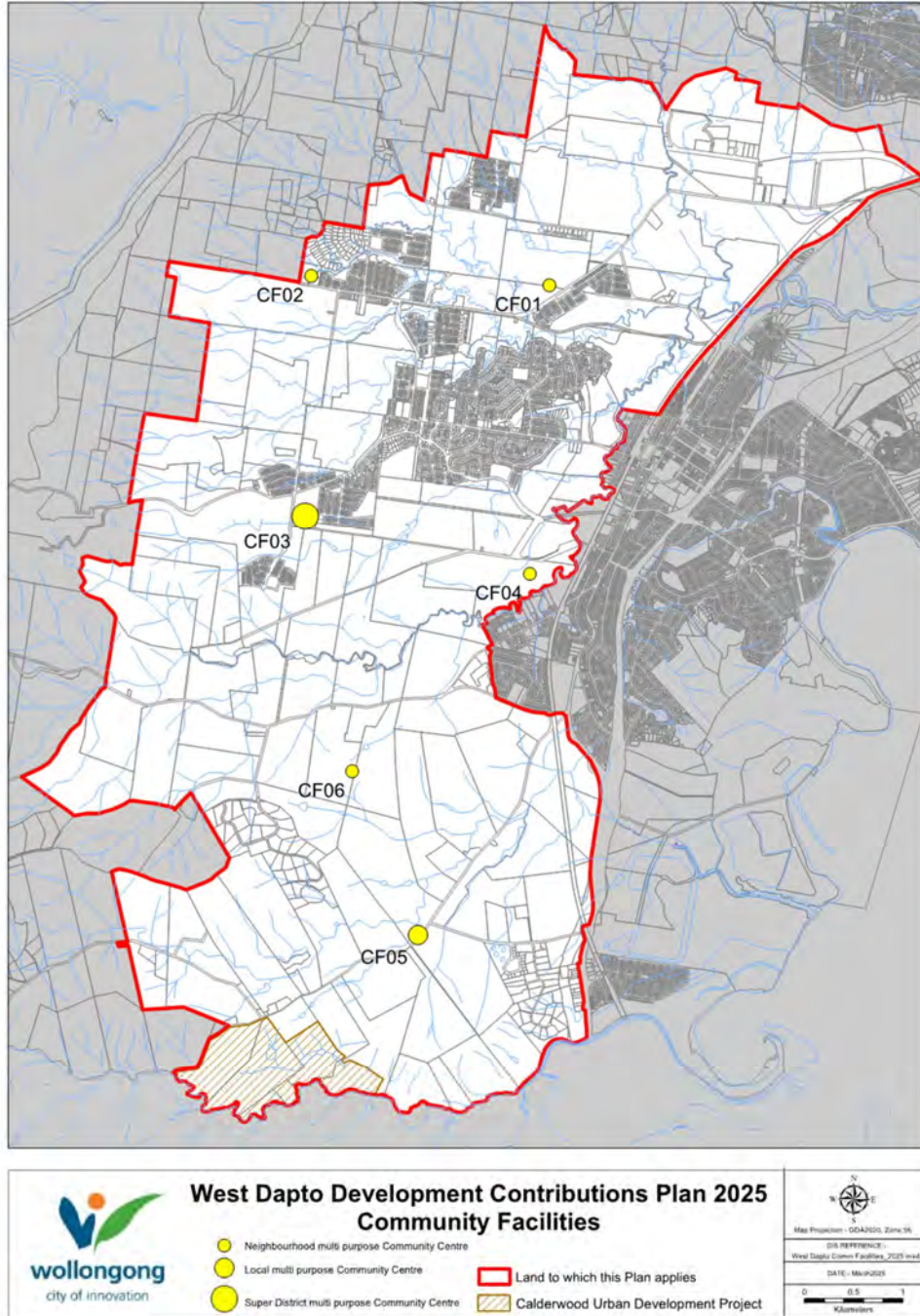
Table 10 Community Facilities

Reference	Infrastructure Item	Indicative location	General Description	Land area	Gross floor area	Indicative Timing (Population threshold)
Stage 1-2 Kembla Grange, Sheaffes-Wongawilli, West Horsley						
CF01	Neighbourhood multi-purpose community centre	Darkes Town Centre	New facility	3,500m ²	1,500m ²	10,000 people
CF02	Neighbourhood community centre	Wongawilli Hall – western end of Wongawilli Road	Upgrade and extension to existing community hall.	N/A	350m ²	5,000 people
CF03	Sub-district multi-purpose community centre and library	Bong Bong Town Centre	New facility	10,000m ²	3,600m ²	30,000 people
Stage 3 Cleveland						
CF04	Neighbourhood multi-purpose community centre	Co-located with Community Leisure & Recreation Centre	New facility	1,500m ²	350m ²	20,000 people
Stage 4 Avondale						
CF06	Neighbourhood community centre	Co-located with Avondale village centre	New facility	4,000m ²	1,500m ²	25,000 people
Stage 5 Yallah Marshall Mount						
CF05	Local multi-purpose community centre and library Phase 1 Community Centre Phase 2 Library	Marshall Mount Town Centre	New facility	3,100m ²	2,400m ²	Phase 1 15,000 people Phase 2 60,000 people

Note: As this Plan is restricted to infrastructure in the Essential Works List, only the land component of Community Facilities is included in the Schedule.

West Dapto Development Contributions Plan (2025)

Figure 4 Map – Community Facilities



West Dapto Development Contributions Plan (2025)

4.3 Transport

4.3.1 Demand for Transport

The Illawarra Shoalhaven Regional Plan 2041 (DPE, 2021) was prepared concurrently with the Illawarra Shoalhaven Regional Transport Plan (TfNSW, 2021) to ensure a multi model and integrated vision for how transport planning will proactively support how land is used in the region.

Wollongong City Council has developed a local government area wide traffic model to assist in establishing the required transport networks to service the future population of the West Dapto Urban Release Area. This model, combined with practical planning experience establishes the need for infrastructure works resulting from the development of the West Dapto Urban Release Area, namely:

- Capacity improvements to existing road and intersection infrastructure.
- Intersection treatment upgrades (e.g. priority controls, roundabouts, or traffic signals).
- Bridging structures over creek lines, railway corridors and major roads.
- Bus accessible routes through West Dapto with connections to Dapto Town Centre and the regional road network.
- Optimising public transport routes and infrastructure.

The majority of the existing road network in the West Dapto release area is dominated by east west road alignments (following topographic ridgelines) and was largely developed to cater for rural traffic volumes only. The works identified in this Plan are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all road users within the release area.

Based on the traffic modelling, the major road network proposed for the West Dapto Release Area consists of three road types; major collectors, minor collectors and sub-arterial. All of these road types are suitable to cater for bus routes. The proposed road network has taken into consideration the heavily constrained nature of the release area, including flooding and existing road and rail corridor infrastructure. The future road network will be designed to provide flood accessible routes for the residential areas, including the provision of bridges over watercourses and railway corridors.

4.3.2 Existing Transport

The existing Horsley residential area has an urban standard road network to service it, whilst the remaining West Dapto Area generally relies on existing roads that are predominantly a rural standard.

The development of West Dapto will require a full upgrade to the transport network; existing roads will need to be significantly upgraded from rural to urban standard, and new roads will be required along with a high level of public and active transport provision, as limited bus services are currently in operation.

4.3.3 Proposed Transport

Through the revised Structure Plan that informed the *West Dapto Vision* (2018), an integrated transport system is proposed that caters for private vehicles as well as freight, public transport, pedestrians and cyclists. Road types have been developed based on a functional hierarchy, where the road designs support the transport modes in various ways. The road network has been developed to cater for planned land use and deliver a safe, connected and efficient transport framework that compliments the natural environment and facilitates sustainable transport outcomes.

The establishment of efficient and attractive public transport options for West Dapto is imperative to achieve sustainable growth outcomes. Bus routes have been considered when planning road types, and the provision of bus shelters and kiosks will support public transport options.

Active Transport, including walking and cycling, will be an important component of the future West Dapto transport system, contributing significantly to achieving the vision of a 'sustainable' community.

Transport infrastructure is a major component of this Plan and includes:

- A total of 52.75km of funded road network, including the construction of new roads and the significant upgrade of existing rural roads to an urban standard. A detailed list of the roads including length and number of lanes is provided at **Table 12**.

West Dapto Development Contributions Plan (2025)

- A total of 65 bridges (over watercourses) and six rail crossings to support the road network. A list of bridges and rail crossings including length and type is included at **Table 13**.
- A total of 62 funded intersections including roundabouts and signalised (traffic lights) intersections. Details of each intersection, including the adjoining sections of road and the type of intersection, are provided at **Table 14**.
- Public transport, including 218 bus shelters and eight bus kiosks, as shown at **Table 15**.
- Approximately 42km of shared use paths and six shared use path bridges that will provide whole of release area connectivity. Further details on active transport items are provided at **Table 16**.

As each stage is developed the required transport infrastructure will be planned and delivered. To date, the following transport items have been provided in full:

- TR05 Smiths Lane.

In addition, the following sub-items have been completed in part, or are currently under construction:

- TR02 West Dapto Road rail crossing (IN11 constructed, WDR1 partially constructed).
- TR06 Wongawilli Road upgrade (nearing completion).
- TR08 Shone Avenue (Bong Bong Road to Robins Creek S1, S2, S3, S4, S5, B30 and IN25 constructed).
- TR10 Bong Bong Road (BB6, BB7, BB8, IN30 and IN63 constructed).
- TR13 Cleveland Road (C1, C2 and B45 constructed).
- TR20 Iredell Road (NR20 constructed).
- TR22 Fairwater Drive (F1, F3 and B38 constructed. IN31 and IN32 under construction).
- TR23 Fowlers Road Extension (all items except IN35 constructed).
- TR25 Western Ring Road – Shone Avenue to Yallah Road (NR32 under construction).
- TR32 Stages 1-2 Shared use pathway (various sections partly constructed).

4.3.4 Nexus and apportionment

The new transport network is required wholly to support the urban development. All of the roads are specifically required to support the West Dapto Urban Release Area development and are apportioned 100% to the Plan, with the exception of three roads that also have an apportionment to the adjoining Calderwood development. The items and apportionment to Calderwood (by section) are:

- TR16 Yallah Road – Y1 and Y2 (13.5%), Y3, Y4 and IN62 (35.7%) – overall cost apportionment to Calderwood (17.76%).
- TR17 Marshall Mount Road – MM1 (76.8%), MM2 and MM3 (58.4%) MM4 - MM6 (36.3%), IN55 (28.4%), IN56 (80.9%), IN57 (77.1%), overall cost apportionment to Calderwood (78.54%).
- TR29 Marshall Mount Town Centre Bypass – IN61 (35.7%), NR56, NR57, NR58, B68 and B69 (77%) - overall cost apportionment to Calderwood (72.67%).
- TR25 Western Ring Road – Shone Avenue to Yallah Road NR40 – NR44, IN53 and IN54 (14.5%).

The need to provide transport infrastructure as identified in this Plan is predominately generated by the residential development of West Dapto. The future employment (non-residential) development within the proposed industrial and business zonings will also generate demand for this critical infrastructure. It is therefore appropriate that the costs be apportioned between residential and non-residential land uses based on the adjusted land areas, as shown at **Table 8**.

4.3.5 Schedule and maps

Details on each transport item including indicative delivery time frames are provided at **Tables 11 to 16**. Each road item includes a number of road sections, bridges and intersections, as shown at **Table 11**. Further details, including map references, are provided for road sections (**Table 12**), Bridges and Rail Crossings (**Table 13**) and Intersections (**Table 14**).

The proposed location of transport items (where appropriate to map) is shown at **Figures 5 to 12**.

Details on the cost and apportionment for each transport item are provided at **Schedule 3**.

West Dapto Development Contributions Plan (2025)

4.3.6 Contribution rate formula – Residential

The formula used to calculate the residential per person contribution rate for transport infrastructure is:

$$\text{Contribution per person} = \frac{\text{Cost of Item x Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 3**)

Apportionment Portion of total cost attributed to residential development (from **Table 8**)

Demand Number of persons (from **Table 4**)

$$\begin{aligned} \text{Contribution per person} &= \frac{\$1,212,042,994.43 \times 96.44\%}{60,778} \\ &= \$19,232.19 \end{aligned}$$

4.3.7 Contribution rate formula – Non-residential

The formula used to calculate the non-residential contribution rate for transport infrastructure is:

$$\text{Contribution per hectare} = \frac{\text{Cost of Item x Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 3**)

Apportionment Portion of total cost attributed to non-residential development (from **Table 8**)

Demand Total land area (zoned) in hectares (from **Table 6**)

Commercial development:

$$\begin{aligned} \text{Contribution per hectare} &= \frac{\$1,212,042,994.43 \times 1.09\%}{21.84} \\ &= \$604,911.57 \end{aligned}$$

Industrial and other development:

$$\begin{aligned} \text{Contribution per hectare} &= \frac{\$1,212,042,994.43 \times 2.47\%}{248.14} \\ &= \$120,647.46 \end{aligned}$$

West Dapto Development Contributions Plan (2025)

Table 11 Transport – Summary of road items

Reference	Infrastructure Item	Location (Stage)	Road Sections	Bridges & Rail crossings	Intersections	Indicative Timing
Existing Roads						
TR01	West Dapto Road	1-2	WD1 to WD17	B15, B16, B17, B18, B19, B20, B21, B22, B23	IN10, IN12, IN13, IN14, IN15, IN16, IN17, IN18	2022/23 – 2033/34
TR02	West Dapto Road Rail Crossing	1-2	WDR1	N/A	IN11	Completed - 2015/16
TR03	Sheaffes Road	1-2	SH1 to SH3	N/A	IN7, IN20, IN21	2024/25 – 2028/29
TR04	Paynes Road	1-2	P1 to P4	B10, B27	IN6	2026/27 - 2030/31
TR05	Smiths Lane	1-2	N/A	B28	N/A	Completed – 2015/16
TR06	Wongawilli Road	1-2	W1, W2	B29	N/A	2018/19 – 2023/24
TR07	Darkes Road	1-2	D1 to D6	B24, B25, B26, DRC	IN22, IN23	2027/28 - 2031/32
TR08	Shone Avenue	1-2	S1 to S5	B30, B31	IN19, IN24, IN25, IN26	2012/13 – 2026/27
TR09	Bong Bong Road rail crossing	1-2	N/A	BBRC, B32	N/A	2045/46 - 2050/51
TR10	Bong Bong Road	1-2	BB1 to BB8	B33	IN27, IN28, IN29, IN30, IN63	2013/14 – 2040/41
TR11	Reddalls Road	1-2	R1	N/A	N/A	2027/28 - 2031/32
TR12	Wyllie Road	1-2	WY1	N/A	N/A	2031/32 - 2035/36
TR13	Cleveland Road	3	C1 to C12	B45, B46, B47, B48, B49, B50, B51	IN36, IN37, IN38, IN39, IN40	2016/17 – 2031/32
TR14	Avondale Road	4	A1 to A6	B53, B54, AVRC	IN41, IN43, IN44, IN45, IN46	2045/46 – 2050/51
TR15	Huntley Road	4	H1 to H3	B52	IN58, IN59, IN60	2035/36 - 2040/41
TR16	Yallah Road	5	Y1 to Y4	B63, B64	IN62	2031/32 - 2035/36
TR17	Marshall Mount Road	5	MM1 to MM6	B65, B66, B67	IN55, IN56, IN57	2031/32 – 2035/36

West Dapto Development Contributions Plan (2025)

Reference	Infrastructure Item	Location (Stage)	Road Sections	Bridges & Rail crossings	Intersections	Indicative Timing
New Roads						
TR18	Northcliffe Drive extension - east	1-2	NR1 to NR12, R2, R3	B1, B3, B4, B5, B6, B7, B8, B9	IN1, IN2, IN5, IN3, IN4	2031/32 - 2035/36
TR19	Northcliffe Drive extension - west	1-2	NR13 to NR19	B11, B12, B13, B14	IN8, IN9	2025/26 - 2034/35
TR20	Iredell Road	1-2	NR20	B34	N/A	2016/17 – 2029/30
TR21	Brooks Reach to Cleveland (east)	1-2	N/A	B41	N/A	2025/26 – 2030/31
TR22	Fairwater Drive	3	F1 to F3	B38	IN31, IN32	Completed - 2013/14
TR23	Fowlers Road Extension	3	NR21 to NR25	B36, B37	IN33, IN34, IN35	Completed – 2020/21
TR24	Eastern Link Road (Bong Bong Road to Fowlers Road)	3	NR26, NR27	B35	N/A	2046/47 - 2050/51
TR25	Western Ring Road - Shone Avenue to Yallah Road	1-5	NR28 to NR44	B56, B57, B58, B59, B60, B61, B62	IN47, IN48, IN49, IN50, IN51, IN52, IN53, IN54	2021/22 - 2050/51
TR26	Brooks Reach to Huntley Link	3	NR45 to NR49	B42, B43, B44	IN42	2035/36 - 2055/56
TR27	Eastern Link Road (Fairwater Drive to Avondale Road)	4	NR50 to NR53	B39, B40	N/A	2046/47 - 2050/51
TR28	Eastern spine road - Western Ring Road to Huntley Road	4	NR54, NR55	B55	N/A	2046/47 - 2050/51
TR29	Marshall Mount Town Centre Bypass (Marshall Mount Road to Yallah Road)	5	NR56 to NR58	B68, B69	IN61	2035/36 - 2040/41
TR37	Segment of Rainbird Drive extension to Darkes Road	1-2	NR59	N/A	N/A	2031/32 - 2035/36
TR38	Northern Bypass	5	N/A	B70	N/A	2035/36 - 2040/41

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Table 12 Transport – Road sections

Road Item Reference	Infrastructure item	Map References	Lanes	Length (m)
Existing roads				
TR01	West Dapto Road	WD1 to WD17	2 lanes / 4 lanes	5,040
TR02	West Dapto Road Rail Crossing	WDR1	2 lanes	87
TR03	Sheaffes Road	SH1 to SH3	2 lanes	1,455
TR04	Paynes Road	P1 to P4	2 lanes / 4 lanes	788
TR05	Smiths Lane	N/A	2 lanes	93
TR06	Wongawilli Road	W1 and W2	2 lanes	566
TR07	Darkes Road	D1 to D6	2 lanes	1,554
TR08	Shone Avenue	S1 to S5	2 lanes / 4 lanes	1,365
TR10	Bong Bong Road	BB1 to BB8	2 lanes	1,288
TR11	Reddalls Road	R1	2 lanes	490
TR12	Wyllie Road	WY1	2 lanes	480
TR13	Cleveland Road	C1 to C12	2 lanes / 4 lanes	4,595
TR14	Avondale Road	A1 to A6	2 lanes / 4 lanes	3,460
TR15	Huntley Road	H1 to H3	4 lanes	1,169
TR16	Yallah Road	Y1 to Y4	4 lanes	1,205
TR17	Marshall Mount Road	MM1 to MM6	2 lanes / 4 lanes	5,650
New Roads				
TR18	Northcliffe Drive extension - Princes Hwy to Paynes Road	NR1 to NR12, R2, R3	4 lanes	4,148
TR19	Northcliffe Drive extension - Sheaffes Road to West Dapto Road	NR13 to NR19	4 lanes	1,108
TR20	Iredell Road	NR20	2 lanes	500
TR22	Fairwater Drive	F1 to F3	2 lanes	758

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Road Item Reference	Infrastructure item	Map References	Lanes	Length (m)
TR23	Fowlers Road Extension	NR21 to NR25	4 lanes	1,227
TR24	Eastern Link Road (Bong Bong Road to Fowlers Road)	NR26, NR27	2 lanes	615
TR25	Western Ring Road - Shone Avenue to Yallah Road	NR28 to NR44	4 lanes	7,419
TR26	Brooks Reach to Huntley Link	NR45 to NR49	2 lanes	2,109
TR27	Eastern Link Road (Fairwater Drive to Avondale Road)	NR50 to NR53	2 lanes / 4 lanes	1,390
TR28	Eastern spine road - Western Ring Road to Huntley Road	NR54, NR55	2 lanes	1,425
TR29	Marshall Mount Town Centre Bypass (Marshall Mount Road to Yallah Road)	NR56 to NR58	2 lanes	2,235
TR37	Segment of Rainbird Drive extension to Darkes Road	NR59	2 lanes	354
TR38	Northern Bypass	B70	2 lanes	28

Table 13 Transport – Bridges and Rail Crossings

Road Item Reference	Map Reference	Road Name	Link Description	Lanes	Length (m)	Width (m)	Type
Bridges over watercourses for existing roads							
TR01	B15	West Dapto Road (2 x Mullet Creek tributaries)	Wyllie Road to Reddalls Road	2	10	14	Culvert
TR01	B16	West Dapto Road (2 x Mullet Creek tributaries)	Wyllie Road to Reddalls Road	2	10	14	Culvert
TR01	B17	West Dapto Road (between WD5-WD6)	Reddalls Road to Sheaffes Road	2	8	14	Culvert
TR01	B18	West Dapto Road (between WD6-WD7)	Reddalls Road to Sheaffes Road	2	34	14	super T over 20m upgrade
TR01	B19	West Dapto Road (tributary n/o Sheaffes Road)	Reddalls Road to Sheaffes Road	4	10	21	Culvert

West Dapto Development Contributions Plan (2025)

Road Item Reference	Map Reference	Road Name	Link Description	Lanes	Length (m)	Width (m)	Type
TR01	B20	West Dapto Road (tributary n/o Darkes Road)	Sheaffes Road to Darkes Road	4	10	21	Culvert
TR01	B21	West Dapto Road (3 x Mullet Creek tributaries)	Darkes Road to Shone Avenue	2	15	14	super T over 20m upgrade
TR01	B22	West Dapto Road (3 x Mullet Creek tributaries)	Darkes Road to Shone Avenue	2	10	14	Culvert
TR01	B23	West Dapto Road (3 x Mullet Creek tributaries)	Darkes Road to Shone Avenue	4	22	21	super T over 20m upgrade
TR04	B10	Paynes Road	Sheaffes Rd to Paynes Rd (North)	2	10	14	Culvert
TR04	B27	Paynes Road	Paynes Road (west of Northcliffe Drive Extension)	2	6	14	Culvert
TR05	B28	Smiths Lane	North of West Dapto Road	2	93	14	super T over 20m new
TR06	B29	Wongawilli Road	Shone Avenue to Smiths Lane	4	6	21	Culvert
TR07	B24	Darkes Road (Mullet Creek western tributary)	West Dapto Road to Princes Hwy	2	29	14	super T over 20m upgrade
TR07	B25	Darkes Road (Mullet Creek eastern tributary)	West Dapto Road to Princes Hwy	2	12	14	Culvert
TR07	B26	Darkes Road (Mullet Creek eastern tributary)	West Dapto Road to Princes Hwy	4	16	21	Culvert
TR08	B30	Shone Ave (Robins northern tributary)	West Dapto Road to Bong Bong Road	2	47	14	super T over 20m upgrade
TR08	B31	Shone Ave (Robins Creek southern tributary)	West Dapto Road to Bong Bong Road	2	63	14	plank up to 20m upgrade
TR10	B33	Bong Bong Road	Between Horsley & Dapto	2	33	14	super T over 20m upgrade
TR13	B45	Cleveland Road (2 x Mullet Creek tributaries)	Princes Hwy to Fowlers Road	2	27	14	plank up to 20m upgrade
TR13	B46	Cleveland Road (2 x Mullet Creek tributaries)	Princes Hwy to Fowlers Road	2	20	14	super T over 20m upgrade

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Road Item Reference	Map Reference	Road Name	Link Description	Lanes	Length (m)	Width (m)	Type
TR13	B47	Cleveland Road (2 x Mullet Creek tributaries)	NR46 to Western Ring Road	2	6	14	Culvert
TR13	B48	Cleveland Road (2 x Mullet Creek tributaries)	NR46 to Western Ring Road	2	6	14	Culvert
TR13	B49	Cleveland Road (Mullet Creek tributary)	Western Ring Road to Avondale Road	2	6	14	Culvert
TR13	B50	Cleveland Road (Mullet Creek tributary)	Western Ring Road to Avondale Road	2	32	14	plank up to 20m upgrade
TR13	B51	Cleveland Road (Mullet Creek tributary)	Western Ring Road to Avondale Road	2	6	14	Culvert
TR14	B53	Avondale Road (Mullet Creek tributary)	Western Ring Road to NR49	2	10	14	plank up to 20m upgrade
TR14	B54	Avondale Road (Mullet Creek tributary)	Cleveland Road to Western Ring Road	2	17	14	plank up to 20m upgrade
TR16	B63	Yallah Road (3 x Duck Creek tributaries)	Marshall Mount Road to Princes Hwy	4	50	21	RMS Plank
TR16	B64	Yallah Road (3 x Duck Creek tributaries)	Marshall Mount Road to Princes Hwy	4	16	27	Culvert
TR17	B65	Marshall Mount Road	Yallah Road to LGA boundary	2	63	14	RMS Plank
TR17	B66	Marshall Mount Road (2 x Duck Creek tributaries)	Yallah Road to Huntley Road	2	125	14	RMS Plank
TR17	B67	Marshall Mount Road (2 x Duck Creek tributaries)	Yallah Road to Huntley Road	2	63	14	RMS Plank
Bridges over watercourses for new roads							
TR18	B1	Northcliffe Drive Extension	Wyllie Road to Northcliffe Drive (existing)	4	11.5	21	Culvert
TR18	B3	Northcliffe Drive Extension	Northcliffe Drive (existing) to Wyllie Road	4	19	21	Culvert

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Road Item Reference	Map Reference	Road Name	Link Description	Lanes	Length (m)	Width (m)	Type
TR18	B4	Northcliffe Drive Extension (2 x tributaries)	Reddalls Road to Wyllie Road	4	24	21	plank up to 20m new
TR18	B5	Northcliffe Drive Extension (2 x tributaries)	Reddalls Road to Wyllie Road	4	45	21	plank up to 20m new
TR18	B6	Northcliffe Drive Extension	Reddalls Road (east) to Reddalls Road (west)	4	11	21	Culvert
TR18	B7	Northcliffe Drive Extension (southern tributary)	Reddalls Road (west) to Paynes Road	4	127	21	super T over 20m new
TR18	B8	Northcliffe Drive Extension (northern tributary)	Reddalls Road (west) to Paynes Road	4	24	21	super T over 20m new
TR18	B9	Northcliffe Drive Extension (northern tributary)	Reddalls Road (west) to Paynes Road	4	45	21	super T over 20m new
TR19	B11	Northcliffe Drive Extension	Sheaffes Road to West Dapto Road	2	6	14	Culvert
TR19	B12	Northcliffe Drive Extension	Sheaffes Road to West Dapto Road (Bridge adjacent to ESA)	2	24	14	Culvert
TR19	B13	Northcliffe Drive Extension	Sheaffes Road to West Dapto Road	2	96	14	Culvert
TR19	B14	Northcliffe Drive Extension	Sheaffes Road to West Dapto Road	2	24	14	Culvert
TR20	B34	Iredell Road	Western Ring Road to Bong Bong Road	2	70	14	super T over 20m new
TR21	B41	New road (not in Plan) (Brooks Reach east)	Brooks Reach to Cleveland Road	2	100	14	super T over 20m new
TR22	B35	Mullet Creek tributary	Bong Bong Road to Fowlers Road	2	50	14	super T over 20m new
TR22	B38	Fairwater Dr (Reed Creek tributary)	Sierra Drive to Fowlers Road Extension	2	48	14	super T over 20m new
TR23	B37	Fowlers Road Extension	Princes Hwy to Eastern Link Road	4	36	21	super T over 20m new
TR25	B56	Western Ring Road	Shone Avenue to Iredell Road	2	110	14	plank up to 20m new
TR25	B57	Western Ring Road	Iredell Road to Bong Bong Road	4	232	21	super T over 20m new

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Road Item Reference	Map Reference	Road Name	Link Description	Lanes	Length (m)	Width (m)	Type
TR25	B58	Western Ring Road	Bong Bong Road to Cleveland Road (Stockland Stage 3)	2	68.4	14	super T over 20m new
TR25	B59	Western Ring Road	Avondale Road to Cleveland Road	2	33	14	super T over 20m new
TR25	B60	Western Ring Road	Avondale Road to Cleveland Road	2	65	14	super T over 20m new
TR25	B61	Western Ring Road	Avondale Road to Marshall Mount Road	4	63	21	RMS Plank
TR25	B62	Western Ring Road	Avondale Road to Marshall Mount Road	5	75	21	RMS Plank
TR26	B42	Brooks Reach to Huntley Link	Brooks Reach to Cleveland Road	4	70	21	super T over 20m new
TR26	B43	Brooks Reach to Huntley Link	Cleveland Road to Avondale Road	2	25	14	plank up to 20m new
TR26	B44	Brooks Reach to Huntley Link	Cleveland Road to Avondale Road	2	70	14	super T over 20m new
TR27	B39	Eastern Link Road (Fowlers Road)	Fairwater Dr to Cleveland Road	2	6	14	plank up to 20m new
TR27	B40	Eastern Link Road	Avondale Road to Cleveland Road	2	24	14	super T over 20m new
TR28	B55	Eastern Spine Road	Avondale Rd to Western Ring Road	2	55	14	super T over 20m new
TR29	B68	Marshall Mount Town Centre Bypass	Marshall Mount Road to Yallah Road	2	12	44	Culvert
TR29	B69	Marshall Mount Town Centre Bypass	Marshall Mount Road to Yallah Road	2	45	14	RMS Plank
TR38	B70	Local Rd	Northern Bypass	2	28	14	super T over 20m new
Rail Crossings							
TR02	BBRC	Bong Bong Road	Eastern Link Road to Station Street	2	N/A	N/A	Level crossing upgrade
TR07	DRC	Darkes Road	West Dapto Road to Princes Hwy	3	N/A	N/A	Level crossing upgrade
TR09	B32	Bong Bong Road (switchback bridge over rail line)	Eastern Link Road to Station Street	2	16	14	Rail 3
TR14	AVRC	Avondale Road	Eastern Link Road to Princes Hwy	N/A	N/A	N/A	Level crossing upgrade

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Road Item Reference	Map Reference	Road Name	Link Description	Lanes	Length (m)	Width (m)	Type
TR15	B52	Huntley Road (rail bridge)	Princes Highway to Marshall Mount Road	5 4	55	21	Rail 1
TR23	B36	Fowlers Road Extension (rail bridge)	Princes Hwy to Eastern Link Road	4	200	21	super T over 20m new

Table 14 Transport – Intersections

Road Item Reference	Map Reference	Road 1	Road 2	Intersection Treatment
Intersections for existing roads				
TR01	IN12	Wyllie Road	West Dapto Road	Small roundabout
TR01	IN14	Industrial Access Road	West Dapto Road	Small roundabout
TR01	IN15	Darkes Road	West Dapto Road	Large signals
TR01	IN16	New road (not in Plan) (south of Darkes Road)	West Dapto Road	Small roundabout
TR01	IN17	New road (not in Plan) (south of Darkes Road)	West Dapto Road	Large roundabout
TR01	IN18	Rainbird Drive / New road (not in Plan)	West Dapto Road	Large roundabout
TR01	IN13	Reddalls Road	West Dapto Road	Small roundabout
TR01	IN10	Northcliffe Drive Extension	West Dapto Road	Large signals
TR02	IN11	Princes Hwy	West Dapto Road	Large signals
TR03	IN20	Sheaffes Road	New Road (not in Plan) (east of Paynes Road)	Small roundabout
TR03	IN21	Sheaffes Road	New Road (not in Plan) (west of Paynes Road)	Small roundabout
TR03	IN7	Sheaffes Road	Paynes Road	Large signals
TR04	IN6	Paynes Road	Northcliffe Drive Extension / Paynes Road	Large signals
TR07	IN22	Darkes Road	New Road (not in Plan)	Small roundabout

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Road Item Reference	Map Reference	Road 1	Road 2	Intersection Treatment
TR07	IN23	Darkes Road	Princes Hwy	Large signals
TR08	IN19	Shone Avenue	West Dapto Road	Large signals
TR08	IN24	Shone Avenue	Western Ring Road	Large signals
TR08	IN25	Horsley Drive	Shone Avenue	Small roundabout
TR08	IN26	Bong Bong Road	Shone Avenue	Small roundabout
TR10	IN27	Bong Bong Road	Station Street	Small signals
TR10	IN28	Bong Bong Road	Eastern Link Road	Small signals
TR10	IN30	Fairwater Drive (west)	Bong Bong Road	Small roundabout
TR10	IN29	Bong Bong Road	Sierra Drive	Mini roundabout
TR10	IN63	Bong Bong Road	Glenlee Drive	Small roundabout
TR13	IN37	Cleveland Road	New Road (not in Plan) (Brooks Reach east)	Large signals
TR13	IN40	Cleveland Road (dog-leg)	New Road (not in Plan)	Small roundabout
TR13	IN36	Cleveland Road	Eastern Link Road (Fowlers Road)	Large signals
TR13	IN38	Cleveland Road	Brooks Reach to Huntley Link	Large signals
TR13	IN39	Cleveland Road	Western Ring Road	Large signals
TR14	IN41	Cleveland Road	Avondale Road	Small roundabout
TR14	IN45	Avondale Road	Brooks Reach to Huntley Link	Small roundabout
TR14	IN46	Avondale Road	Western Ring Road	Large signals
TR14	IN43	Avondale Road	Eastern Link Road (NR53)	Small signals
TR14	IN44	Avondale Road	Huntley Road	Large signals
TR15	IN58	Huntley Road	Princes Hwy	Large signals
TR15	IN59	Huntley Road	Marshall Mount Road	Small signals
TR15	IN60	Huntley Road	Penrose Drive	Small signals
TR16	IN62	Yallah Road	Princes Hwy	Large signals

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Road Item Reference	Map Reference	Road 1	Road 2	Intersection Treatment
TR17	IN55	Yallah Road	Marshall Mount Road	Large signals
TR17	IN56	Marshall Mount Road	North Marshall Mount Road	Small signals
TR17	IN57	Marshall Mount Road	Marshall Mount Town Centre Bypass	Small signals
Intersections for new roads				
TR18	IN1	Northcliffe Drive extension	Church/Ian McLennan Park access	Large signals
TR18	IN2	Northcliffe Drive extension	Wyllie Road	Large signals
TR18	IN5	Northcliffe Drive extension	Industrial Access Road	Large roundabout
TR18	IN3	Northcliffe Drive extension	Reddalls Road (east)	Large signals
TR18	IN4	Northcliffe Drive extension	Reddalls Road (west)	Large roundabout
TR19	IN8	Northcliffe Drive extension	New Road (not in Plan)	Small roundabout
TR19	IN9	Northcliffe Drive extension	New Road (not in Plan)	Small roundabout
TR22	IN31	Fairwater Drive	Sierra Drive	Small roundabout
TR22	IN32	Fairwater Drive	Fowlers Road Extension & Eastern Link Road	Large signals
TR23	IN33	Fowlers Road Extension	Princes Hwy	Large signals
TR23	IN34	Fowlers Road Extension	Marshall Street	Large roundabout
TR23	IN35	Fowlers Road Extension	Eastern Link Road (NR27)	Large roundabout
TR25	IN47	Western Ring Road	New Road (not in Plan) (Jersey Farm Road)	Small signals
TR25	IN48	Western Ring Road	Iredell Road	Large roundabout
TR25	IN49	Western Ring Road	Bong Bong Road	Large signals
TR25	IN50	Western Ring Road	New Road (not in Plan) (Brooks Reach west)	Small signals
TR25	IN51	Western Ring Road	New Road (not in Plan)	Large roundabout
TR25	IN52	Western Ring Road	New Road (not in Plan)	Large roundabout
TR25	IN53	Western Ring Road	Eastern Spine Road (NR55)	Large signals
TR25	IN54	Western Ring Road	New Road (not in Plan)	Large signals

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Road Item Reference	Map Reference	Road 1	Road 2	Intersection Treatment
TR26	IN42	Brooks Reach to Huntley Link	Stockyard Crescent	Small roundabout
TR29	IN61	Marshall Mount Town Centre Bypass	Yallah Road	Large signals

Table 15 Transport – Public transport

Reference	Infrastructure item	Indicative Location	Quantity	Indicative Timing
TR30	Bus shelters	Throughout release area, along concept bus routes	218	2019/20 – 2059/60
TR31	Bus transport kiosks	Throughout release area, along concept bus routes	8	2024/25 – 2059/60

Table 16 Transport – Active transport

Reference	Map Reference	Infrastructure Item	Indicative Location	Quantity	Indicative Timing
TR32	N/A	Shared use paths - Stage 1-2	Throughout Stages 1-2	18.33klm	2018/19 – 2047/48
TR33	N/A	Shared use paths - Stage 3	Throughout Stage 3	9.51klm	2021/22 – 2059/60
TR34	N/A	Shared use paths - Stage 4	Throughout Stage 4	9.51klm	2035/36 – 2059/60
TR35	N/A	Shared use paths - Stage 5	Throughout Stage 5	4.65klm	2031/32 – 2059/60
TR36	PB1 to PB6	Shared use path bridge crossings	Throughout Stages 1 - 5	6	2023/24 – 2059/60

Figure 5 Map – Transport (Sheet 1)

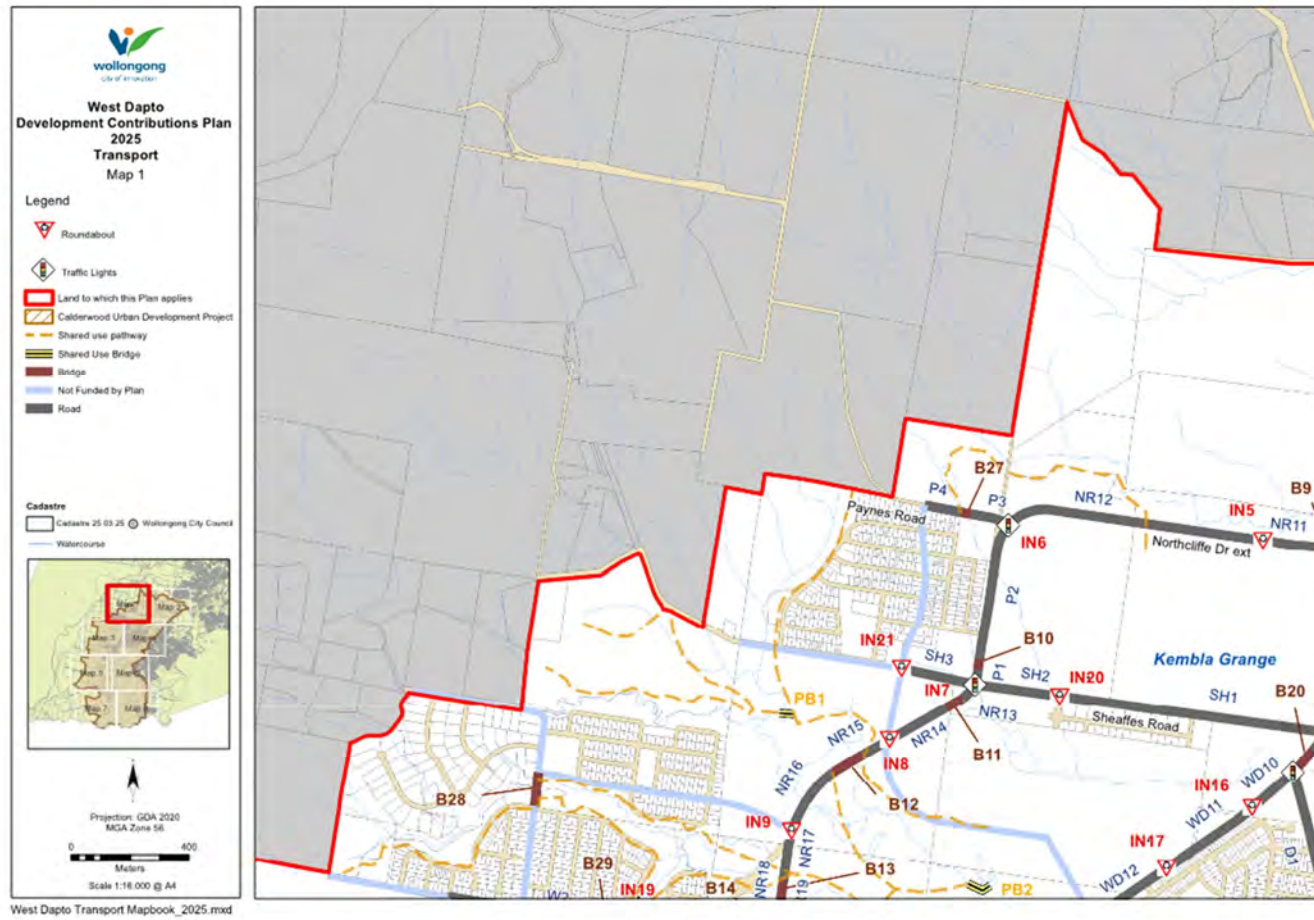
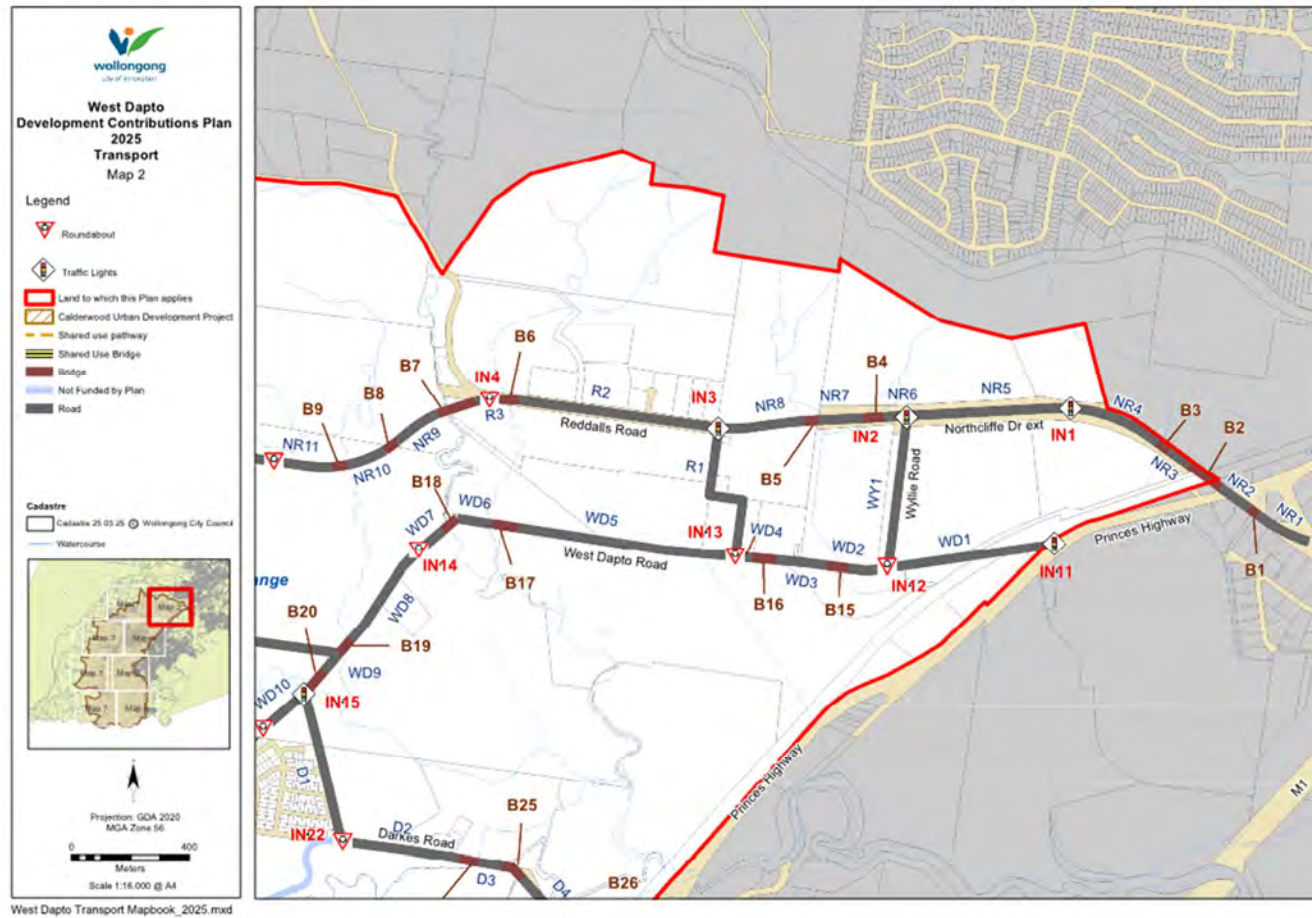
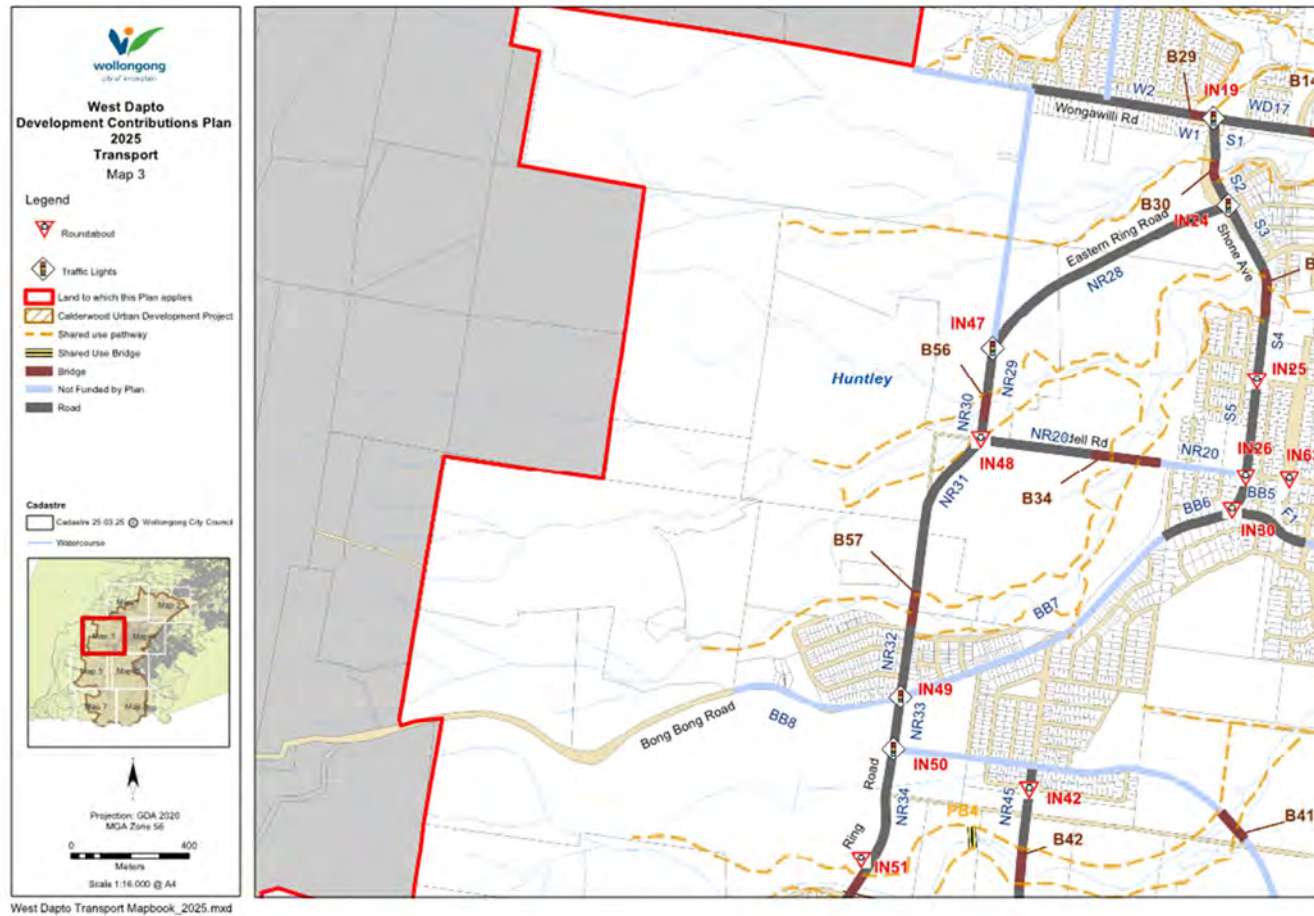


Figure 6 Map – Transport (Sheet 2)



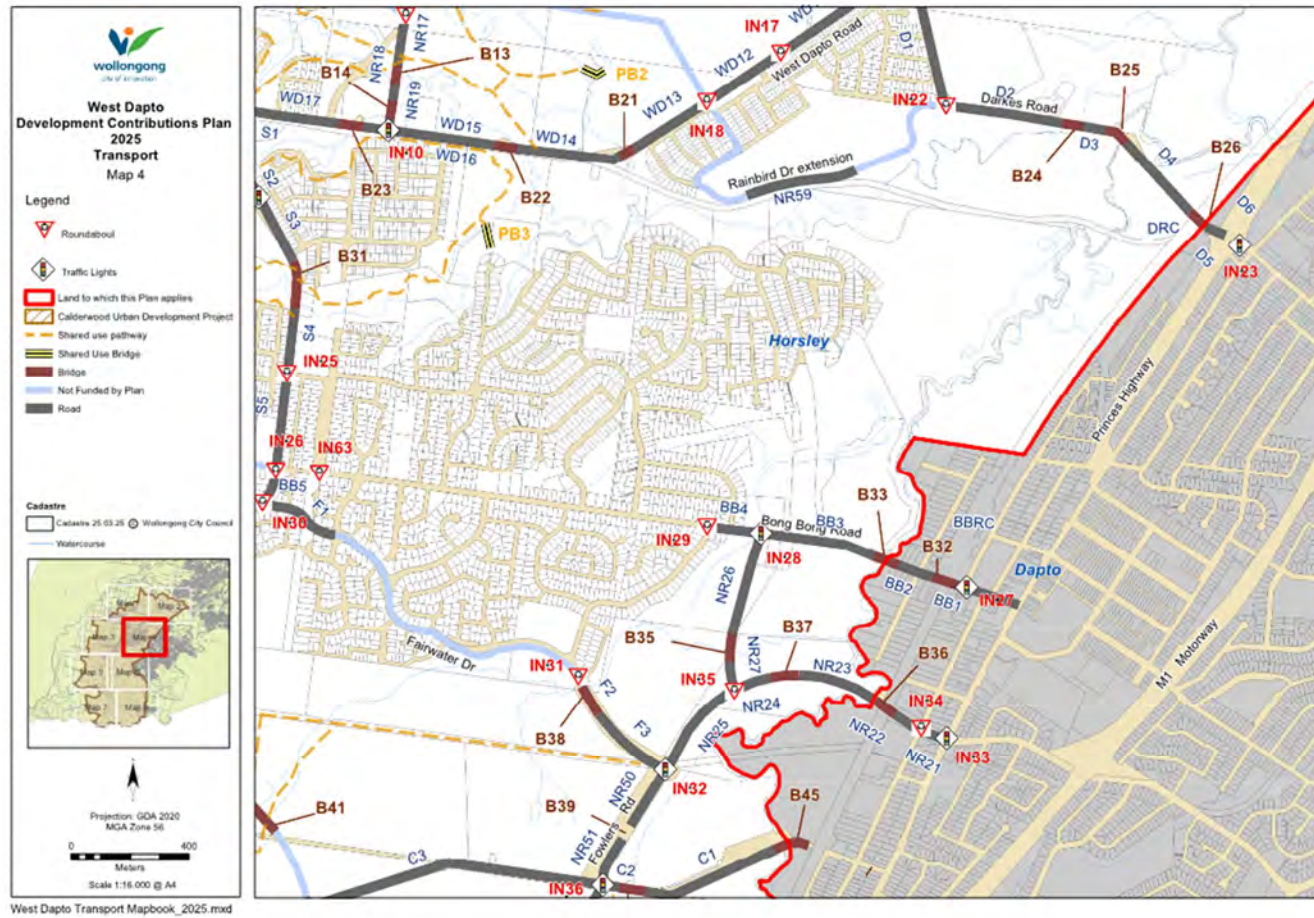
West Dapto Development Contributions Plan (2025)

Figure 7 Map – Transport (Sheet 3)



West Dapto Development Contributions Plan (2025)

Figure 8 Map – Transport (Sheet 4)



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Figure 9 Map – Transport (Sheet 5)

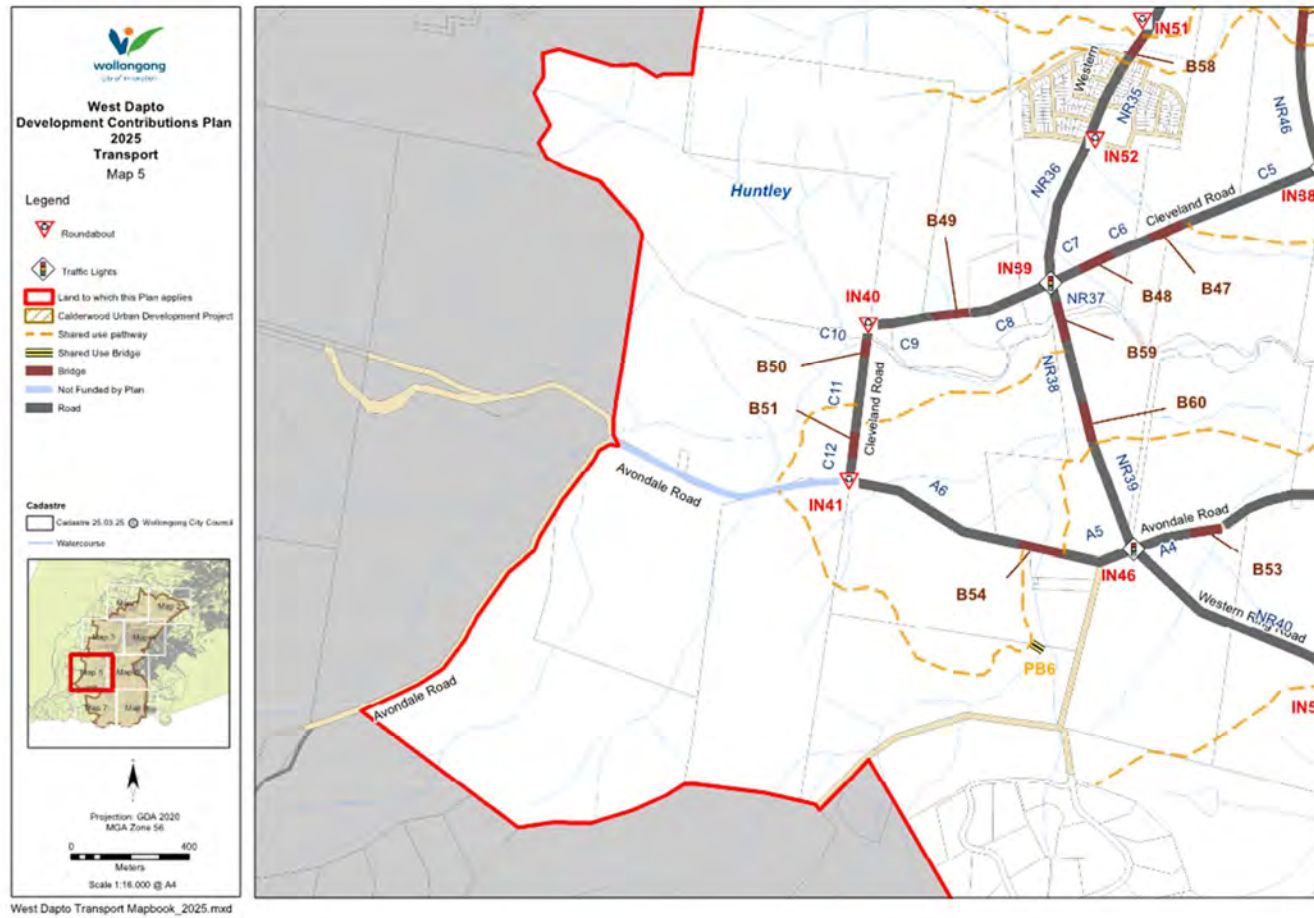


Figure 10 Map – Transport (Sheet 6)

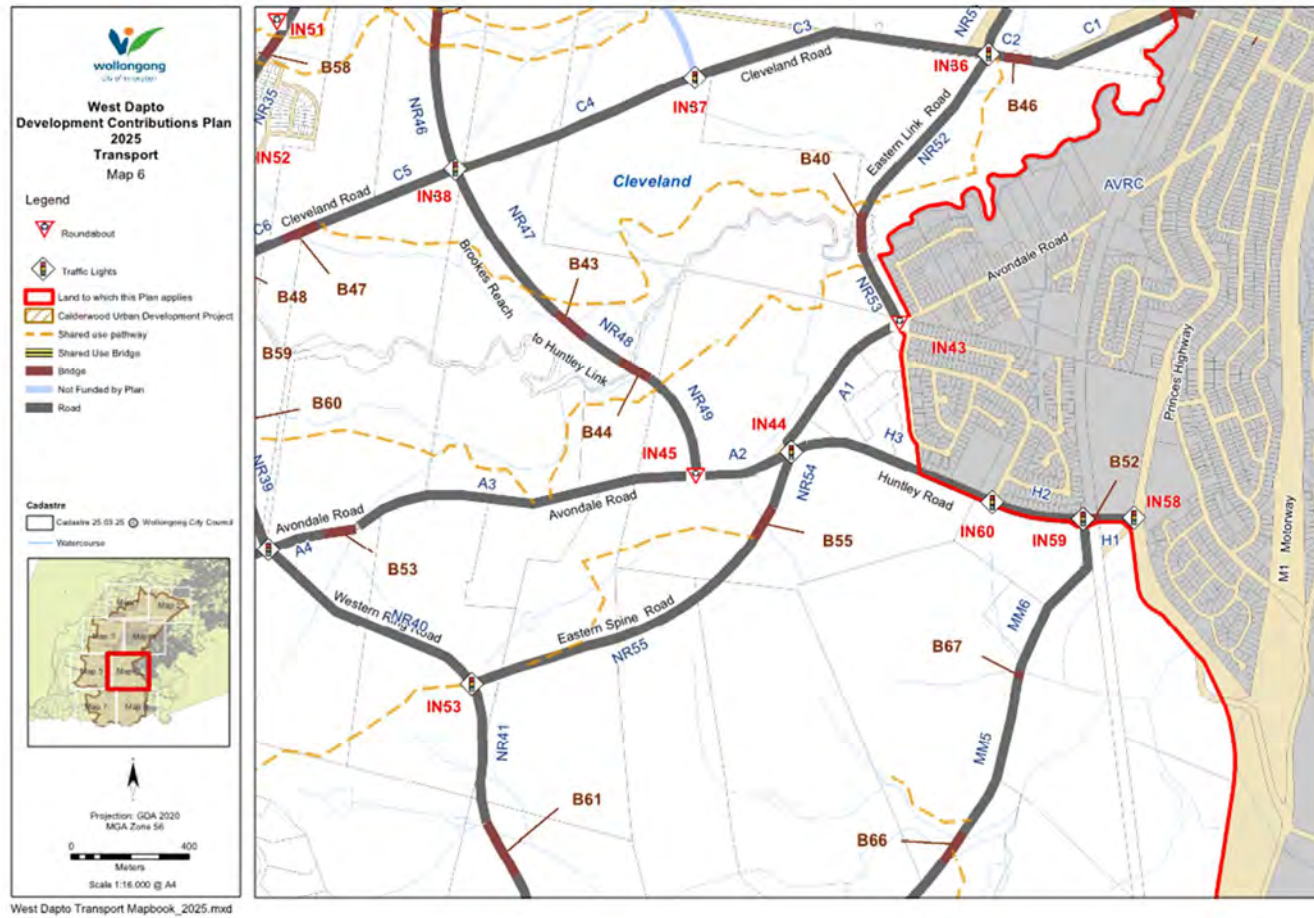


Figure 11 Map – Transport (Sheet 7)

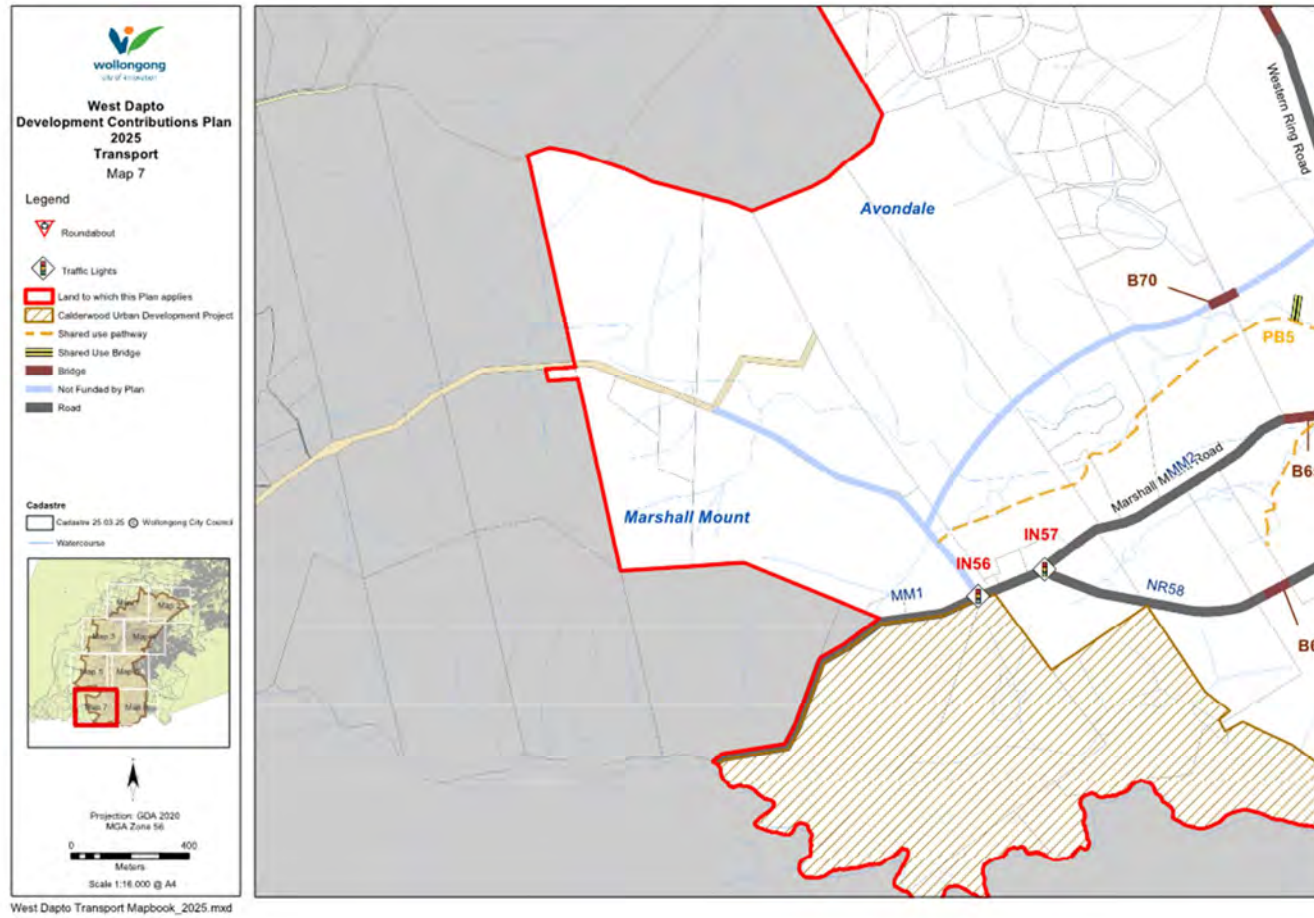
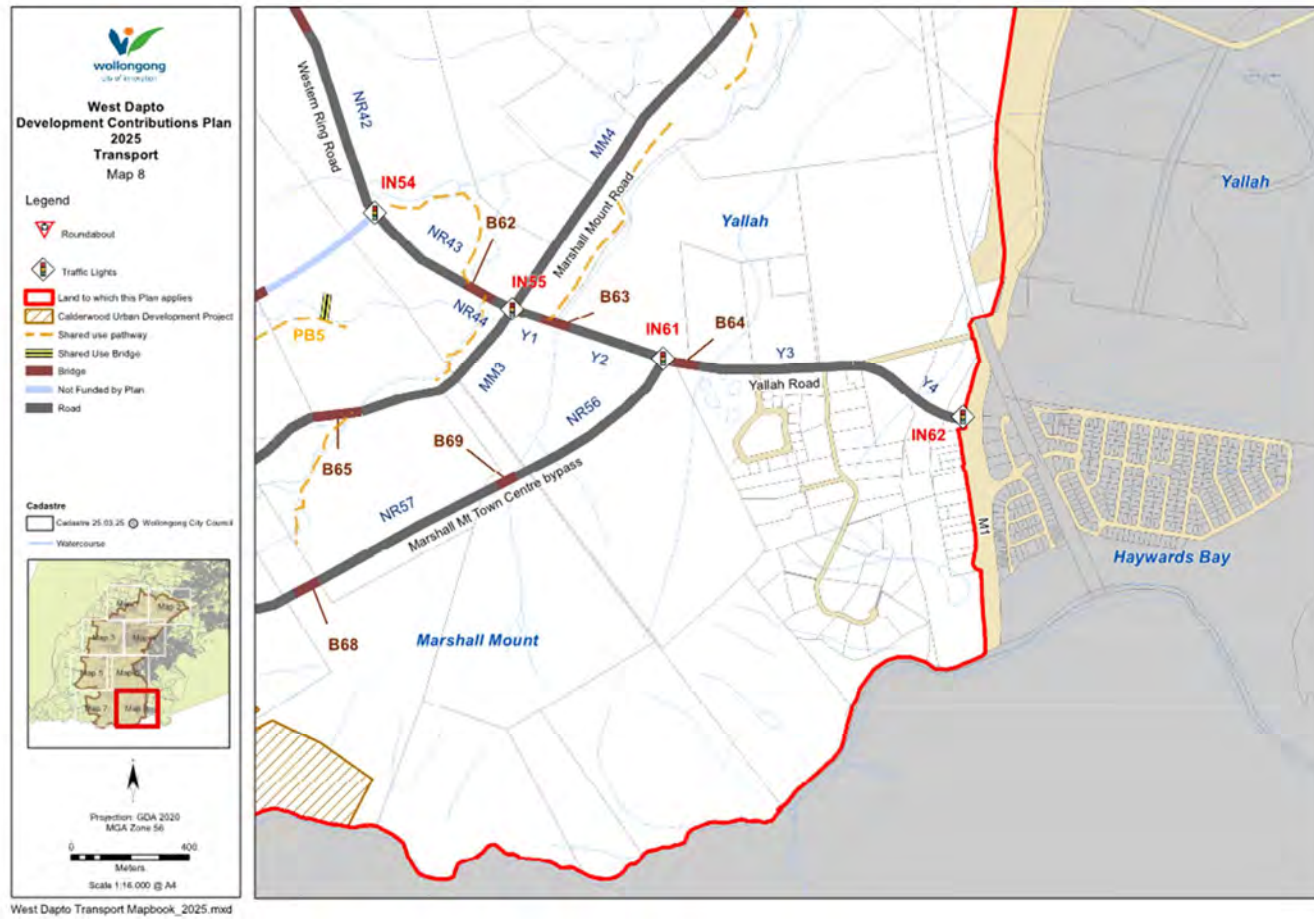


Figure 12 Map – Transport (Sheet 8)



4.4 Stormwater Management

4.4.1 Demand for Stormwater Management

The development of the West Dapto Urban Release Area will require significant investment in a new, comprehensive water cycle management system to cater for the increase of impervious surfaces that affect the hydrological cycle.

The flood studies and modelling carried out by Bewsher Consulting (2008, 2009, 2010 and 2011) identified the following objectives of stormwater management for the West Dapto Urban Release Area:

- Minimise the impact of flooding.
- Reduce the impacts of urbanisation on receiving streams, creeks and Lake Illawarra.
- Remove stormwater pollutants to improve overall storm water quality.
- Retain and enhance riparian habitats.
- Reduce potable water demand to conserve potable water supply.
- Recognise the importance of stormwater as a valuable resource.

The stormwater management strategy for the release area focuses on minimising the impacts of the development on the total water cycle and maximising the environmental, social and economic benefits achievable by utilising responsible and sustainable stormwater management practices.

4.4.2 Existing Stormwater Management

Existing development in the release area provided site specific stormwater management solutions that do not have the capacity to meet the demand of the proposed additional development. The West Dapto Urban Release Area is primarily a greenfield release area and new stormwater infrastructure is required to meet the demand of the development.

4.4.3 Proposed Stormwater Management

To manage stormwater quantity and quality to acceptable levels, a multi treatment approach is proposed to detain and treat stormwater flows as a result of urban development. The devices that have been selected to mitigate the expected pollutant loads and stormwater volumes are conscious of land take requirements, future maintenance requirements, and to ensure water quality that discharges into Lake Illawarra meet the prescribed targets. Infrastructure to be provided under this Plan includes:

- Detention basins including wetlands.
- Gross pollutant traps.
- Enhanced storage areas.
- Trunk drainage.

Further detail on each of these items is provided at **Table 17**.

4.4.4 Nexus and apportionment

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 based on the unadjusted land area as shown at **Table 8**.

4.4.5 Schedule and maps

Details on each stormwater management infrastructure item are provided at **Table 17**.

The sub catchment areas identified for detention basins (SM01) are shown at **Figure 13**.

The proposed locations of the enhanced storage areas (SM02 to SM06) are shown at **Figure 14**.

Trunk drainage (SM07) is not identified on a map due to the uncertainty of locations, which will be determined throughout the detailed planning and development application processes.

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Detail on the cost and apportionment for stormwater management is provided at **Schedule 4**.

4.4.6 Contribution rate formula – Residential

The formula used to calculate the residential per person contribution rate for stormwater management is:

$$\text{Contribution per person} = \frac{\text{Cost of Item} \times \text{Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 4**)

Apportionment Portion of total cost attributed to residential development (from **Table 8**)

Demand Number of persons (from **Table 4**)

$$\begin{aligned} \text{Contribution per person} &= \frac{\$183,287,283.83 \times 84.32\%}{60,778} \\ &= \$2,542.83 \end{aligned}$$

4.4.7 Contribution rate formula – Non-residential

The formula used to calculate the non-residential contribution rate for stormwater management is:

$$\text{Contribution per hectare} = \frac{\text{Cost of Item} \times \text{Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 4**)

Apportionment Portion of total cost attributed to non-residential development (from **Table 8**)

Demand Total land area (zoned) in hectares (from **Table 6**)

Commercial development:

$$\begin{aligned} \text{Contribution per hectare} &= \frac{\$183,287,283.83 \times 1.27\%}{21.84} \\ &= \$106,581.89 \end{aligned}$$

Industrial and other development:

$$\begin{aligned} \text{Contribution per hectare} &= \frac{\$183,287,283.83 \times 14.41\%}{248.14} \\ &= \$106,438.69 \end{aligned}$$

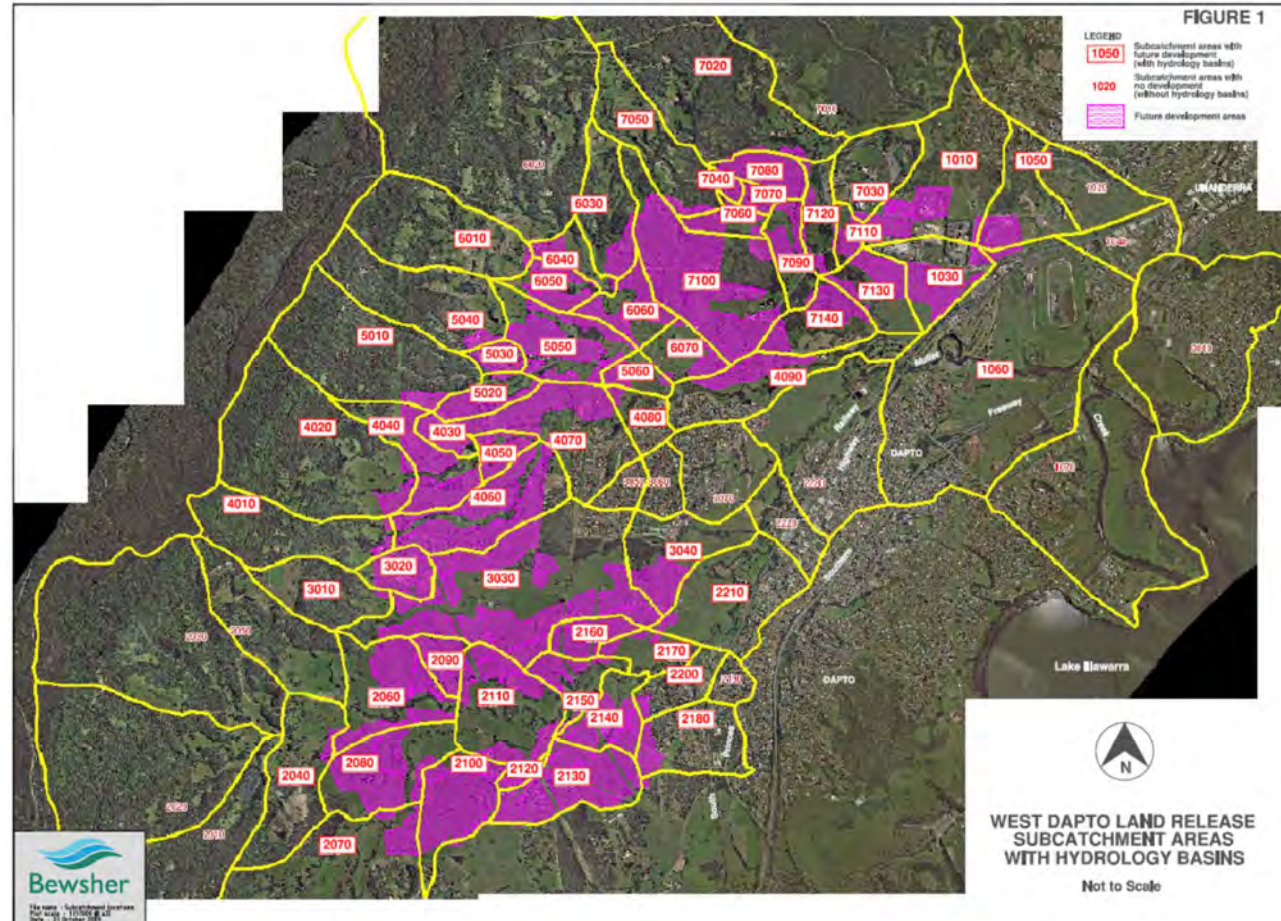
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Table 17 Stormwater Management

Reference	Infrastructure Item	Quantity	Description	Indicative Timing
SM01	Detention basins with wetlands and gross pollutant traps	54	<p>Detention basins will temporarily store floodwater from upper catchment areas during floods, releasing the water at a controlled rate. This treatment reduces the peak flows and levels downstream of the basin sites. There are 54 detention basins to be constructed within the release area. Wetlands will also be provided within the detention basin to provide secondary treatment to the stormwater prior to it flowing out of the detention basin.</p> <p>Gross pollutant trap (GPT) devices are to be provided at the outlet to stormwater pipes leading to stormwater detention basins. These systems operate as a primary treatment to remove litter, vegetative matter, free oils and grease and coarse sediment prior to discharge to downstream treatment devices. It is envisaged each detention basin will contain one GPT.</p> <p>Figure 13 provides a map of the 54 catchment areas and corresponding catchment number.</p>	2015/16 – 2059/60
SM02	Enhanced storage area – Forest Creek	12ha	<p>There are five proposed enhanced storage areas. Each will be on-line and largely confined to land zoned for riparian corridor. The design will involve embankments across the floodplain to the tops of the banks of the existing low flow channel, so that the ecological connectivity of the low flow channel and its habitat would not be comprised.</p> <p>The proposed location of the enhanced storage areas is shown at Figure 14.</p>	2023/24 – 2030/31
SM03	Enhanced storage area – Robins Creek	9ha		2036/37 – 2040/41
SM04	Enhanced storage area – Reed Creek	10.5ha		2036/37 – 2040/41
SM05	Enhanced storage area – Mullet Creek	14ha		2046/47 – 2050/51
SM06	Enhanced storage area – Duck Creek	19ha		2036/37 – 2040/41
SM07	Trunk drainage	25,000,000m ²	Trunk drainage will be provided to deliver stormwater between development areas and receiving waters where catchments generally exceed 15 hectares.	2023/24 – 2059/60

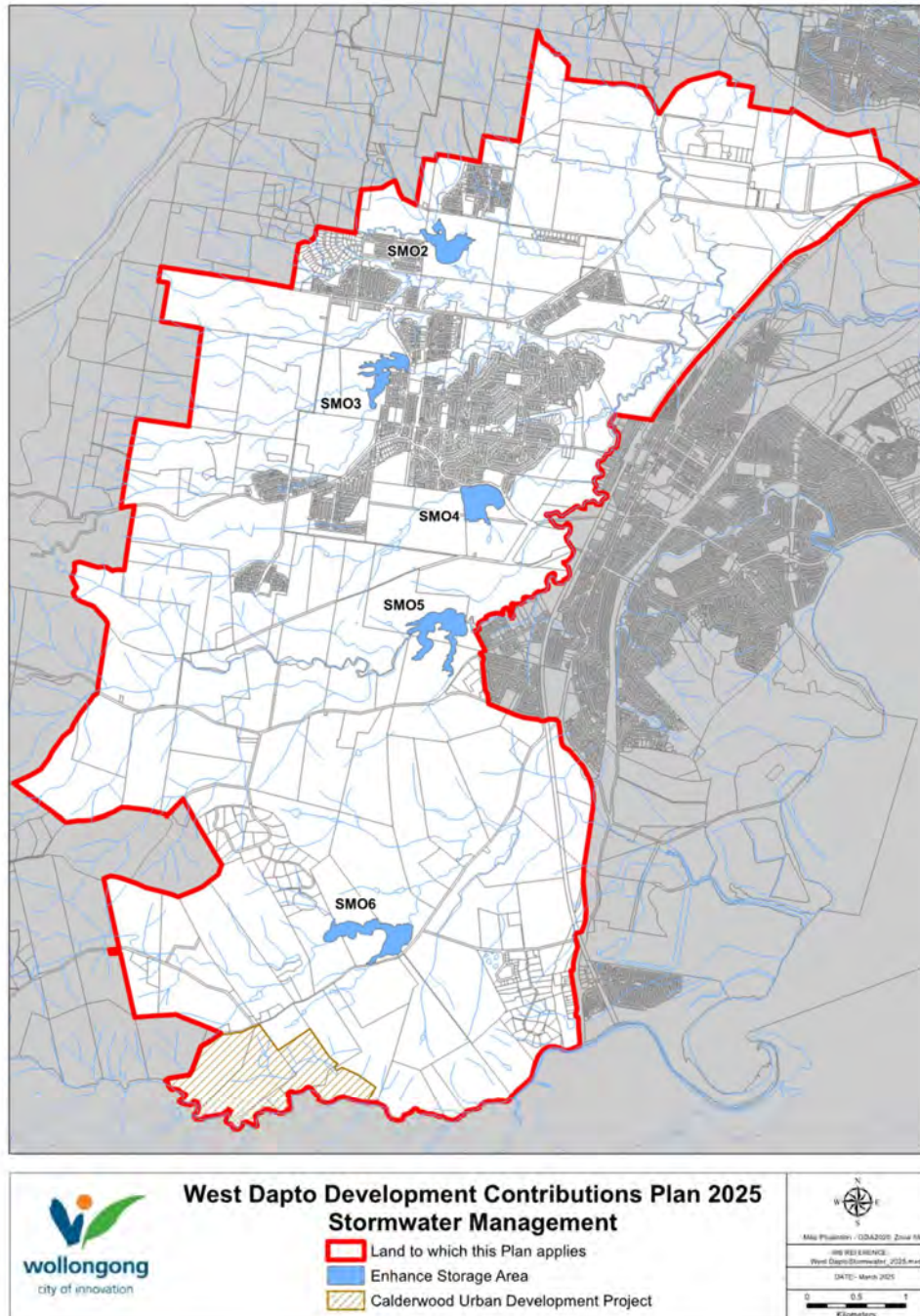
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Figure 13 Map – Stormwater management detention basin catchment areas



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Figure 14 Map – Stormwater management enhanced storage areas



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4.5 Administration

4.5.1 Administration

The cost of preparing and implementing the Plan, as well as the ongoing administration and management of the Plan requires specifically designated staff resources. The duties for these roles include plan preparation, calculating contributions on developments, indexing contributions, assessing requests for exemptions and monitoring rates of development, contributions received and expenditure. In addition, there may be direct costs incurred for studies that are required to inform a review of the plan. In accordance with IPART's 2020 recommendations this contributions plan will be reviewed every 3 years. As these costs are directly associated with the Plan it is reasonable that they be funded through the Plan.

Administration costs have been calculated at a rate of 1.5% of the total cost of works in this Plan.

4.5.2 Nexus, apportionment and schedule

There is a direct nexus between the staff resources required for the preparation and administration of the plan, with only the direct staff costs (or the relevant proportion of a staff cost) funded by the Plan. In addition, there is a direct nexus with any planning studies required to inform the plan preparation.

As these costs are generated by both the residential and non-residential development it is therefore appropriate that the costs be apportioned between the land uses as shown at **Table 8**.

The cost of Plan Administration is shown at **Schedule 5**.

4.5.3 Contribution rate formula – Residential

The formula used to calculate the residential per person contribution rate for administration is:

$$\text{Contribution per person} = \frac{\text{Cost of Item} \times \text{Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 5**)

Apportionment Portion of total cost attributed to residential development (from **Table 8**)

Demand Number of persons (from **Table 4**)

$$\begin{aligned} \text{Contribution per person} &= \frac{\$23,273,464.42 \times 96.44\%}{60,778} \\ &= \$369.29 \end{aligned}$$

4.5.4 Contribution rate formula – Non-residential

The formula used to calculate the non-residential contribution rate for administration is:

$$\text{Contribution per hectare} = \frac{\text{Cost of Item} \times \text{Apportionment}}{\text{Demand}}$$

Where:

Cost of Item Total actual or estimated cost attributed to this Plan (from **Schedule 5**)

Apportionment Portion of total cost attributed to non-residential development (from **Table 8**)

Demand Total land area (zoned) in hectares (from **Table 6**)

Commercial development:

$$\begin{aligned} \text{Contribution per hectare} &= \frac{\$23,273,464.42 \times 1.09\%}{21.84} \\ &= \$11,615.42 \end{aligned}$$

Industrial and other development:

$$\begin{aligned} \text{Contribution per hectare} &= \frac{\$23,273,464.42 \times 2.47\%}{248.14} \\ &= \$2,316.65 \end{aligned}$$

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4.6 Contribution Rates

The contribution rates calculated on a per person or per hectare basis in clauses 4.1 to 4.5 are summarised at **Table 18**. The non-residential contribution rates are levied on a per hectare basis as shown at **Table 18**. The residential per person rates are converted to per lot/dwelling rates at **Table 19**. All contribution rates are subject to indexation from December 2024 until the date of payment.

Table 18 Summary of contribution rates calculated in clauses 4.1 to 4.5

Infrastructure Category	Residential	Commercial	Industrial and other
	Rate per person	Rate per hectare	Rate per hectare
Open Space and Recreation	\$6,405.06	\$0.00	\$0.00
Community Facilities	\$92.14	\$0.00	\$0.00
Transport	\$19,232.19	\$604,911.57	\$120,647.46
Stormwater Management	\$2,542.83	\$106,581.89	\$106,438.69
Administration	\$369.29	\$11,615.42	\$2,316.65
Total	\$28,641.51	\$723,108.88	\$229,402.80

As shown at **Table 18**, the per person contribution rate is \$28,641.51 however contributions on residential development are levied on a per lot/dwelling (not per person) basis. The per person contribution rate is therefore multiplied by the assumed occupancy rate to give a per lot/dwelling contribution rate. The assumed occupancy rates and per lot/dwelling contribution rates are shown at **Table 19**. The residential contribution rates by infrastructure category are shown at **Table 20**.

Table 19 Residential contribution rates by dwelling type

Type of Development	Contribution per person	Occupancy Rate	Contribution Rate per lot/dwelling
Residential			
<i>Per lot/dwelling rate:</i>			
Subdivision	\$28,641.51	3.2	\$91,652.83
Dwelling house, dual occupancy*	\$28,641.51	3.2	\$91,652.83
Secondary dwelling	\$28,641.51	1.4	\$40,098.11
<i>Multi Unit Housing rate*:</i>			
4+ bedrooms	\$28,641.51	2.9	\$83,060.38
3 bedrooms	\$28,641.51	2.5	\$71,603.78
2 bedrooms	\$28,641.51	2.2	\$63,011.32
0-1 bedrooms	\$28,641.51	1.7	\$48,690.57

* Refer to **clause 2.8** for further clarification on which rate applies to a specific type of dwelling.

Table 20 Residential contribution rates by dwelling type and infrastructure category

Infrastructure category	Per lot/dwelling Rate		Multi Unit Housing Rate			
	Lot/Dwelling	Secondary Dwelling	4+ bedrooms	3 bedrooms	2 bedrooms	0-1 bedrooms
Open Space and Rec.	\$20,496.19	\$8,967.08	\$18,574.67	\$16,012.65	\$14,091.13	\$10,888.60
Community Facilities	\$294.85	\$129.00	\$267.21	\$230.35	\$202.71	\$156.64
Transport	\$61,543.01	\$26,925.07	\$55,773.35	\$48,080.48	\$42,310.82	\$32,694.72
Stormwater Mng.	\$8,137.06	\$3,559.96	\$7,374.21	\$6,357.08	\$5,594.23	\$4,322.81
Administration	\$1,181.73	\$517.01	\$1,070.94	\$923.23	\$812.44	\$627.79
Total	\$91,652.83	\$40,098.11	\$83,060.38	\$71,603.78	\$63,011.32	\$48,690.57

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Part 5 Schedules and Maps

Schedule 1 Open Space and Recreation

Reference	Infrastructure Item	Cost of Land	Cost of Works	Total Cost	Apportionment to Plan	Cost to Plan
Stage 1/2	Darkes Town Centre					
OS01	District sports park	\$ 3,356,462	\$ 37,703,978	\$ 41,060,440	100%	\$ 41,060,440
OS02	Local park	\$ 5,738,265	\$ 2,270,548	\$ 8,008,813	100%	\$ 8,008,813
Stage 1/2	Sheaffes - Wongawilli					
OS03	Local Park - Stane Dyke Park	\$ 714,039	\$ 937,804	\$ 1,651,843	100%	\$ 1,651,843
OS04	Local Park - McPhail Reserve	\$ 1,633,178	\$ 1,047,182	\$ 2,680,360	100%	\$ 2,680,360
OS05	Local Park - Mogomorra Park	\$ 1,031,390	\$ 881,390	\$ 1,912,779	100%	\$ 1,912,779
OS06	District Recreation	\$ 2,596,876	\$ 11,772,769	\$ 14,369,645	100%	\$ 14,369,645
OS07	Local park	\$ 3,375,939	\$ 4,537,317	\$ 7,913,256	100%	\$ 7,913,256
OS08	Local park	\$ 1,558,126	\$ 3,795,851	\$ 5,353,976	100%	\$ 5,353,976
OS09	Local Park - Bankbrook Park	\$ 130,854	\$ 908,009	\$ 1,038,863	100%	\$ 1,038,863
Stage 1/2	West Horsley					
OS10	District park	\$ 6,005,276	\$ 23,802,312	\$ 29,807,588	100%	\$ 29,807,588
OS11	District park	\$ 8,764,457	\$ 37,703,978	\$ 46,468,435	100%	\$ 46,468,435
OS12	Local park	\$ 3,375,939	\$ 4,537,317	\$ 7,913,256	100%	\$ 7,913,256
Stage 3	Cleveland					
OS13	Community leisure and recreation centre (part only)	0	\$ 4,136,305	\$ 4,136,305	100%	\$ 4,136,305
OS14	Local Park	\$ 1,558,126	\$ 3,795,851	\$ 5,353,976	100%	\$ 5,353,976
OS15	Local Park	\$ 1,038,750	\$ 2,270,548	\$ 3,309,298	100%	\$ 3,309,298
OS16	District Sport	\$ 6,492,190	\$ 37,703,978	\$ 44,196,168	100%	\$ 44,196,168
OS17	District Sport	\$ 3,733,009	\$ 23,802,312	\$ 27,535,321	100%	\$ 27,535,321
OS18	Local Park	\$ 1,493,204	\$ 4,537,317	\$ 6,030,521	100%	\$ 6,030,521
Stage 4	Avondale					
OS19	District Sport	\$ 3,733,009	\$ 23,802,312	\$ 27,535,321	100%	\$ 27,535,321

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Reference	Infrastructure Item	Cost of Land	Cost of Works	Total Cost	Apportionment to Plan	Cost to Plan
OS20	District Sport	\$ 7,466,019	\$ 37,703,978	\$ 45,169,997	100%	\$ 45,169,997
OS21	Local park	\$ 2,077,501	\$ 4,537,317	\$ 6,614,818	100%	\$ 6,614,818
OS22	Local park	\$ 2,077,501	\$ 4,537,317	\$ 6,614,818	100%	\$ 6,614,818
Stage 5	Yallah - Marshall Mount					
OS23	District Sport	\$ 8,829,379	\$ 23,802,312	\$ 32,631,691	100%	\$ 32,631,691
OS24	Local park	\$ 1,568,513	\$ 3,795,851	\$ 5,364,364	100%	\$ 5,364,364
OS25	Local park	\$ 2,077,501	\$ 4,537,317	\$ 6,614,818	100%	\$ 6,614,818
Total Open Space & Recreation		\$ 80,425,506	\$ 308,861,167	\$ 389,286,672		\$ 389,286,672

Note: Cost of works includes provision for design, project management and contingency.

Schedule 2 Community Facilities

Reference	Infrastructure Item	Cost of Land	Cost of Works	Total Cost	Apportionment to Plan	Cost to Plan
	Darkes Town Centre					
CF01	Neighbourhood Multi-Purpose Community Centre	\$ 908,907	N/A	N/A	LAND ONLY	\$ 908,907
	Wongawilli					
CF02	Neighbourhood Community Centre	0	N/A	N/A	LAND ONLY	0
	Bong Bong					
CF03	Sub-District Multi-Purpose Community Centre & Library	\$ 2,596,876	N/A	N/A	LAND ONLY	\$ 2,596,876
	Cleveland precinct					
CF04	Neighbourhood Multi-Purpose Community Centre	\$ 253,195	N/A	N/A	LAND ONLY	\$ 253,195
	Avondale precinct					
CF06	Neighbourhood Multi-Purpose Community Centre	\$ 1,038,750	N/A	N/A	LAND ONLY	\$ 1,038,750
	Yallah - Marshall Mount					
CF05	Local Multi-Purpose Community Centre (Phase 1) & Library (Phase 2)	\$ 802,435	N/A	N/A	LAND ONLY	\$ 802,435
Total Community Facilities		\$ 5,600,163	N/A	N/A	LAND ONLY	\$ 5,600,163

Note: As the cost of works for community facilities is not included in the Essential Works List, they are not included in this Plan.

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Schedule 3 Transport

Reference	Infrastructure Item	Cost of Land	Cost of Works				Less; Grants received	Total Cost less Grants	Apportionment to Plan	Cost to Plan
			Pavement	Intersection s	Bridges & Rail Crossings	On Costs				
Existing Roads										
TR01	West Dapto Road	\$12,029,253	\$36,865,494	\$6,254,556	\$12,764,402	\$17,889,385	(\$22,897,362)	\$62,905,731	100%	\$62,905,728
TR02	West Dapto Road Rail Crossing	\$13,476	\$650,803	\$1,133,546		\$260,321		\$2,878,203	100%	\$2,878,204
TR03	Sheaffes Road	\$369,032	\$9,275,912	\$1,509,547		\$3,774,911		\$14,929,402	100%	\$14,929,401
TR04	Paynes Road	\$5,343,528	\$10,227,718	\$2,649,146	\$567,502	\$4,822,580		\$23,610,476	100%	\$23,610,475
TR05	Smiths Lane				\$3,865,740			\$3,865,740	100%	\$3,865,740
TR06	Wongawilli Road		\$7,871,394		\$374,806	\$1,046,666	(\$3,000,000)	\$6,292,866	100%	\$6,292,866
TR07	Darkes Road	\$522,984	\$6,392,895	\$7,530,732	\$5,614,255	\$6,838,258		\$26,899,125	100%	\$26,899,125
TR08	Shone Avenue	\$173,823	\$5,367,827	\$4,177,584	\$12,428,970	\$5,312,985	(\$15,902,638)	\$12,048,229	100%	\$12,048,230
TR09	Bong Bong Road rail crossing				\$39,230,355	\$15,692,142		\$54,922,496	100%	\$54,922,497
TR10	Bong Bong Road		\$4,807,069	\$2,053,710	\$4,664,011	\$4,225,467		\$16,508,356	100%	\$16,508,355
TR11	Reddalls Road	\$1,231,114	\$3,448,557			\$1,379,423		\$6,059,094	100%	\$6,059,094
TR12	Wyllie Road	\$93,488	\$3,378,178			\$1,182,363		\$4,654,028	100%	\$4,654,028
TR13	Cleveland Road	\$3,740,484	\$47,290,695	\$5,492,003	\$15,829,297	\$18,962,749		\$91,315,227	100%	\$91,315,227
TR14	Avondale Road	\$6,125,125	\$23,967,989	\$3,599,441	\$3,959,511	\$11,038,170		\$48,690,234	100%	\$48,690,235
TR15	Huntley Road	\$2,317,254	\$8,152,776	\$2,799,393	\$11,245,339	\$7,769,128		\$32,283,890	100%	\$32,283,891
TR16	Yallah Road	\$3,094,880	\$19,077,857	\$1,022,019	\$6,309,261	\$10,563,655		\$40,067,672	75%	\$29,984,301
TR17	Marshall Mount Road	\$10,497,924	\$46,469,860	\$2,427,194	\$19,263,102	\$27,264,063		\$105,922,143	49.36%	\$52,069,109
New Roads										
TR18	Northcliffe Drive extension - Princes Hwy to Paynes Road	\$5,955,935	\$71,250,325	\$9,978,569	\$78,695,986	\$55,973,708		\$221,854,524	100%	\$221,854,523
TR19	Northcliffe Drive extension -	\$11,916,656	\$17,768,530	\$970,069	\$7,244,032	\$9,093,921		\$46,993,210		\$46,993,208

West Dapto Development Contributions Plan (2025)

Reference	Infrastructure Item	Cost of Land	Cost of Works				Less; Grants received	Total Cost less Grants	Apportionment to Plan	Cost to Plan
			Pavement	Intersections	Bridges & Rail Crossings	On Costs				
	Sheaffes Road to West Dapto Road								100%	
TR20	Iredell Road	\$1,542,383	\$3,412,619		\$8,107,510	\$4,608,052		\$17,670,564	100%	\$17,670,564
TR21	Brooks Reach to Cleveland (East)	\$13,244			\$11,582,158	\$4,632,863		\$16,228,265	100%	\$16,228,265
TR22	Fairwater Drive	\$360,631	\$6,510,184	\$1,421,200	\$4,901,721	\$477,020		\$12,973,171	100%	\$12,973,172
TR23	Fowlers Road Extension (Karrara Bridge)	\$56,086	\$19,507,582	\$2,225,666	\$41,126,477	\$6,063,730	(\$32,600,000)	\$35,603,144	100%	\$35,603,144
TR24	Eastern Link Road (Bong Bong to Fowlers Rd)	\$963,973	\$4,484,022		\$5,791,079	\$4,110,040		\$15,349,115	100%	\$15,349,115
TR25	Western Ring Road - Shone Avenue to Yallah Road	\$26,242,761	\$61,063,250	\$6,842,560	\$60,191,783	\$50,607,548		\$204,947,900	96%	\$197,100,458
TR26	Brooks Reach to Huntley Link	\$6,269,173	\$15,241,322	\$287,654	\$18,622,781	\$13,660,703		\$54,081,631	100%	\$54,081,632
TR27	Eastern Link Road (Fairwater Dr to Avondale Rd)	\$3,485,958	\$9,361,315		\$3,178,189	\$5,015,801		\$21,041,264	100%	\$21,041,265
TR28	Eastern spine road - Western Ring Road to Huntley Road	\$5,072,235	\$10,872,762		\$6,370,187	\$6,897,179		\$29,212,362	100%	\$29,212,363
TR29	Marshall Mount Town Centre Bypass (Marshall Mt Rd to Yallah Rd)	\$8,545,008	\$16,247,535	\$2,812,386	\$3,554,608	\$9,045,812		\$40,205,348	25%	\$10,122,355
TR37	Rainbird Drive extension to Darkes Road	\$1,509,941	\$2,809,458			\$983,311		\$5,302,709	100%	\$5,302,709
TR38	Northern Bypass	\$248,132			\$3,402,293	\$1,360,917		\$5,011,341	23%	\$1,152,608
Public Transport										

West Dapto Development Contributions Plan (2025)

Reference	Infrastructure Item	Cost of Land	Cost of Works				Less; Grants received	Total Cost less Grants	Apportionment to Plan	Cost to Plan
			Pavement	Intersection s	Bridges & Rail Crossings	On Costs				
TR30	Bus Shelters		\$6,892,826			\$2,757,130		\$9,649,951	100%	\$9,649,951
TR31	Bus Transport Kiosk		\$1,637,063			\$654,825		\$2,291,888	100%	\$2,291,888
Active Transport										
TR32	Stage 1/2 Shared Use Pathway	\$299,177	\$6,248,450			\$3,215,135		\$9,762,762	100%	\$9,762,762
TR33	Stage 3 Shared Use Pathway	\$154,303	\$3,220,810			\$1,771,445		\$5,146,558	100%	\$5,146,558
TR34	Stage 4 Shared Use Pathway	\$154,303	\$3,220,810			\$1,771,445		\$5,146,558	100%	\$5,146,558
TR35	Stage 5 Shared Use Pathway	\$75,407	\$1,573,986			\$865,692		\$2,515,085	100%	\$2,515,085
TR36	Shared Use Pathway Bridges				\$2,169,116	\$759,191		\$2,928,307	100%	\$2,928,307
Total Transport		\$118,417,672	\$494,567,874	\$65,780,827	\$391,054,470	\$322,347,733	(\$74,400,000)	\$1,317,768,569		\$1,212,042,995

Note: On costs includes design, project management and contingency.

Note: The 'Apportionment to Plan' for TR16, TR17 and TR29 shows the overall percentage of the total cost that is apportioned to the Plan. The apportionment at a road segment, bridge and intersection level is shown at clause 4.3.4.

Note: Although the Public Transport construction costs are shown within the 'pavement' column, additional construction work components apply.

West Dapto Development Contributions Plan (2025)

Schedule 4 Stormwater Management

Reference	Infrastructure Item	Cost of Land	Cost of Works	Total Cost	Apportionment to Plan	Cost to Plan
Detention Basins						
SM01	Detention Basins (including Gross Pollutant Trap)	\$33,413,144	\$50,725,634	\$114,311,437	100%	\$114,311,437
Enhanced Storage Areas						
SM02	Forest Creek	\$779,063	\$7,162,177	\$7,941,240	100%	\$7,941,240
SM03	Robins Creek	\$584,297	\$4,774,784	\$5,359,082	100%	\$5,359,082
SM04	Reed Creek	\$681,680	\$3,978,987	\$4,660,667	100%	\$4,660,667
SM05	Mullet Creek	\$908,907	\$5,570,582	\$6,479,489	100%	\$6,479,489
SM06	Duck Creek	\$1,233,516	\$9,549,569	\$10,783,085	100%	\$10,783,085
Trunk Drainage						
SM07	Trunk Drainage		\$33,752,285	\$33,752,285	100%	\$33,752,285
Total Stormwater Management		\$40,247,417	\$52,258,779	\$131,028,505	\$183,287,284	\$183,287,284

Schedule 5 Administration

Reference	Item	Total Cost of Works in Plan	Percentage applied	Total Cost	Apportionment to Plan	Cost to Plan
AD01	Administration of Contributions Plan	\$1,551,564,294	1.50%	\$23,273,464	100%	\$23,273,464
Total Administration						\$23,273,464

Figure 15 Comprehensive Maps (Sheet 1)

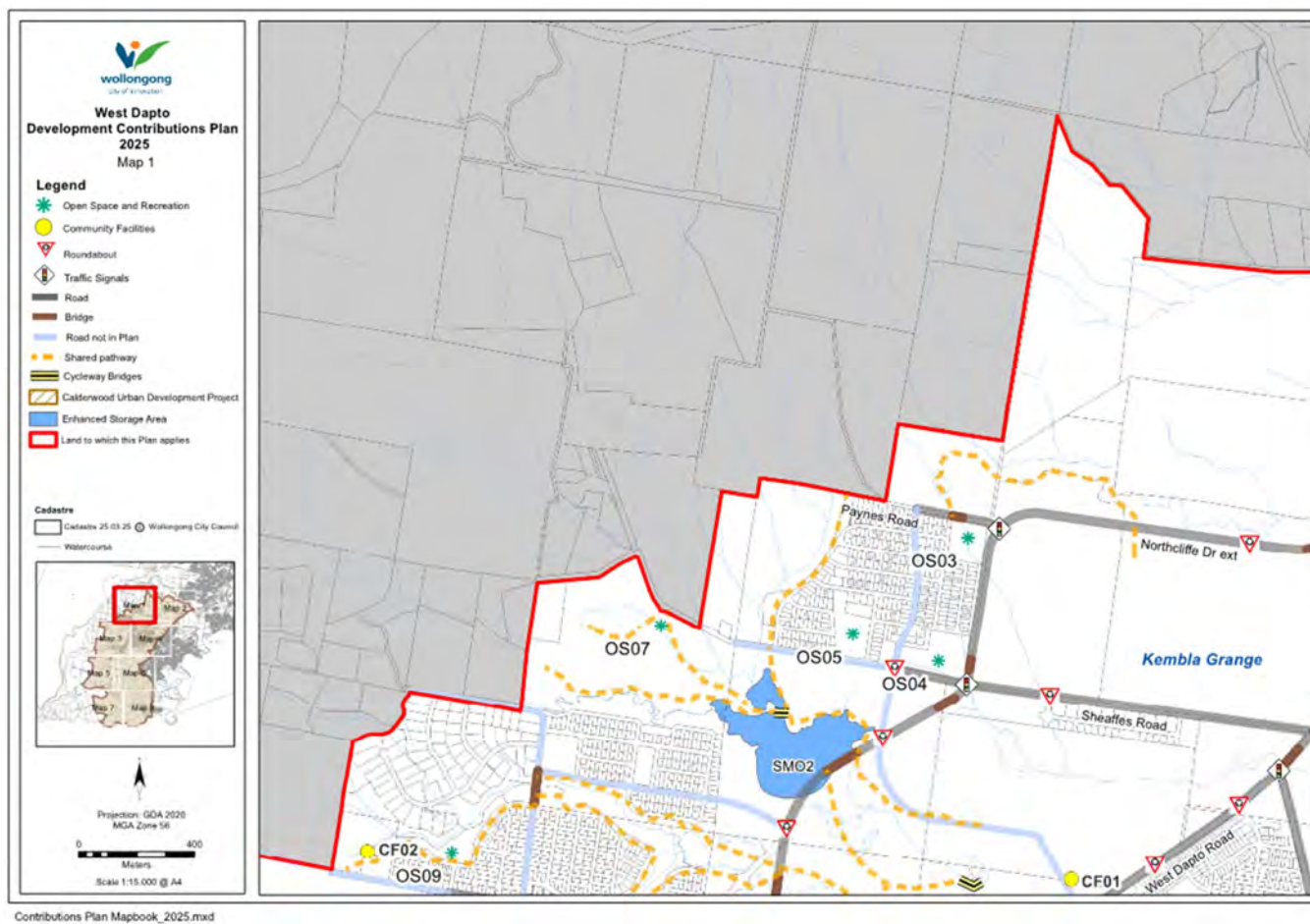


Figure 16 Comprehensive Maps (Sheet 2)

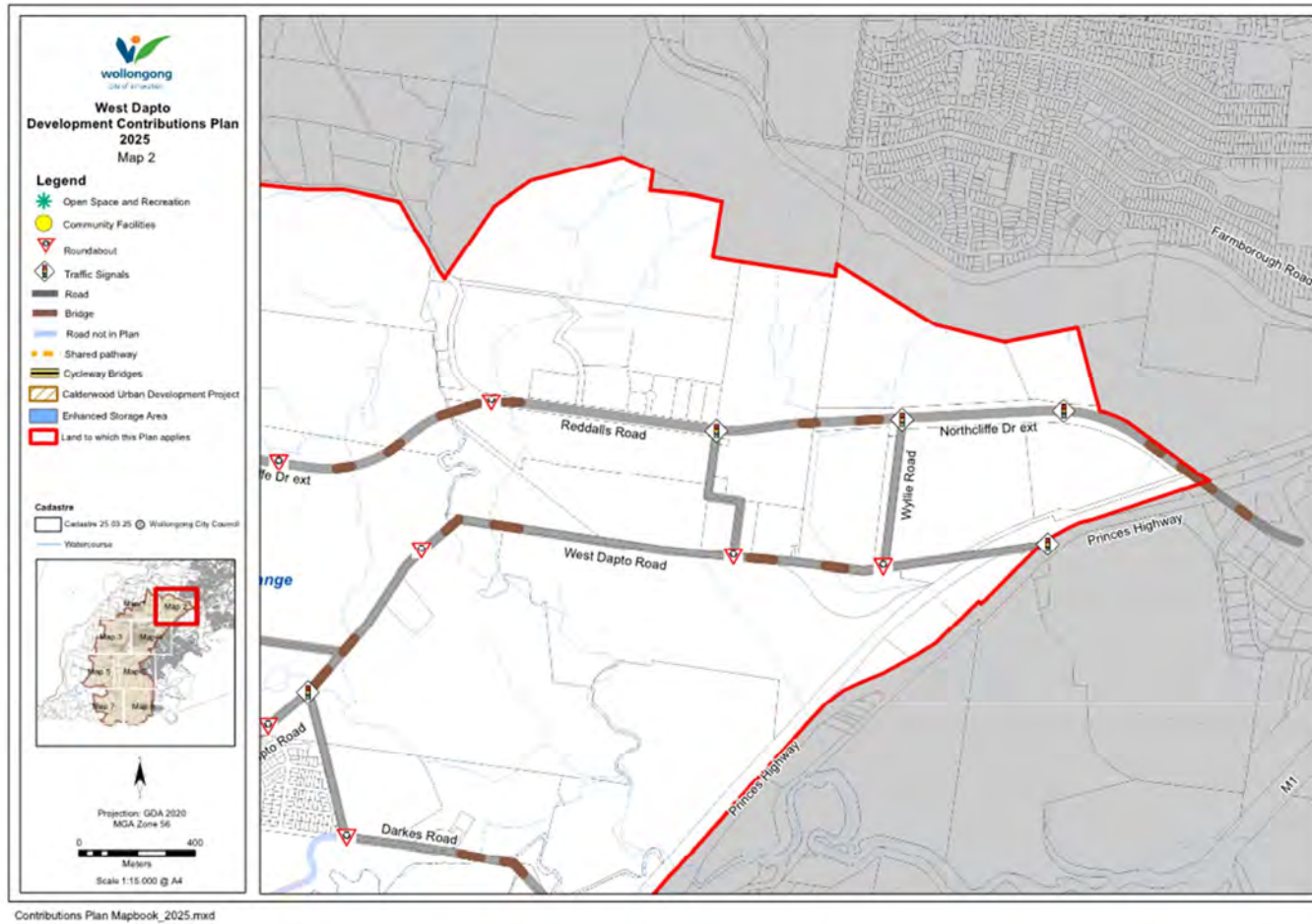


Figure 17 Comprehensive Maps (Sheet 3)

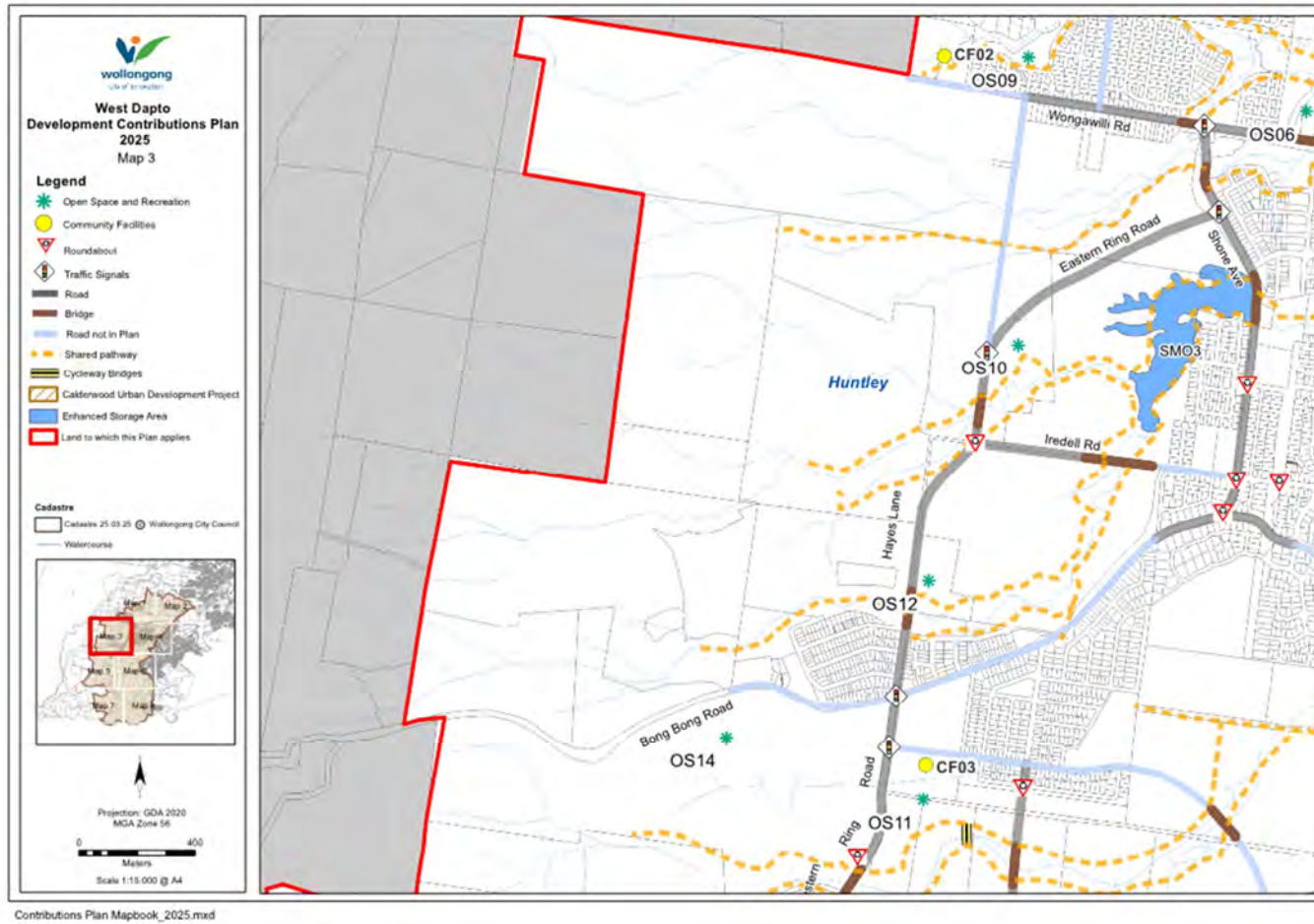
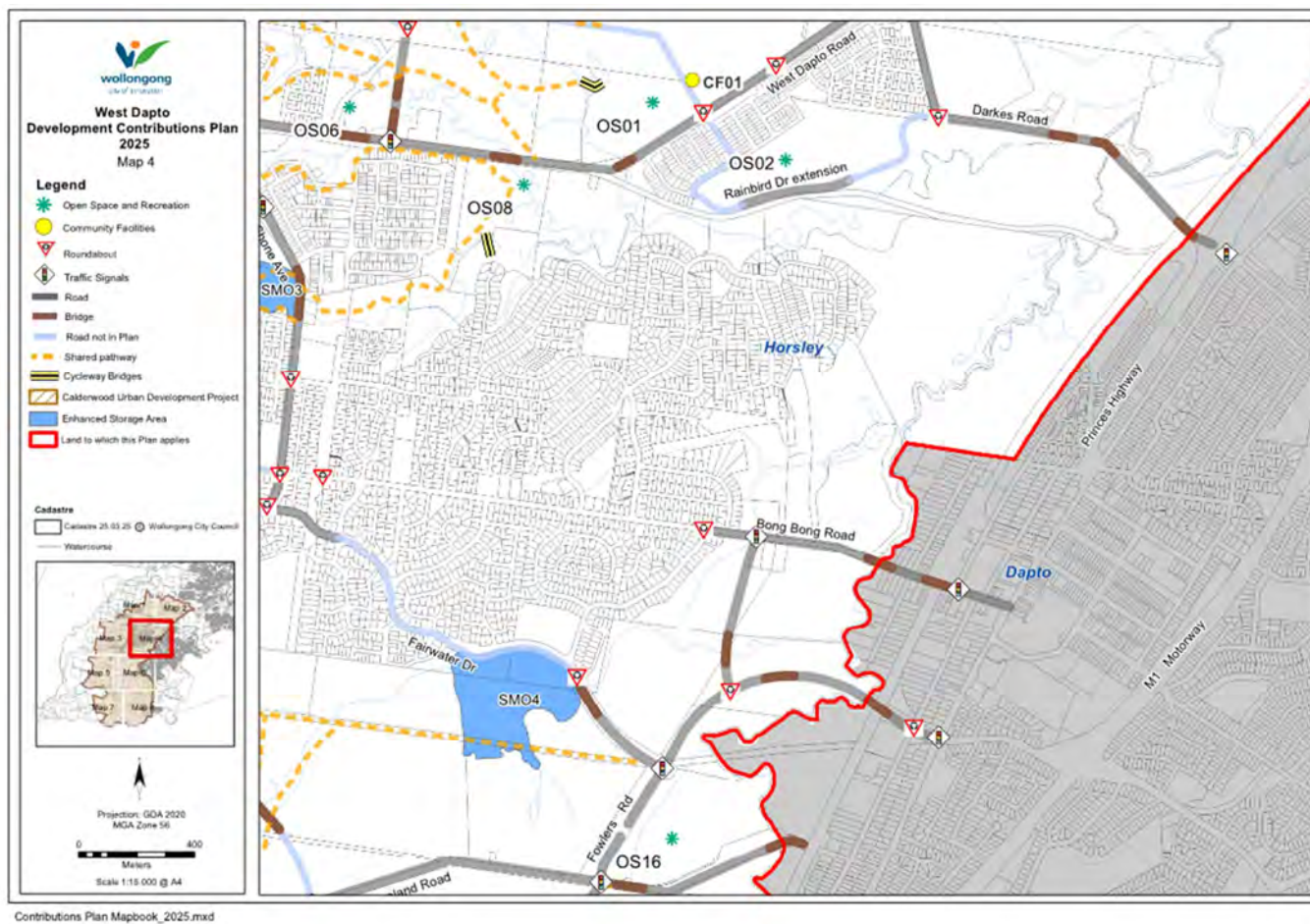
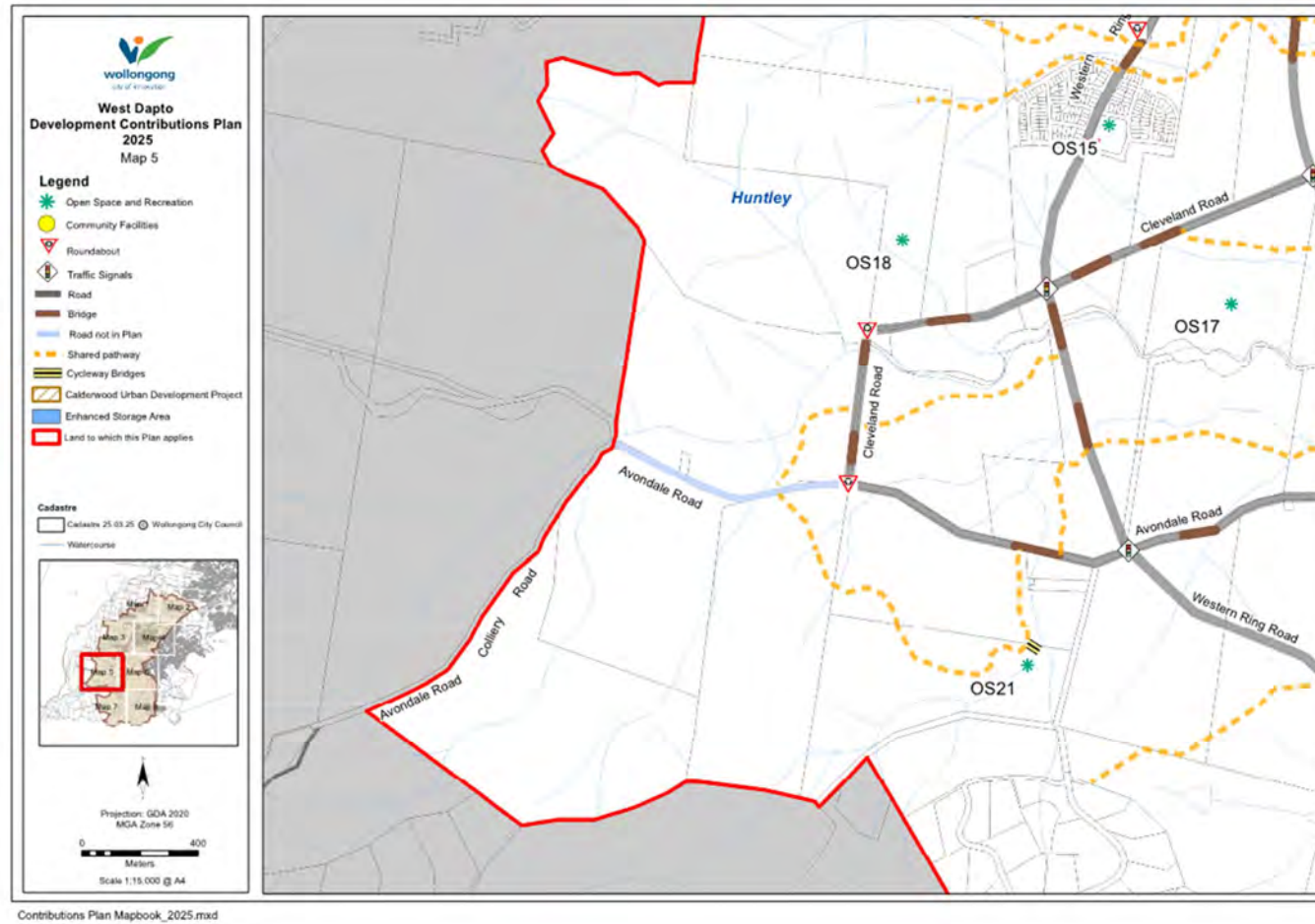


Figure 18 Comprehensive Maps (Sheet 4)



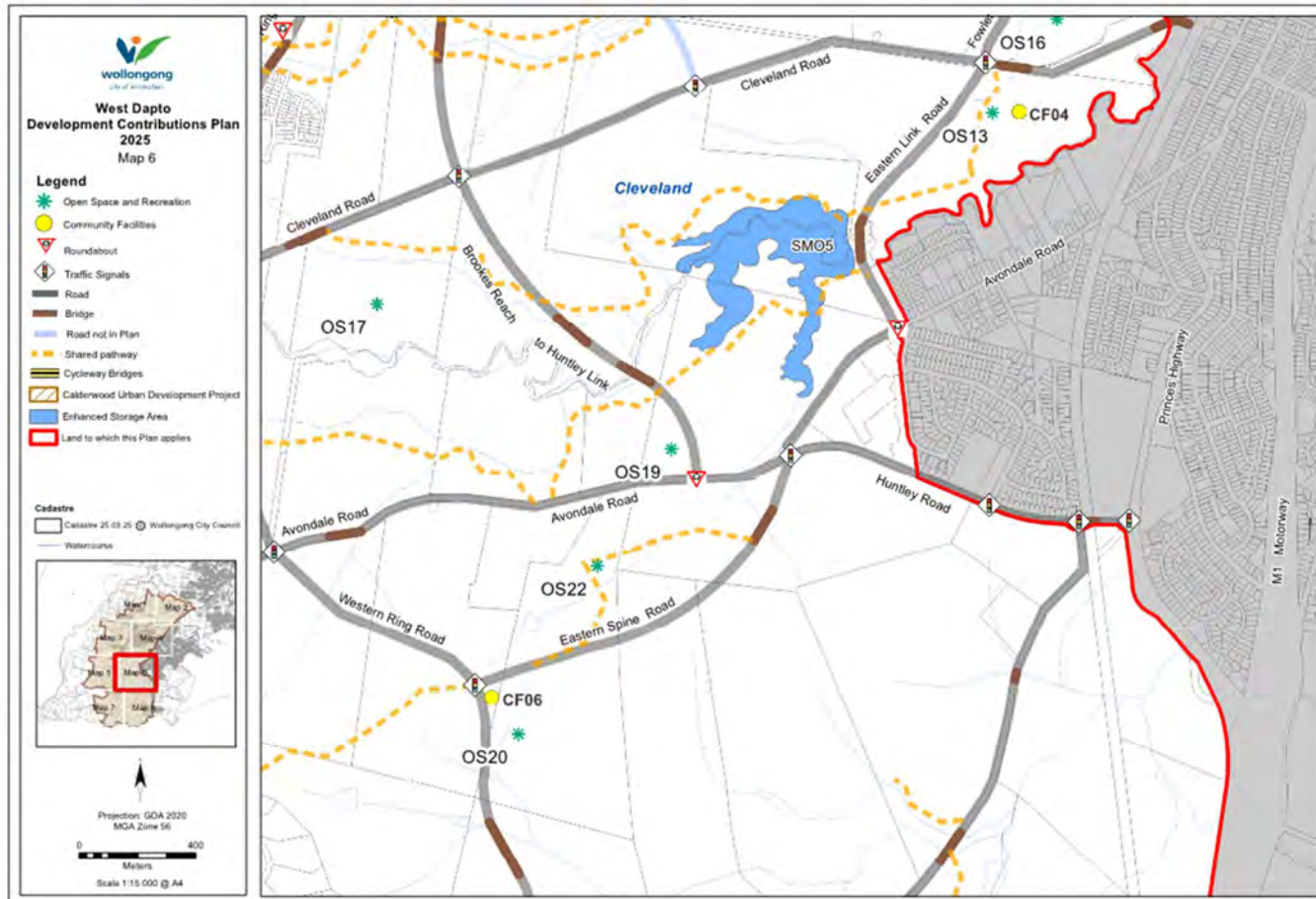
West Dapto Development Contributions Plan (2025)

Figure 19 Comprehensive Maps (Sheet 5)



West Dapto Development Contributions Plan (2025)

Figure 20 Comprehensive Maps (Sheet 6)



Contributions Plan Mapbook_2025.mxd

Figure 21 Comprehensive Maps (Sheet 7)

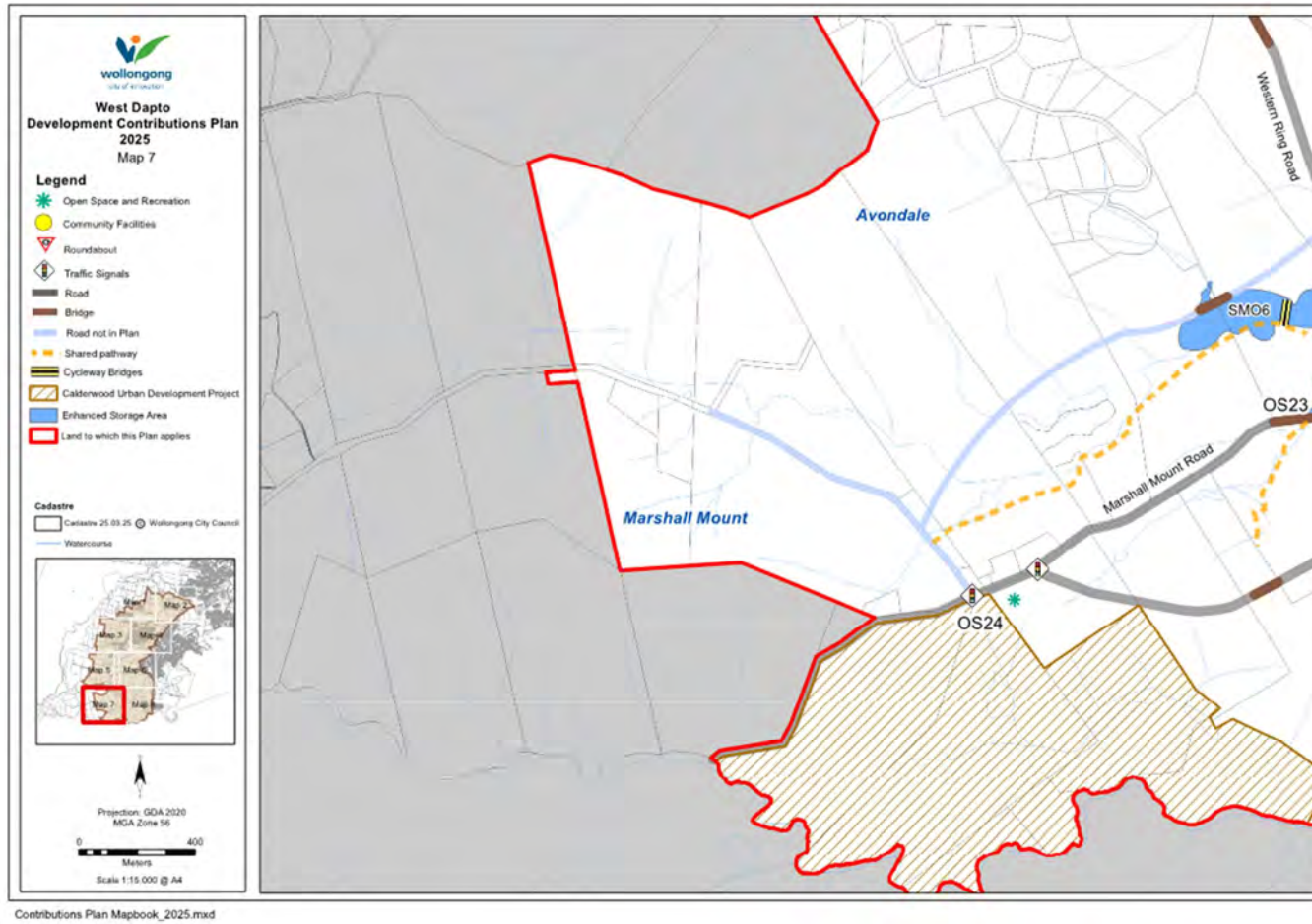
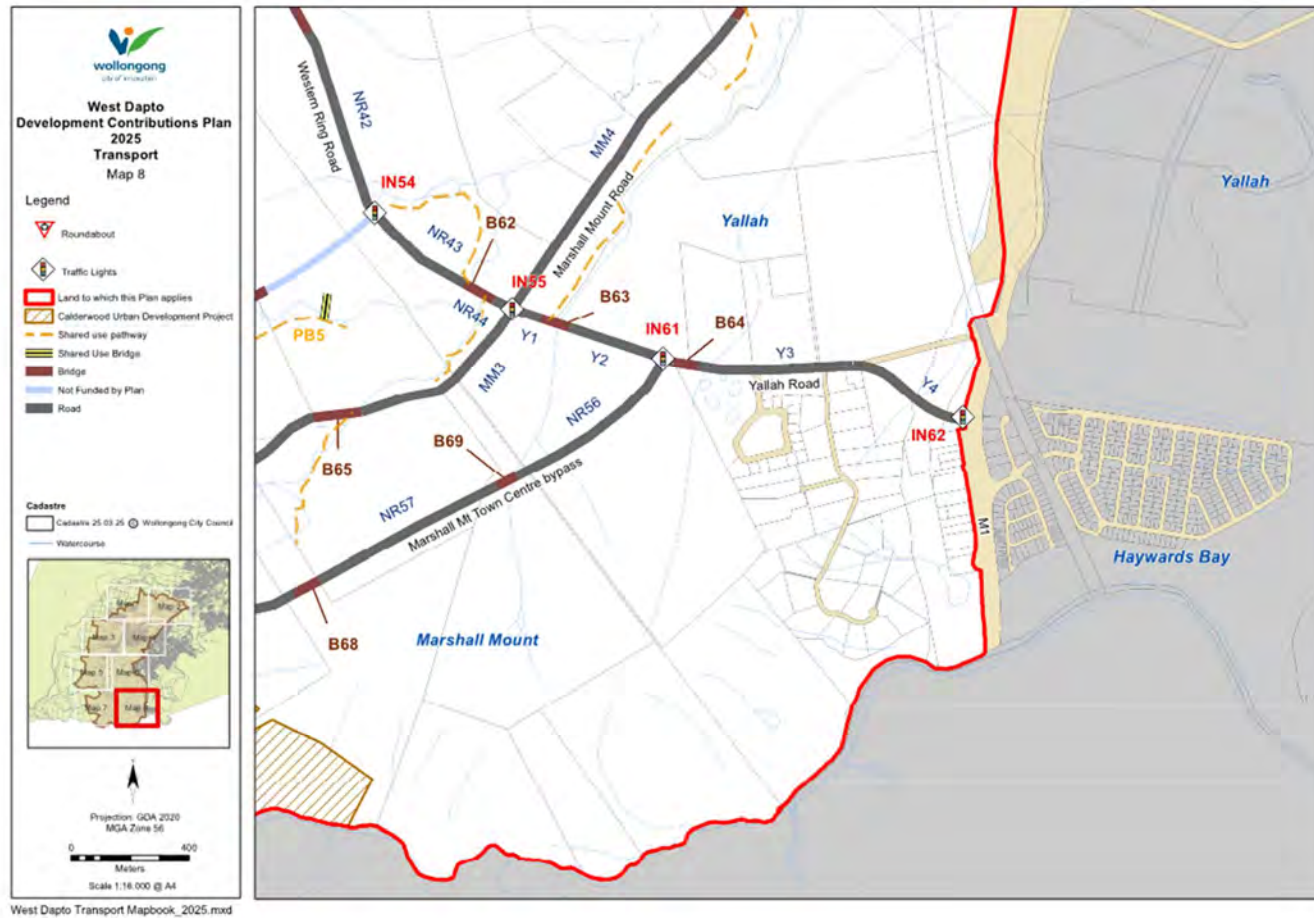


Figure 22 Comprehensive Maps (Sheet 8)





From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.

We value and protect our environment

We have an innovative and sustainable economy

Wollongong is a creative, vibrant city

We are a connected and engaged community

We have a healthy community in a liveable city

We have affordable and accessible transport



Wollongong City Council
wollongong.nsw.gov.au
Phone (02) 4227 7111





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

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.

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.	Recommendation accepted	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.	Recommendation accepted with changes.	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> .	Recommendation accepted	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.	Recommendation accepted	This recommendation is for advice only and does not require immediate action to amend the contributions plan.