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Department of Planning
Received
21 JUN 2019
Scanning Room

Our Ref: 18.037

19 June 2019

Penrith
Suite 5 488 High Street
P 4731 2730

Tamworth
Suite 6, 493 Peel Street

All mail to
PO Box 1912 Penrith NSW 2751

NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2000

Dear Sir/Madam

Re: Site Compatibility Certificate Application – Muree Golf Club, Walker Cres, Raymond Terrace
Lot 202 DP610043, Lot 33 DP40136, Lot 1 Sec22 DP758871, and Lot 31 DP753161

Please find attached our Site Compatibility Certificate Application in regards to Muree Golf Club.

Documents attached for your consideration are:-

- Site Compatibility Certificate Application Form with Owners Consent
- Planning Report (2 Copies)
- Plans (2 Copies @A3)
- Fee Calculation and Cheque
- USB

Trusting these meet with your requirements, please contact me on 02 4731 2730 if you would like any further information.

Sincerely
Stimson & Baker Planning

Warwick Stimson RPIA
Director

NSW GOVERNMENT | Planning & Environment

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
SITE COMPATIBILITY CERTIFICATE APPLICATION

Site compatibility application no. _____

Date received: ____/____/____

LODGEMENT

Instructions to users

A site compatibility certificate is required under clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Please note, amendments to the SEPP in October 2018 require you to submit a cumulative impact study if your proposed development is located within a 1km radius of 2 or more other parcels of land which have either a current site compatibility certificate or a site compatibility certificate application that has been made but not yet determined.

In addition, the amendments made in October 2018 also affect the way the SEPP applies to a site that includes land over which a previous site compatibility certificate has been issued (see clause 25(5)(c) and 25(5A)). As a result, you will now be required to include details of all previous site compatibility certificates that were issued over any portion of the land to which this application relates.

Before lodging this application, it is recommended that you contact the relevant regional office of the Department of Planning and Environment concerning your development proposal to arrange a pre-lodgement meeting.

To ensure that your application is accepted, you must:

- ✓ complete **all** parts of this form, **and**
- ✓ submit **all** relevant information required by this form, **and**
- ✓ provide **a copy** of this form and attached documentation in **hard copy**,
- ✓ provide form and documentation in **electronic format** (e.g. Memory stick).
- **provide** a cumulative impact study, if required.
- **provide** copies of any previously issued site compatibility certificates for the land, or any part of the land, to which the application relates.

- NB: The Department of Planning and Environment may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Department, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning and Environment. Please refer to www.planning.nsw.gov.au for contact details.

1. APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency: STIMSON & BAKER PLANNING

☑ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name: Warwick

Family name: STIMSON

Street address — Unit/street no.:

Street name: P.O Box 1912

Suburb or town: PENRITH

State: NSW

Postcode: 2751

Postal address (or mark 'as above') — PO Box or Bag: As Above

Suburb or town:

State:

Postcode:

Daytime telephone: 0247 312730

Email: warwick@stimsonandbaker.com.au

Mobile: 0401 449 101

2. SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek a site compatibility certificate.

NAME OF PROPOSAL

STREET ADDRESS

Street no.: 1A

Street or property name: FREETH St & WALKER CRES

Suburb, town or locality: RAYMOND TERRACE

Postcode: 2423

Local government area: PORT STEPHENS

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION (Lot and DP, section)

Lot 202/DP610043, Lot 33/DP40136, Lot 1/Sec 22/DP758871, Lot 31/DP753161

Attach—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the NSW Land Registry Services. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT. Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

The proposal is for a Self Contained Seniors development and associated facilities, and the concept is detailed in the accompanying plans.
In Summary, the development would result in some 109 dwellings, over 6 buildings, with 3 of these dwellings being stand alone villas.

Attach—copy of proposed site layout.

3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

Facilitates the construction of seniors housing on appropriate lands currently used as a registered club

4. LAND TO WHICH YOUR APPLICATION RELATES TO

In accordance with Clause 24(1)(a), the proposed site is on land:

(i)	that adjoins land zoned primarily for urban purposes	Yes ☐	No ☐
(ii)	that is zoned as 'special uses' under another EPI	Yes ☐	No ☐
(iii)	that is used for the purposes of an existing registered club	Yes ☑	No ☐

5. PREVIOUS SCC CERTIFICATES

Has an SCC previously been issued for any part of the land to which this application applies? Yes ☐ No ☑

If yes, please provide details and a copy of the previous certificate/application.

See accompanying Planning Report.

6. CUMULATIVE IMPACT STUDY

Has a cumulative impact study been submitted with this application? Yes ☐ No ☑

Please provide an explanation to support/explain your response above.

Not required as per legislation.

7. APPLICATION FEE

You are required to pay a fee for the assessment of an application for the certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is **$5580**

Number of beds and/or dwellings

109 Dwellings (approx 218 bedspaces)

Fee quote attached.

8. CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under *State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004* for a site compatibility application pursuant to clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000*
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

In what capacity are you signing if you are not the owner of the land

Consultant

Name(s)

WARWICK STIMSON

Date

19.6.17

9. LAND OWNER'S CONSENT

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a site compatibility certificate.

Signature

See attached Owners Consent

Signature

Name

Name

Date

7 Walker Crescent
Raymond Terrace
NSW 2324
Phone: 02 4987 2142
Fax: 02 4987 4268

Muree Golf Club

PO Box 61
Raymond Terrace
NSW 2324
admin@mureegolfclub.com.au
www.Mureegolfclub.com.au
ABN: 81 000 164 947

To Whom it May Concern

Please be advised that we authorise Stimson & Baker Planning to lodge an application for a Site Compatibility Certificate with the Department of Planning Industry and Environment. Please note this relates to the Muree Golf Club land, comprising L202/DP610043, L33/DP40136, L1/Sec22/DP758871 and L31/DP753161.

Please contact me on 02 4987 2142 should there be any questions.

Sincerely

Sally Mitchell
Operations Manager

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

NSW GOVERNMENT | Planning & Environment

Ken Phelan
Environmental Planner
Department of Planning
& Environment, Hunter
+61 2 4904 2705
ken.phelan@planning.nsw.gov.au
Hunter Central Coast Representative:
Work Health & Safety Committee
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Please consider the environment before printing this email.

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.