

# Determination of Aerotropolis Master Plan assessment fees

I, Jim Betts, Planning Secretary of the Department of Planning, Industry and Environment, determine that the maximum fee that may be imposed for the assessment of a draft master plan for approval by the Minister under clause 43 of the *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* (Aerotropolis SEPP), is calculated as set out in Table 1 below:

Table 1: Maximum assessment fee

Capital Investment Value (CIV)	Maximum assessment fee
≤ \$1,000,000,000	\$700,000
\$1,000,000,001 to \$2,500,000,000	\$700,000 plus \$0.35 for every \$1,000 of CIV above \$1 billion
\$2,500,000,001 to \$5,000,000,000	\$1,225,000 plus \$0.25 for every \$1,000 of CIV above \$2.5 billion
≥ \$5,000,000,001	\$1,850,000 plus \$0.18 for every \$1,000 of CIV above \$5 billion, up to a maximum fee of \$2,000,000.

In addition to the maximum assessment fee that may be imposed in accordance with Table 1, the assessment of a draft master plan that relies on an amendment to the approved Precinct Plan will incur an additional assessment fee of \$22,650 plus an additional fee of \$1,130 for each hectare (or part of a hectare) of the site area of the master plan.

For the purposes of this Determination, **CIV** means:

all costs necessary to construct and operate the future development pursuant to the proposed master plan, including the design and construction of any buildings, structures, associated infrastructure and fixed or mobile plant and equipment that will be subject to future development consents or other approvals under Part 4 or Part 5 of the *Environmental Planning & Assessment Act 1979*, other than the following costs:

- amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the *Environmental Planning & Assessment Act 1979* (NSW) or a planning agreement under that Division;
- costs relating to any part of a development that is the subject of a separate development consent not pursuant to the proposed master plan;
- land costs (including any costs of marketing and selling land); and
- GST (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* (Cth)).

The assessment fee must be paid in full within 14 days of the fee invoice being issued by the Department, unless otherwise agreed in writing by the Department. The master plan application will not proceed to a subsequent stage of assessment until the fee has been paid in full.

Pursuant to the Aerotropolis SEPP at the date of this Determination, an approved master plan has effect for five years from the date of approval, or a longer period approved by the Minister.

This Determination is made under cl 263(1)(a) of the EP&A Regulation and based on the information set out in briefing note IRF21/862.

Signed: .....  .....

Dated:.....03/08/2021.....