Rebecca Sherman

From: Ken Phelan <Ken.Phelan@planning.nsw.gov.au>
Sent: Monday, 17 June 2019 3:06 PM
To: Warwick Stimson
Subject: FW: Site Compatibility Certificate application: Calculation of fees

Good afternoon Warwick.

Further to your enquiry of this morning, I set out below the basis on which fees are calculated.
The figures are from the ***Environmental Planning and Assessment Regulation 2000***, clause 262A.

For a Seniors Housing Site Compatibility Certificate the fixed base of the fee is $280, plus a variable component based on total bed-spaces in the development.

Typically the units are two-bed- eg. resident couple or senior single with visitor.
The 109 units you quoted may yield 218 bed-spaces.
The variable part of the fee is $45 per bedspace.

Fee calculation is therefore $280 + (218 x 45) = $10,090.
However, fees for each application are **capped at $5,580**.
So, based on the above, where the fee exceeds the cap, the fee payable is **$5,580** (ie. the cap level of fee).

If all units are single-bed then the calculation is $280 +(109 x 45) = **$5,185**.
Being under the cap, **$5,185** would be the fee payable.

From the above you will be able to calculate any bed-space mix for the total units and its related fee.

I hope this explains the fee system clearly.

Regards
Ken

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I acknowledge and pay my respects to the traditional people of each Country I service and thank them for allowing me to work on their traditional lands.