

# RICHMOND VALLEY COUNCIL POLICY REGISTER

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<b>POLICY:</b>	<b>CONSIDERATION OF REZONING REQUESTS</b>
<b>FUNCTION:</b>	<b>Development/Strategic Planning</b>
<b>OBJECTIVE:</b>	<b>To provide developers and landowners with clear and concise guidance on how Council considers development that requires an amendment to its Local Environmental Plan and/or Development Control Plan</b>
<b>DIRECTORATE:</b>	<b>ENVIRONMENTAL DEVELOPMENT SERVICES</b>

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## POLICY:

### INTRODUCTION

This policy provides a guide as to the type of information, format, fees and forms required to be submitted to support the preparation of a draft local environmental plan (LEP) and/or draft development control plan (DCP). More detailed or specific information may be required depending on the nature and scale of the proposal and should be determined through pre-lodgement consultation. It should also be understood that unforeseen issues/constraints/objections may arise during the draft LEP preparation process.

### WHEN SHOULD A REZONING APPLICATION BE MADE?

Applications to rezone land are generally **NOT** encouraged and should only be submitted in the following circumstances:

- The proposal is supported by a local strategy endorsed by Council or a State or regional strategy produced by the Department of Planning, or
- Development of land in accordance with the existing zone would not be in the public interest.

Notwithstanding the above, this Policy may also be used to assist with preparing submissions on exhibited draft local environmental plans/development control plans to support, object, and/or suggest further amendments to that draft plan.

### PART 3 OF THE ACT

Part 3 of the *Environmental Planning and Assessment Act 1979* presents the statutory process for preparing environmental planning instruments (EPI), including local environmental plans (LEP) and development control plans (DCP) (although statutorily a DCP is not considered to be an EPI. It also provides for the amendment of a LEP in whole or in part by a subsequent local environmental plan, and likewise the amendment, substitution or revocation of a DCP by another development control plan.

Generally, an application to Council to rezone land is an application for the preparation of a local environmental plan to amend the principal LEP. However, this policy extends to incorporate applications to amend a DCP.

Appendix A contains a diagram illustrating the local environmental plan process.

### **Current Local Environmental Plans**

Richmond Valley Council comprises the amalgamation of Casino Municipality, part of Richmond River Shire and part of Copmanhurst Shire. As a result, there are three (3) local environmental plans applying, each to its respective former council area. These plans are comprised of the *Casino Local Environmental Plan 1992*, *Richmond River Local Environmental Plan 1992*, and *Copmanhurst Local Environmental Plan 1990*.

### **New Principal Local Environmental Plans**

In 2005, the Minister directed that all NSW councils prepare new local environmental plans for their areas based on a Standard LEP Template. The aim being to have consistency between each LEP. The Ministerial direction also provided that councils have between 2 and 5 years to have their new plans in place, with Richmond Valley Council and other Far North Coast councils being allotted a 3 year time frame.

The Standard LEP Template was gazetted on 31 March 2006. Council's 3 year timeline commenced with the gazettal of the Template.

It is intended that this policy would apply to that new LEP equally as it would to existing plans.

### **Development Control Plans**

Under each of the current local environmental plans, there exist development control plans. A development control plan may provide more detailed provisions with respect to development so as to achieve the purpose of the LEP, to identify development as advertised development and provide for how such advertising should be undertaken; to specify criteria to be considered when giving an order, or for any other thing permitted by the Act to be prescribed by a DCP.

With the preparation of a new principal LEP, all existing DCPs will be repealed. As a result a new development control plan(s) must be prepared, however, only one DCP may apply in respect of the same land.

### **PRE-LODGEMENT CONSULTATION**

Before lodging an application for a rezoning, applicants are requested to initially contact Council in writing, to be followed by a pre-lodgement meeting with relevant

Council staff, on-site if required, once basic concepts and information have been collected.

These consultations aim to assist in identifying specific information needs to support the application, and thus avoid processing delays through the need for further information/clarification.

### **MULTIPLE APPLICATIONS**

Where Council receives multiple rezoning applications for the same type of development, such as rezoning land for residential or rural residential purposes in the same town or village, and the current strategy can not support both applications, preference will be given to larger proposals, and proposals adjoining similar zones or land-uses.

If an application is rejected on these grounds, all fees will be refunded, however, Council will not accept liability for costs or losses associated with the preparation of the application or failure to have the land rezoned. To avoid having an application deferred or rejected on these grounds it is essential that the applicant undertaken extensive pre-lodgement consultation with Council.

### **PRO-FORMA**

A pro-forma, similar to that contained in Appendix B, must be completed and submitted with a rezoning application. The application must also be supported by a Planning Report and fees. For further detail refer to *Fees*, and *Planning Report*.

### **FEES**

The fees will be charged based on progression of the application through stages. Progression of the application into each stage will not commence until payment for that stage has been receipted. Such fees will be in accordance with Appendix C to this Policy until 30 June 2007. Thereafter the fees shall be in accordance with Council's revenue policy at the time of payment for the relevant progressive stage of the Rezoning Application.

### **Draft LEP Fee Structure and Stages**

- Stage 1** - comprises lodgement of an application, preliminary assessment, reporting to Council (s.54), and notification to Director-General and LEP Review Panel (if preparation of draft LEP is supported).
- Stage 2** - comprises Section 62/34A consultation with relevant Agencies, preparation of draft local environmental plan, submission to LEP Review Panel for issue of s.65 certificate.
- Stage 3** - preparation of an exhibition report, public exhibition of draft plan, receipt of submissions, review of submissions, amendments to draft

LEP, reporting to Council, seeking a Parliamentary Counsel's opinion, reporting to Department of Planning (s.64) with a request to have the plan made by the Minister.

*(Note: additional fees will be required for the preparation of a local environmental study or to conduct a public hearing, if required.)*

### **Draft DCP Fee Structure and Stages**

**Stage 1** – comprises lodgement of an application, preliminary assessment, reporting to Council.

**Stage 2** – comprises preparation of draft development control plan, public exhibition, review of submissions, amendments to draft DCP.

**Stage 3** – comprises reporting to Council for adoption of DCP, public notice to make DCP effective.

Fees for rezonings will be undertaken on a cost recovery basis. Where the cost to Council exceeds the scheduled fee for that stage additional fees may be charged. Actual processing costs will be calculated on the basis on wages charged to that job, plus on-costs and support costs, plus actual out of pocket costs for items such as advertisements. Refer to *Refunds and Additional Fees* for further information.

### **Fee Reduction**

Part of the scheduled fee may be refunded where several rezoning applications can be concurrently processed as a single amendment, or where Council considers the application to be of a relatively minor nature.

The level of such fee reduction shall be determined on merit by Council. Generally the total rezoning fee could be proportioned equally between such applications, although such a discount for Stage 1 fees may lower due to independent preliminary assessments and site inspections.

### **Refunds and Additional Fees**

The unexpended proportion of a stage fee will be credited towards the following stage fee, unless alternative arrangements have been made with Council for a refund.

If an application is withdrawn, refused, blocked or otherwise prevented from progressing, the unspent component of that stage fee may be refunded at the request of the Applicant, however, no further work will be undertaken on that application.

Where a reduced fee has been awarded to an application a fee refund may be refused if the application is withdrawn and other concurrent application(s) are to continue.

Where required, additional fees for a stage must be paid at the commencement of the following stage along with the prescribed fee for that next stage. Additional fees for the final stage of a rezoning must be paid prior to Gazettal of the LEP.

### **OWNER(S) CONSENT**

Rezoning applications that propose to change the zoning of land, or provisions relating to a specific parcel of land, will not be accepted unless all owners have signed the application form. A separate notice of consent may be supplied in lieu of signing the form.

### **PROCESSING OF REZONING APPLICATIONS**

Rezoning applications may be considered by Council every 12 months (usually at the beginning of each financial year). This is to reduce the number of times the local environmental plan is amended and to enable a number of applications to be concurrently processed as a single LEP amendment.

Council may consider processing applications more frequently where it considers the matter urgent, the application relates to an underlying public interest, where Council staff resources permit, or the matter is relatively minor and can be incorporated into another draft local environmental plan. With the latter, if Council considers at any time that the matter may delay progression of the amendment it may defer that application for inclusion in a subsequent amendment.

### **PLANNING REPORT**

All rezoning applications must be supported by submission of a Planning Report. In preparing a Planning Report it is critical that sufficient information is provided to enable an adequate assessment be made by Council and relevant State Agencies. The level of information will vary dependent upon the nature of the proposal and its location. The following is a guide to the minimum information requirements.

A rezoning application must be accompanied by the relevant Stage 1 fees and copies of the Planning Report. Refer to the heading *Submission of Planning Report* for further details.

#### **Proposal Outline**

A full description of the proposed rezoning, including justification based upon the principles of ecologically sustainable development, relevant policies, strategies, and legislation, a conceptual development plan (if applicable), identification of any impacts and mitigation measures.

Specifically the proposal should address:

- Concept design for future development and site layout, in combination with site analysis mapping, illustrating the location of buildings, subdivisions,

landscaping etc. For urban, rural residential, commercial or industrial zonings, the concept design should include (where relevant) subdivision layout, dimensions and areas, location of building envelopes, effluent disposal land application areas, contours, road layouts, drainage layouts, stormwater treatment devices, existing vegetation and areas to be cleared, and any other applicable constraints listed below.

- Energy and resource efficiencies that can, or will, be incorporated into future development.
- Affordable housing principles.
- Water Sensitive Urban Design principles.
- Supply and demand calculations demonstrating the need to rezone additional lands for a purpose, and why alternative land supplies or supplies of zoned land are inadequate to cater for demand, and the sustainability of the proposal.
- Staging of development and how it conforms with strategic land release yields agreed to by the Department.

### Site Analysis

Full description of the physical characteristics of the site, including:

- Slope analysis, topography, geology including a contour survey, with contour spacing at minimum 1 metre intervals to AHD.
- Soil capability, suitability and geotechnical stability having regard to evidence of mass movement, soil profile, depth of soil, proximity to ground water.
- Vegetation and faunal analysis, including the identification, location and significance thereof, including specific reference to State Environmental Planning Policy No. 44 – Koala Habitat, s.5A – Flora and Fauna seven point test of significance, *Threatened Species Conservation Act*, *Native Vegetation Act*, *Native Vegetation Conservation Act*, *Rivers and Foreshores Improvements Act*, *Environmental Protection and Biodiversity Conservation Act* (Commonwealth), and any Property Vegetation Plans, voluntary conservation agreements of the like that affect the land.

If the land is zoned other than for an urban purpose (ie Rural) and there will be native vegetation clearing associated with future development, it is recommended that the applicant **consult with the Northern Rivers Catchment Management Authority prior to lodgement** to seek information regarding the clearing of that vegetation. Such consultation should be documented in writing.

- Bushfire hazard assessment, including reference to Council's *Bush Fire Prone Land Map*, and the guideline *Planning for Bushfire Protection* (2001), or any subsequently adopted guidelines. Identification of mitigation measures, minimum Asset Protection Zones, location of perimeter fire trails, areas to be subject To higher

levels of construction, and any other measures to be implemented to reduce or control bush fire hazard.

- Visual significance and character analysis of the site and surrounding locality and its relationship.
- Location of existing developments, roads, infrastructure, access, improvements etc.
- Stormwater drainage and Water Sensitive Urban Design (WSUD) principles should be discussed. Sediment and erosion control methods, Hydrological modelling and MUSIC modelling may be required both for internal drainage but for that of receiving drainage systems and receiving waters. Baseline water quality and volumetric data may be required as a reference against future monitoring.
- Flooding of the land and adjoining sites with reference to a 1 in 100 year flood, tied to AHD, source of flood information, and compatibility of potential development to the level of flooding.
- Traffic Impact Assessment for potential development resulting from the rezoning, traffic generation, access to the land, adequacy of the local road network and major intersections. Refer to SEPP 11 – Traffic Generating Developments and the RTA *Guide to Traffic Generating Developments*.
- Cultural Heritage Assessment, both Aboriginal and Post European heritage on-site and adjoining, items listed on the local, regional or State Heritage Inventory, search of the Department of Environment and Conservation's *Aboriginal Heritage Information Management System* (AHIMS), consultation with relevant representatives of the Aboriginal community, and assessment of significance (Burra Charter), mitigation measures, and any other guidelines, conservation plans, or agreements. Discuss any additional approvals required in this regard. Where a proposal involves Crown land, an assessment and consultation prior to lodgement, will be required with regard to Native Title.
- Assessment of known or likely contamination from current or past land-uses, the appropriateness of potential development having regard to contamination, mitigation measures to be undertaken, etc. Refer to SEPP55 – Remediation of Land as well as the *Contaminated Land Management Act*.
- Acid Sulfate Soil assessment and preparation of an Acid Sulfate Soils Plan of Management (if soils are detected). Document preliminary assessment process, soil testing regime, results of testing, location of soils, likely impacts from potential development, and mitigation measures. Reference to the *NSW Acid Sulfate Soils Manual*, LEP provisions, *Acid Sulfate Soils Planning Maps*, *Acid Sulfate Soils Risk Maps*, and *DCP5 – Acid Sulfate Soils*.
- On-site effluent disposal (if required) should be addressed, including suitability of the land due to slope, water table, soil types and depth, minimum land application requirements, water courses, dams and drainage, etc. Reference to

*Richmond Valley On-site Sewage & Wastewater Management Strategy (2001), DCP11 – On-site Sewage Management, and On-site Sewage Management for Single Households (1998)(The Silver Bullet)*. While the design of individual systems is not required for a rezoning, it is expected that soil capabilities are assessed and a range of practical options are evaluated. The reliance on extreme on-site effluent management designs, or the provision of a limited range of design opportunities, will not be accepted to justify the rezoning of highly constrained land parcels.

- Assessment of Agricultural Classification of the land, adjoining lands, buffers, landscaping, separation distances, mitigation measures. Current and past agricultural uses of the land over the last 10 years. It may be relevant to investigate the levels of production from the land and financial constraints (such as cost of production, cost to improve, carrying capacity etc). Reference to *State and Regional Farmland Protection* mapping, and *Rural Land Evaluation Manual*.

Where a proposal is within close proximity to intensive animal establishments assessment of odour, visual amenity, noise, runoff, traffic, biological issues (such as avine influenza), and any other impacts must be assessed.

- Infrastructure provision, including adequacy of water, sewerage, electricity, telephone, road, and drainage infrastructure. Location of site to schools, medical facilities, retail centres, employment, housing, transport, emergency services etc.
- Climatic conditions at the site should be discussed, including prevailing wind direction and velocity, rainfall, and temperatures.
- Energy efficiency to be incorporated into future development.
- Location of open space and sporting infrastructure both existing and proposed.
- Potential noise sources such as major highways, airfields, industrial developments, intensive land-uses and mitigation measures.

### **Site Analysis Map**

A site constraints map should be produced, at a suitable scale, and should contain information relating to any relevant matters discussed above, but more specifically the following. Items identified with an asterisk (\*) should be supplied as a GIS layer compatible with Mapinfo:

- Contours.\*
- Cadastral boundaries.
- Concept layout for proposal (where relevant).\*
- Existing buildings.\*
- Access, road network (internal and external).
- Direction of prevailing winds.

- Native vegetation.\*
- Drainage lines, dams, both existing and future, plus location of stormwater treatment devices.\*
- Aspect.
- Slope analysis – showing grades 0-5°, 5-10°, 10-15°, 15-18°, >18°.
- Buffers.
- Acid Sulfate Soils.
- Location of soil testing.
- Floodline (primarily 1 in 100 year, but dependent upon type of future development 1 in 20 year events may also be relevant).\*
- Distance to adjoining land-uses and the nature of adjoining land-uses.
- Recent aerial photograph of land and surrounding area.\*
- Existing and future infrastructure such as powerlines.
- Location of heritage items.\*
- Bush fire hazards – including location and nature of the hazard, APZs, trails, buffers, or other measures.\*
- Contaminated lands.\*
- and any other matters required to be mapped as part of the proposal outline and/or site analysis.

### **Statutory Considerations**

A range of statutory matters must be considered when preparing a draft local environmental plan. It is expected that the Planning Report would scan all relevant statutory provisions and provide comment in regard to consistency, how such considerations have influenced the proposal, and where inconsistent, why this should be overlooked on merits.

A range of statutory matters to be considered are as follows. *(Note this list is not exhaustive and is subject to change without notice.)*

Reference to specific legislation, as at the date of preparing the planning report, is recommended:

- Environmental Planning and Assessment Act 1979 – all relevant sections.
- Any other relevant NSW Act – specifically but not limited to Local Government Act, Native Vegetation Act, Native Vegetation Conservation Act, Threatened

Species Conservation Act, Fisheries Management Act, Protection of the Environment Conservation Act, National Parks and Wildlife Act, Rivers and Foreshores Improvements Act, Heritage Act, Contaminated Land Management Act, Roads Act, and Rural Fires Act.

- Environmental Protection and Biodiversity Conservation Act (Commonwealth).
- All relevant State Environmental Planning Policies.
- North Coast Regional Environmental Plan.
- Relevant Local Environmental Plan(s) being amended – discuss proposed amendments, consistencies/inconsistencies with other provisions.
- Relevant Development Control Plan(s).
- Relevant State, regional and local strategies, guidelines, and policies.
- S.117 Directions.

### **Submission of Planning Report**

Submission of Planning Reports must be supplied in the following format and with the minimum number of copies specified below:

<b>Progress Stage</b>	<b>Format of Submission Required</b>	<b>No. of Copies</b>
Initial Application (Stage 1)	Hardcopy in colour of Planning Report and maps	3 copies
	Digital copy of Planning Report (pdf or word format)	1 copy
	Digital copy of maps (pdf, tiff, jpeg, bmp)	1 copy
	Digital copy of geospatial mapping in Mapinfo, or compatible, Geographical Information System (GIS) format.	1 copy
Prior to S.62 Consultation (Stage 2)	Hardcopy in colour of Planning Report and maps incorporating amendments, if required, from the preliminary assessment and reporting process in Stage 1	To be advised by Council. (Up to 10 copies may be required)
	Digital copy of Planning Report (as amended) (pdf or word format)	5 copies
	Digital copy of maps (as amended)(pdf, tiff, jpeg, bmp)	5 copies
	Digital copy of geospatial mapping in Mapinfo, or compatible, GIS format	1 copy (only where amendments have been made)
Prior to Public Exhibition (Stage 3)	Hardcopy, in colour, of Planning Report & maps incorporating further amendments, if required, from the s.62 Consultation in Stage 2	To be advised by Council. (Up to 10 copies may be required)
	Digital copy of Planning Report (as amended)(pdf or word format)	5 copies

<b>Progress Stage</b>	<b>Format of Submission Required</b>	<b>No. of Copies</b>
	Digital copy of maps (as amended)(pdf, tiff, jpeg, bmp)	5 copies
	Digital copy of geospatial mapping in Mapinfo, or compatible, GIS format	1 copy (only where further amendments have been made)

## **DEFINITIONS**

For the purposes of this policy the following definitions have been adopted:

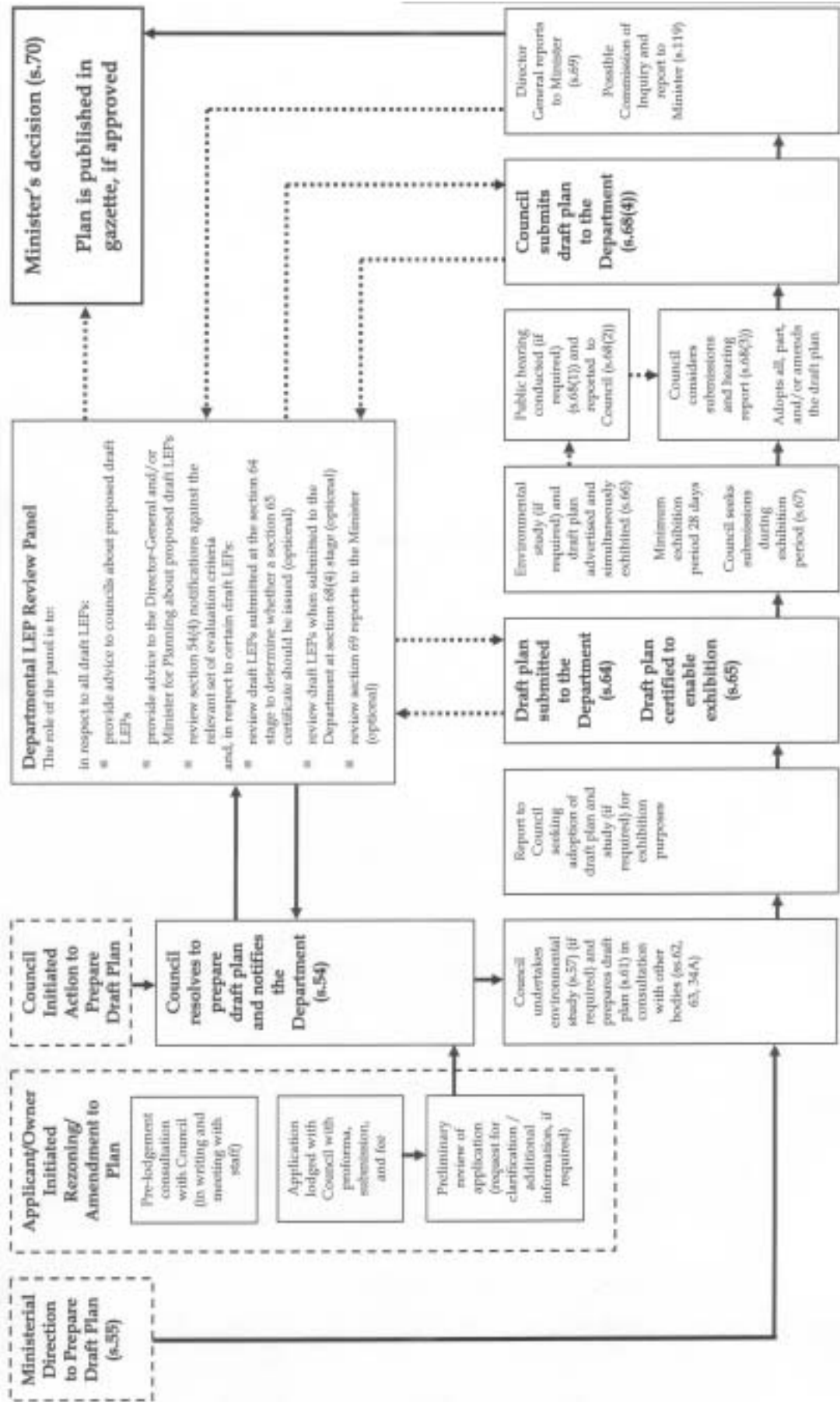
***Concurrent Application*** means two or more individual rezoning applications that are being processed together as a single draft LEP amendment.

***Rezone*** or ***Rezoning*** means the process of amending a local environmental plan, or development control plan, and may involve changing the zoning of land, the land-use tables, or amending provisions.

## **VARIATION:**

Council reserves the right to review, vary and/or revoke this policy from time to time.

## Appendix A - Local Environmental Plan Process



# Appendix B - Pro-Forma

## RICHMOND VALLEY COUNCIL Rezoning Application Checklist

The checklist below identifies the information that may be required and will need to be submitted with your application.

**Please tick all relevant boxes and attach information.**

- Pre-lodgement consultation completed
  - Wrote to Council – date
  - Response from Council – date
  - Meeting with Council staff – date
- Proforma completed
- Address and description of land correct
- Consent of all owners
- Planning Report prepared - addresses
  - Information required by Council Policy No. 05.01.02
  - Environmental Planning and Assessment Act 1979*
  - S.117 Directions
  - North Coast Regional Environmental Plan
  - State Environmental Planning Polices
  - Relevant Strategies, Guidelines, Policies
  - Relevant Local Environmental Plan
  - Relevant Development Control Plans
- 4 Copies of Planning Report – Hard copy – required initially. Additional copies (up to 10 will be required for consultation and public exhibition)
- 1 Copy – Digital files – Planning Report, maps, and associated attachments
  - Digital mapping for display in Council GIS (required format - Shape or MIF/TAB)
  - PDF or Microsoft Word file of Planning Report and attachments (files must not be locked from copying, extracting, printing, commenting)
- Fees – Payable in progressive stages

**NOTE:** Failure to supply all the information will result in delays to your application and may result in a rejection of the application.

The assessment may identify other issues that may require clarification or further submissions.

**APPLICATIONS WILL ONLY BE RECEIPTED ON THE DAY WHERE RECEIVED**

**PRIOR TO 3.30PM MONDAY TO FRIDAY**

**APPLICATIONS FOR REZONING MAY ONLY BE PROCESSED ON AN ANNUAL BASIS OR WHERE COUNCIL CONSIDERS THERE TO BE AN OVERWHELMING PUBLIC NEED**

**TO BE COMPLETED BY APPLICANT**

I have read all the information attached to this rezoning application and have completed the checklist above. I acknowledge that failure to supply all of the information requested by Council will result in the processing of this application being delayed.

<b>Print Name</b>	<b>Signature</b>	<b>Date</b>



# RICHMOND VALLEY COUNCIL

Offices: Cnr Graham Place & Walker Street, Casino  
19-25 Woodburn Street, Evans Head  
Postal Address: Locked Bag 10, CASINO NSW 2470  
Email Address: council@richmondvalley.nsw.gov.au  
Casino Telephone: (02) 6660 0300 – EDS Fax: (02) 6660 1370  
Evans Head Telephone: (02) 6682 4392 - Fax: (02) 6682 4252

Date ____/____/____
Amt \$ _____
Receipt No _____

## Application for Rezoning (Part 3 of Environmental Planning and Assessment Act 1979)

### 1. Details of the applicant

Mr  Ms  Mrs  Dr  Other

First name

Family name / Company name

Flat/street no.

Street name

Suburb or town

State

Postcode

Daytime telephone

Fax

Mobile

Email

### 2. Identify the land you propose to rezone

Flat/Street no.

Street name

Suburb or town

Parish

Property description (Lot/Section/DP).

You can find the lot, section, DP details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

### 3. Details of ownership and consent

Owner name

Owner name

Address

Address

Town/postcode

Town/postcode

Signature

Signature

Date

Date

The owner(s) of the land(s) to be rezoned must sign the application.

All owners must sign the application. If the land is Crown land, an authorised officer of the Department of Lands must sign the application. If there are more than 2 owners, please attach a separate sheet with additional owner's consents.

This owner's consent also authorises access to the subject premises by authorised persons for the purposes of carrying out inspection(s).

**4. Nature of rezoning proposal**

Will this rezoning involve amending an:

LEP - name LEP(s)

DCP - name DCP(s)

What is the current zoning/control:

What change(s) are proposed:

What development potential will result from this rezoning?

**5. Privacy policy**

The information you provide in, and with, this application will enable your application to be assessed by the Council and relevant State agencies. If the information is not provided, your application may not be accepted or could be delayed. Please contact Council if the information you have provided in your application is incorrect or changes.

**6. Applicant signature**

This application and the accompanying plans and documents may be photocopied by or on behalf of Councillors, Council Officers, Government Agencies and members of the public for the purpose of giving notice of the application and for use in the assessment, consideration of submissions and determination of the application.

I/We formally submit this application for Council's consideration.

Signature(s)

Name(s)

Date:

**Note: All communications regarding this rezoning application should be made through the Applicant.**

**OFFICE USE ONLY:**

COUNTER ( ) MAIL ( ) Receipt

Date.....

<u>ITEM</u>	<u>CODE</u>	
Stage 1 Rezoning Fee	151	\$ .....
Stage 2 Rezoning Fee	151	\$ .....
Stage 3 Rezoning Fee	151	\$ .....
	<b>Total</b>	<b>\$ .....</b>

RECEIPT NO.: \_\_\_\_\_ DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Cashier Sig. ....

## Appendix C – Scheduled Fee

### Rezoning Fees and Staged Progressive Payments

Based on a Scheduled Fee of \$100.00 per hour for Professional Services

<b>LEP</b>	<b>Scheduled Fee</b>
Stage 1 Preliminary Assessment Report to Council S.54 Notice to Director-General	\$ 5,500.00
Stage 2 S.62 Consultation with Relevant Agencies Prepare Draft LEP Report to Council S.64 Submission to Director-General	\$ 5,500.00
Stage 3 Public Exhibition Review Submissions Report to Council Submission to Parliamentary Counsel S.68 Submission to Director-General	\$ 5,500.00
<b>TOTAL</b>	<b>\$ 16,500.00</b>

<b>DCP</b>	<b>Scheduled Fee</b>
Stage 1 Preliminary Assessment Report to Council	\$ 2,000.00
Stage 2 Prepare Draft DCP Report to Council Public Exhibition Review Submissions	\$ 4,000.00
Stage 3 Report to Council Public Notice of DCP becoming effective	\$ 4,000.00
<b>TOTAL</b>	<b>\$ 10,000.00</b>

**Notes:**

- 1 The Scheduled Fee may be exceed or be insufficient to cover Council's costs for a particular stage. In such an event, a credit or debit will be raised in addition to the Scheduled Fee for the following Stage.
- 2 The Scheduled Fees shown above are relevant until 30 June 2007. From 1 July 2007 the Scheduled Fee for each stage shall be as per the Council's Revenue Policy at the time of payment for that Stage.