



Northern Peninsula Area Regional Council

Draft Planning Scheme Fact

Sheet

What is a Planning Scheme and how will it affect you?

The Planning Scheme is a document that helps your community coordinate where the houses, businesses, industrial activities, government services and other uses are located and makes sure these areas can be serviced by water and sewer, electricity and phone lines. It also helps to protect areas that shouldn't be developed, because of flood or bushfire or because the area has high environmental value.

Planning Scheme Basic

What do ZONES and PRECINCTS mean?

A Zone is used to broadly describe what land uses you can expect to be developed in that area. There are 5 Zones used in the Planning Scheme, each Zone is represented by a different colour.

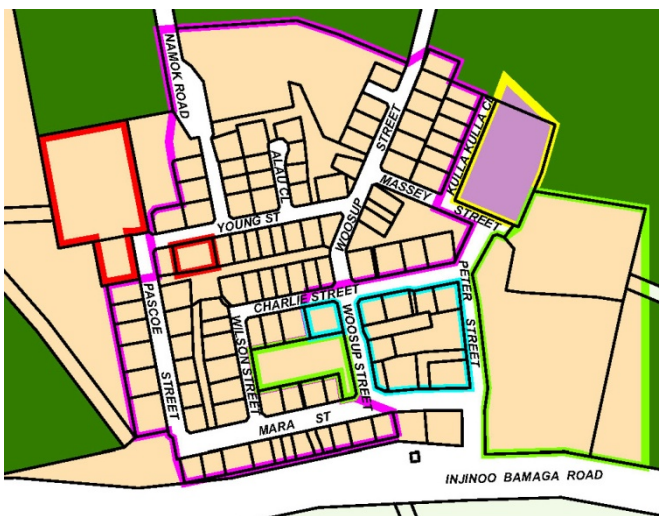
A Precinct is used to more specifically locate where different types of activities are preferred to be located within each Zone. There are 8 Precincts used in the Planning Scheme, each Precinct represented by a different border.

Zones

-  Township
-  Industry
-  Rural
-  Emerging Community
-  Environmental Management & Conservation

Precincts

-  Business
-  Residential
-  Industry - Low Impact
-  Industry - Medium Impact
-  Industry - High Impact
-  Open Space/Recreation
-  Special Purpose
-  Tourism



Draft Planning Scheme Extract – Umagico Zoning Plan

Overlays

There are 6 Overlays in this Planning Scheme. There are Overlays that show areas that are subject to a Natural Hazard, including Coastal Hazards, Flooding, Bushfire and Landslip. There is also a Biodiversity Overlay and a NPA Airport Overlay.

If development is proposed within the areas identified on the Overlays, then further detailed investigations are likely to be required.

Levels of Assessment

Some development will require approval from Council - depending on the ZONE and PRECINCT that the land is in. There are 4 levels of assessment:

- **Self- Assessment-** No planning approval from Council is required provided that you meet the applicable Planning Scheme Code provisions.
- **Compliance Assessment-** Requires a check by Council to confirm that the development is consistent with the criteria of the Planning Scheme Code provisions.
- **Code Assessment-** Requires the lodgement of a town planning application with Council demonstrating how the proposed development will comply with the applicable Planning Scheme Code provisions.
- **Impact Assessable-** Requires the lodgement of a town planning application the same as the Code assessment above, however the proposed development will be assessed against the whole Planning Scheme as it relates to the proposed development.

How can you be involved?

The Draft Northern Peninsula Area Regional Council Planning Scheme is on display at the Council Office, Adidi Street, Bamaga and as notified in the other Council Offices. The Draft Northern Peninsula Area Regional Council Planning Scheme is also available on the Council website, www.nparc.qld.gov.au, from **1 June 2016 to Friday 29 July 2016**.

During this time, you can provide comments, feedback or raise concerns by:

EMAIL: Forwarding an e-mail to: nparcplanningscheme@rpsgroup.com.au

PHONE: Call (07) 4031 1336 and discuss with Owen Caddick-King at RPS

POST: Send a written submission with your name and address to RPS, PO Box 1949, Cairns QLD 4870 OR drop it into the Council office in Bamaga and ask to speak to the Deputy Chief Executive Officer who will be able assist you.

Submission Form

To assist with the lodgement of a submission, should you seek to do so, the attached submission form is provided for you to complete and submit.

Northern Peninsula Area Regional Council

Draft Northern Peninsula Area Regional Council Planning Scheme Feedback Form

You can use the following response form to send us your ideas, thoughts, comments and suggestions, criticisms or anything else about the 'Draft' Northern Peninsula Area Regional Council Planning Scheme.

Please drop the completed form at the Council Office, fax it to (07) 4031 2942, mail it to RPS PO Box 1949 CAIRNS QLD 4870 or email to: nparcplanningscheme@rpsgroup.com.au

SUBMISSIONS CAN BE LODGED FROM 1 June 2016 TO 29 July 2016

Name: _____

Signature: _____

Date: _____

Contact number/ email/ postal address: _____

