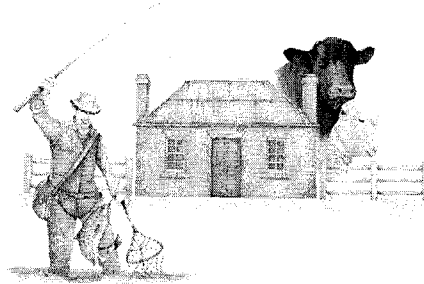


central  
highlands  
COUNCIL



**DES**

**SUPPLEMENTARY AGENDA**

**16<sup>th</sup> August 2022**

## Epuron – Request for Reduced Development Application Fees

The following letter from Epuron was forwarded to Councillors from the Mayor. The Mayor has requested that this be a supplementary agenda item for the DES Report

Section 207 of the Local Government Act 1993 states

“A council may remit all or part of any fee or charge paid or payable under this Division.”

Council at its meeting on 17<sup>th</sup> May 2022, adopted the following fees and charges under Section 205 of the Local Government Act 1993 for planning.

Description	Fee
<b>Planning</b>	
<b>Permitted Development</b>	
All Permitted Development	\$120.00 min & \$1.10 per \$1000 where value of works > \$10,000
<b>No Permit Required Compliance Fee</b>	
Planning Certification (where developer wants formal assessment of no permit required works or exempt)	\$90.00
<b>Discretionary Development</b>	
Discretionary Development	\$195.00 min & \$1.10 per \$1000 where value of works > \$10,000
Application for Level 2 Activities	\$600.00 min & 1.10 per \$1000 where value of works > \$10,000
Statutory Advertising	\$310.00
<b>Subdivision</b>	
Application for Subdivision or Boundary Adjustment	\$55/lot (minimum fee \$435.00)
Statutory Advertising	\$310.00
<b>Final Plans</b>	
Sealing Final Plans & Stratum	\$40/lot (minimum fee \$210.00)
Amendments to Sealed Plans	\$220.00 Plus \$600 if a hearing is required
<b>Other</b>	
Amendments to Permits	\$165.00
Extension of time to Permits	\$110.00
Application for Adhesion Order	\$215.00
Engineering Drawing Assessment Fee	\$320 minimum & 1% value of works
Engineering Inspections	\$130/hour
<b>Amendments to Planning Scheme</b>	

Assessment of Applicant's Submission	\$805/ minor amendment or \$1605 / all others plus applicable DA/SUB assessment fee for s.43A combined applications
Statutory Advertising & Notification	\$820 per advertisement (2 advertisements required)
Tasmanian Planning Commission Fee	Current fee as set by the TPC

**The Development Application has not been lodged yet.**

**For Discussion**

12 August 2022

Graham Rogers  
Planning Department  
Central Highlands Council  
Bothwell  
TAS 7030

By email: [grogers@centralhighlands.tas.gov.au](mailto:grogers@centralhighlands.tas.gov.au)

Cc Louisa Brown – [lbrown@southernmidlands.tas.gov.au](mailto:lbrown@southernmidlands.tas.gov.au)  
Kathy Bradburn - [kbradburn@centralhighlands.tas.gov.au](mailto:kbradburn@centralhighlands.tas.gov.au)

Dear Graham,

## **St Patricks Plains Wind Farm**

Thanks to you, Louisa and Kathy for meeting with Melissa Pisani, Rex Johnson and myself on Tuesday 2 August 2022 at the Bothwell council offices.

Following our discussion I am writing to request a fee remission for the Development Application for the St Patricks Plains Wind Farm which we are aiming to lodge with council later this year.

We wrote previously on this matter (14 May 2019) to seek a fee remission so we might understand the level of fees for the development application and you responded (28 May 2019) noting that Council agreed to a fee in line with the then current fee cap of \$30,000.

The period for lodgement under that arrangement was to 1 July 2019. While clearly the development application would not be lodged within that period, we took it as an indication of the fee level associated with the project.

As we approach lodgement of the wind farm, having completed all of the studies required under the Project Specific Guidelines and Council's planning scheme, we wish to agree/understand the planning fee for the wind farm.

Under the uncapped rules and with a potential capital investment value of around \$550 million and a fee regime of \$1.10 per \$1,000 capital value the fee for the wind farm could be in excess of \$600,000.

We understand that many Tasmanian councils have uncapped fees and it is commonplace to request a fee cap which often changes the actual fees submitted.

We believe the planning application fee should consider not just the cost recovery aspect but also the social and economic value of the project to the Central Highlands LGA:

- 200 jobs during construction

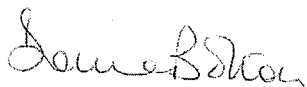
- Up to 20 jobs during operation
- Both direct and flow through economic benefits for local businesses and services
  - o Local employment,
  - o Food services
  - o accommodation
  - o Fuel and other supplies for the workforce
  - o Local business opportunities
- Community benefits including:
  - o A community fund with potential for matched funding for:
    - medical services locally
    - Telecoms improvements in black spots
    - Legacy projects in proximity to the site
  - o Community fund for community projects including additional fire trailers around the site and regular allocation towards the upkeep of the Steppes Hall
  - o Sponsorship opportunities for local events

As one local resident of Miena noted: "The social and economic value of having fully employed residents locally cannot be overstated".

We understand that council will engage the services of an independent planner for the assessment of the application and there are costs associated with this. I would like to propose that the planning fee be \$100,000 to accommodate such additional costs to council.

Thank you for considering this fee remission request. I look forward to your advice.

Yours sincerely,



Donna Bolton  
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