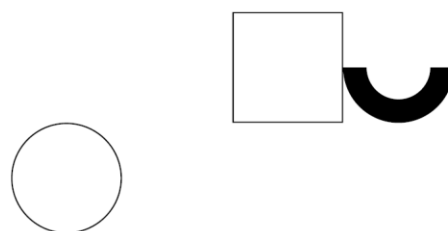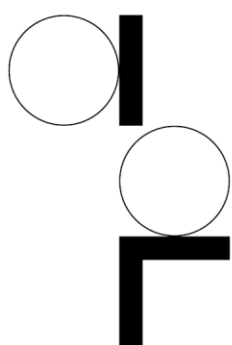# Planning
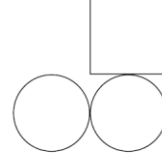
**Product Guide**
Version 1.2
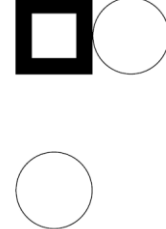
Geoscape

## Disclaimer

Geoscape Australia believes this publication is correct at the time of printing publication. It does not accept responsibility for any consequences arising from the use of the information in this publication. Readers should rely on their own skill and judgement to apply the information to particular issues.

This work is copyright. Apart from any use permitted under the *Copyright Act 1968* (Cth), no part may be reproduced without prior written permission of Geoscape Australia.

# Contents

# Preface

## Responsible Party

**PSMA Australia Limited trading as Geoscape Australia**

ABN: 23 089 912 710

Unit 6, 113 Canberra Ave, GRIFFITH ACT 2603 Australia

T: +61 2 6260 9000

E: info@geoscape.com.au

URL: www.geoscape.com.au

## Copyright and disclaimer

Please see https://geoscape.com.au/legal/data-copyright-and-disclaimer/

## Privacy

Geoscape products and services should not contain any personal names or other personal information. Geoscape undertakes reasonable data cleansing steps as part of its production processes to ensure that is the case. If you think that personal information may have inadvertently been included in Geoscape products or services, please contact support@geoscape.com.au.

# Product Version

1.2

# Overview

Planning provides detailed planning zone codes and descriptions for parcels of land across Australia. By representing the detailed planning classification for each parcel as well as links to the relevant planning scheme/instrument. Planning provides a simple lookup for the classification on sites nationally, as well as linkages to enable further understanding of a site's potential. Planning is created through combining Geoscape Australia's Cadastre product with Planning Zones defined by a State, Territory or Local Government.
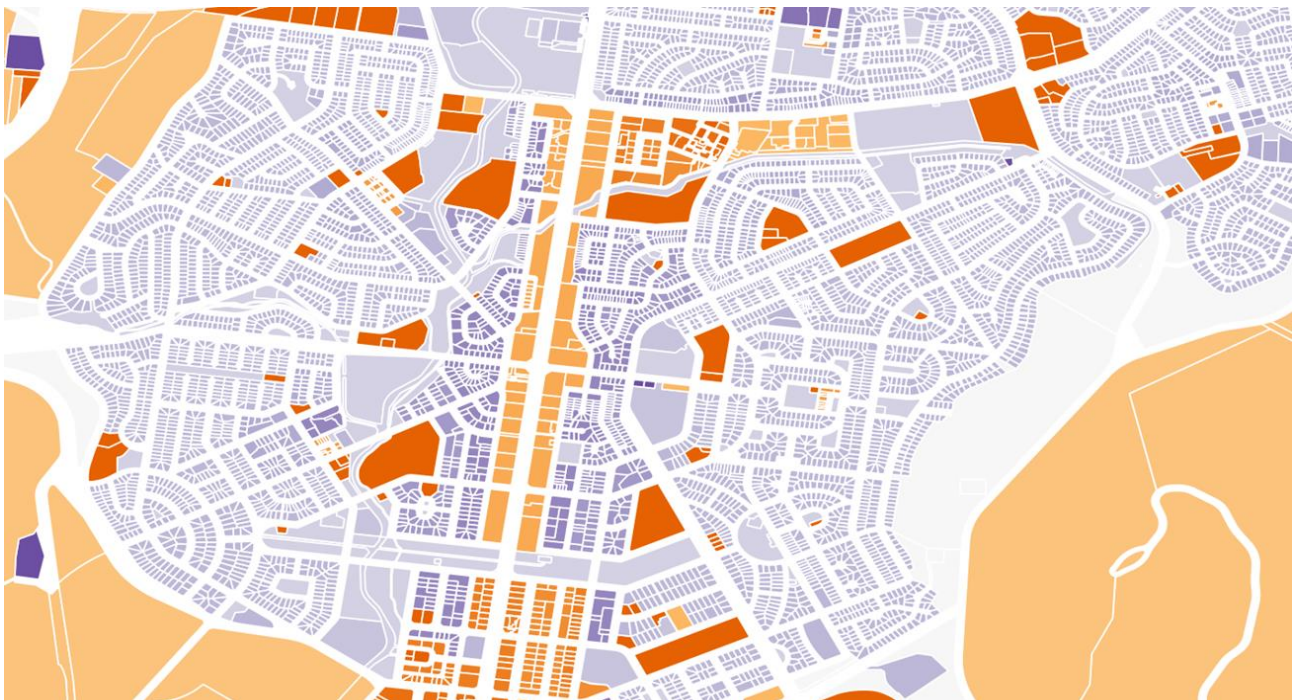


Planning zones provide a method to divide land and describe the types of development that may occur at a location, and often describe other developmental requirements such as the height, setback or form of the structures that can be built. Planning zones allow State, Territory and local Governments to facilitate urban planning and control the development of land.

Through representing the planning classification from a planning zone at a Cadastre cadastral parcel level, Planning provides a granular representation of the potential for development at each site, alongside URL linkages to enable further research directly from the authoritative definition.
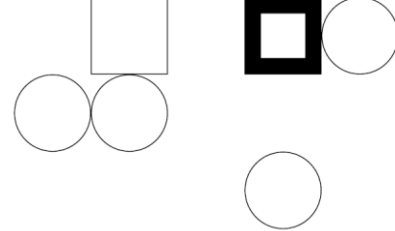
# Technical Description

Planning is created through the spatial intersection of Cadastre cadastral polygon centroids with planning zone spatial boundaries. Through this process, a planning zone code and its associated descriptive information are associated with a cadastral polygon. In areas where State and local Government planning zone sources are both used to build the dataset, and these overlap one another, the local Government source has been prioritised for the relationship.

All Cadastre polygons are utilised in the assignment process inclusive of all parcel_type and parcel_status values.

Planning is created from a range of State, Territory and local Government data which is revised regularly and supplied in varying formats and levels of quality. Planning zone code values for these source datasets differ greatly across jurisdictions and local Governments due to unique planning regulations between States and also between local Government Areas (LGAs). A 'psma_description' attribute has been included for each planning record to serve as a general description of the planning zone codes across Australia and ease understanding of the data at a national level. Planning zone codes are not necessarily unique across Australia or by LGA.

Planning uses a process of spatial intersection at the centroid of a parcel and in the case of overlapping planning zones chooses a single planning zone classification. **Therefore, it is not suitable for uses that require definitive planning information.** In such cases, users should contact the relevant State, Territory or local Government planning authority for authoritative planning scheme information.

Geoscape Australia welcomes your feedback on the Planning product. We also publish regular updates on the development of our products on the Geoscape website (www.geoscape.com.au).
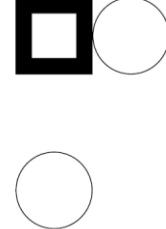
# Attributes

## Zone Code

The Zone Code is the code related to the planning zone provided by each jurisdiction or council. The Zone Code is related to the cadastral polygon that intersects with the supplied planning zone polygon. In areas where data was supplied by a local Government this was prioritised over a supply from the State government.

## Primary Zone Description

The Primary Zone Description is directly related to the Zone Code and informs about the meaning of the code. This description can be used as a brief explanation of the planning zone or planning zone use that is related to the cadastral polygon.

Where the Zone Code is supplied as a description the Primary Zone Description may be the same as the Zone Code.

## Secondary Zone Description

The Secondary Zone Description can give further information on the planning zone or planning zone use related to the cadastral polygon. Generally, this describes what is currently built or planned to be developed within the planning zone.

## PSMA Description

The PSMA Description gives a generalised description used by Geoscape Australia for the Zone Code assigned to a cadastral polygon. This information was created by Geoscape Australia to provide a nationally consistent description of the planning zones across Australia.

## Source

The Source provides the name of the State or local Government authority that the planning data was sourced from.

## URL

The URL attribute provides a direct link to the planning website of the State or local Government that the planning zone data was sourced from. This URL can be used to access further information and detailed descriptions about the planning zone codes directly from each jurisdiction.

# Data Model

**GEOSCAPE PLANNING**

**planning**

| | |
|---|---|
| *PK | <u>cad_polygon_pid: varchar (15)</u> |
| *PK | <u>cad_pid: varchar (15)</u> |
| | date_created: date |
| | state: varchar (3) |
| | zone_code: varchar (90) |
| | primary_zone_description: varchar (100) |
| | secondary_zone_description: varchar (100) |
| | psma_description: varchar (30) |
| | source: varchar (40) |
| | url: varchar (125) |

**cadastre**

**Legend 1**
- ☐ Spatial Attribute Table
- ☐ Textual Attribute Table

**Legend 2**
- ○———+ Zero or one to one

# Data Dictionary

| NAME | DATA TYPE | DESCRIPTION | PRIMARY KEY | MANDATORY FIELD | FOREIGN KEY TABLE | FOREIGN KEY COLUMN | ESRI SHAPEFILE FIELD ALIAS |
|---|---|---|---|---|---|---|---|
| cad_polygon_pid | character string (15) | The persistent identifier for the Cadastre record* that is spatially related to the planning zone. | Yes | Yes | cadastre | cadastre_polygon_pid | CD_PLY_PID |
| cad_pid | character string (15) | The unique persistent identifier for each Cadastre record* that is spatially related to the planning zone. | Yes | Yes | cadastre | cadastre_pid | CAD_PID |
| date_created | date (dd-mm-yyyy) | The date that the planning-cadastre relationship has been created. | No | Yes | | | DT_CREATE |
| state | character string (3) | The abbreviated name of the State or Territory related to the Planning Zone data. | No | Yes | | | STATE |
| zone_code | character string (90) | The detailed planning zone code provided by the jurisdiction or council that is related to the cadastral polygon. | No | Yes | | | ZONE_CODE |
| primary_zone_description | character string (100) | Descriptive information about the planning zone or planning zone use that is related to the cadastral polygon. | No | Yes | | | ZN_DESC_1 |
| secondary_zone_description | character string (100) | Ancillary descriptive information about the planning zone or planning zone use that is related to the cadastral polygon. | No | No | | | ZN_DESC_2 |
| psma_description | character string (30) | The generalised planning zone description used by Geoscape Australia for the assigned planning zone. | No | No | | | PSMA_DESC |
| source | character string (40) | The State or local Government source of the planning data. | No | Yes | | | SOURCE |
| url | character string (125) | The web address location of the planning instrument or scheme relating to the associated planning zone information. | No | Yes | | | URL |

* The cadastre table is not included in this product. It is available in the *Cadastre* product.

## Update Frequency

Planning is released on a quarterly schedule against the latest Cadastre data, with planning data updated bi-annually.

| Planning Release Month | Cadastre Release Month used in Planning | Planning Zone Source Data Cut-off Month used in Planning |
|---|---|---|
| March | February | December |
| June | May | June |
| September | August | June |
| December | November | December |

## Extent

Planning is an aspatial dataset and therefore has no spatial coverage unless joined to Cadastre. Once joined to Cadastre, Planning has spatial coverage across all States and Territories. Planning information may not be available for land held by the Commonwealth, as this land is not managed by State or local Government authorities.
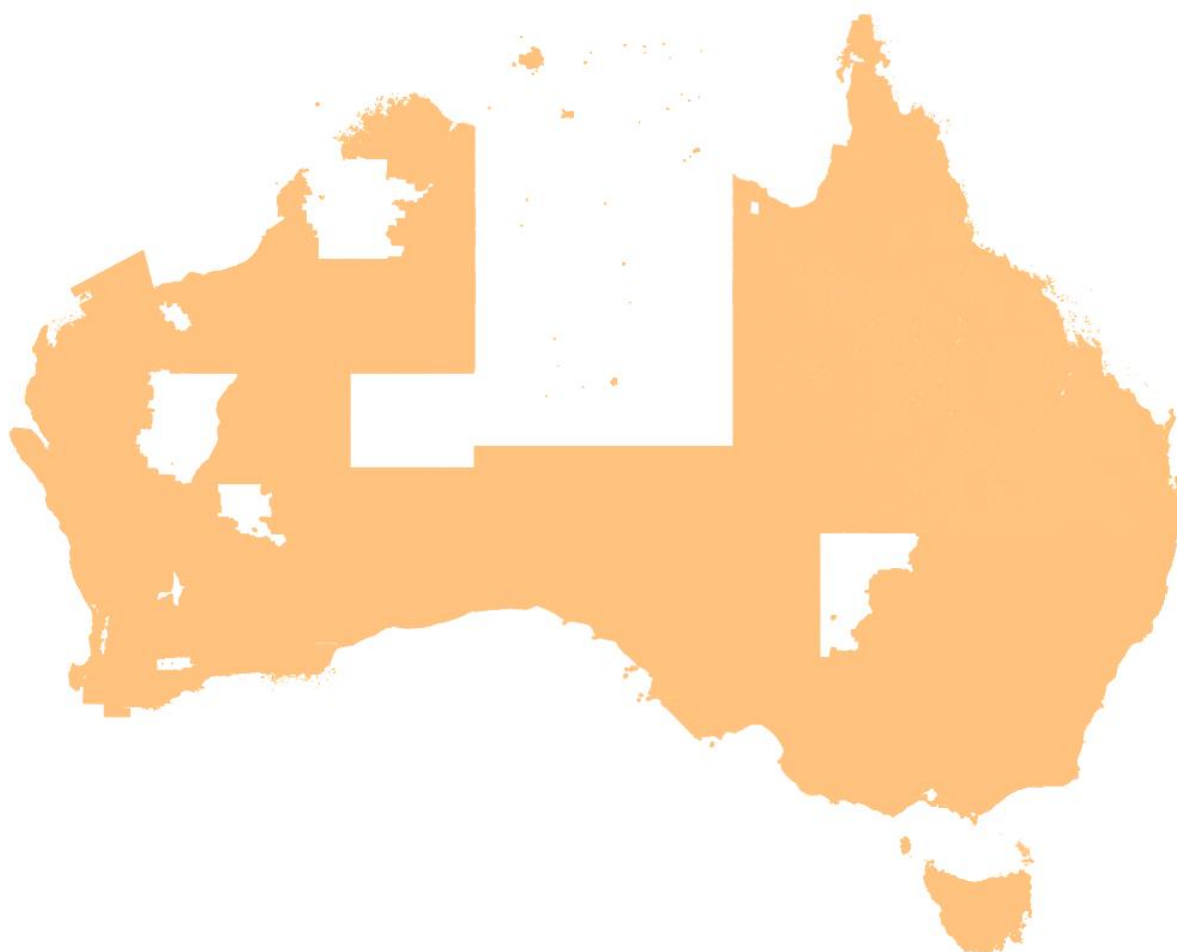
A detailed description of the coverage for each State and Territory is provided in the table below.

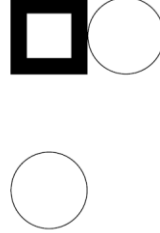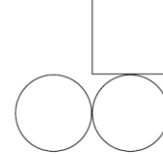| State or Territory Name | State (Abbreviation) | Coverage |
|---|---|---|
| **Australian Capital Territory** | ACT | Complete coverage. |
| **New South Wales** | NSW | State wide coverage. The north-western corner of the State is not included due to a lack of planning data available in this area. |
| **Northern Territory** | NT | Coverage of major urban centres and towns (Darwin, Alice Springs, etc.). Coverage of the remainder of the State is not included due to lack of available planning data in these areas. |
| **Other Territories** | OT | Cocos (Keeling) Islands and Christmas Island are included. Jervis Bay and Norfolk Island are not included due to lack of available planning data in these areas. |
| **Queensland** | QLD | State wide coverage. There are a small number of areas where planning data is unavailable, mostly on the northern peninsula of the State. State-sourced planning data for Queensland was last updated in 2010 and is no longer maintained. For this reason, planning data has also been sourced from local Government sources with significant population for:<br><br>• Brisbane City Council<br>• Bundaberg Regional Council<br>• Burdekin Shire Council<br>• Cairns Regional Council<br>• City of Gold Coast<br>• City of Ipswich<br>• City of Townsville<br>• Fraser Coast Regional Council<br>• Lockyer Valley Regional Council<br>• Logan City Council<br>• Mareeba Shire Council<br>• Moreton Bay Regional Council<br>• Noosa Council<br>• Redland City Council<br>• Sunshine Coast Council<br><br>For all other areas across Queensland state-sourced planning data is used where available. Local Government planning data has been prioritised where there is an overlap with State sourced data. |
| **South Australia** | SA | State wide coverage. |
| **Tasmania** | TAS | State wide coverage. |
| **Victoria** | VIC | Complete coverage. |
| **Western Australia** | WA | Coverage of major urban centres and towns, as well as most rural areas. Coverage in eastern rural areas and national parks are not included due to lack of available planning data in these areas. |

# Delivery Format

Planning is provided at a National and State/Territory level, depending on the file format selected. The data is made available in the File Geodatabase, JSON, ESRI Shapefile (DBF) and MapInfo TAB formats described below.

| Format | National | State/Territory |
|---|---|---|
| File Geodatabase | Yes | Yes |
| JSON | Yes | Yes |
| ESRI Shapefile (DBF) | - | Yes |
| MapInfo TAB | - | Yes |

## File Geodatabase

Format name
File Geodatabase – ESRI™
Specification
This format includes files with the following extensions: *.gdb
ESRI File Geodatabase Technical Description. Follow this link:
http://desktop.arcgis.com/en/desktop/latest/manage-data/administer-file-gdbs/file-geodatabases.htm
Language
English

## JSON

Format name
JSON
Specification
This format includes files with the following extensions: *.json
JSON specification: https://www.json.org/json-en.html
Language
English

## ESRI Shapefile (DBF)

Format name
Shape – ESRI™
Specification
This format includes files with the following extensions: *.dbf
ESRI Shapefile Technical Description, an ESRI White Paper, July 1998. Follow this link:
www.esri.com/library/whitepapers/pdfs/shapefile.pdf
Language
English

Size Limitations: Where a DBF file exceeds the file size limit of 2GB, the file will be split into two (or more) files. The NSW Planning DBF exceeds the 2GB limit and has been split into two parts, one named 'nsw_planning.dbf' and the other named 'nsw_planning_1.dbf'. Files exceeding the next 2GB increment will be suffixed by '_2', then '_3' for the next increment, and so on.
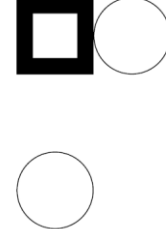
### MapInfo TAB

TAB – MapInfo Professional™
This format includes files with the following extensions: *.tab, *.dat, *.id, *.map
The MapInfo TAB format is a popular geospatial vector data format for geographic information systems software. It is developed and regulated by MapInfo as a proprietary format. TAB files support geospatial standards such as Open GIS, the OGC, ISO, W3C and others.
English

## Product Versioning

Planning versioning is managed through incrementing when there is a change to the product schema or a significant change in data population, these are described further below:

- A schema change can affect a major or minor increment to the versioning. Additive changes (changes that won't break customers' ability to work with the data) will be incremented with a minor version increment, an example is the addition of a new attribute. Removal of attributes or changing the structure of the Planning schema will enact a major change to identify that this requires the attention of all customers and partners.

- Where a significant geography of Australia either has a new population of data for an attribute or is populated from a much higher quality source a minor increment will be applied to the product version.

Therefore, Planning versioning will not increment with every data update, published releases will have a name e.g. 'June 2020' and will reference a version of the Planning product e.g. '1.1'.

# Annex A – User Guide

The Planning dataset is to be used in conjunction with Geoscape Australia's Cadastre product to enable spatial representation and analysis.
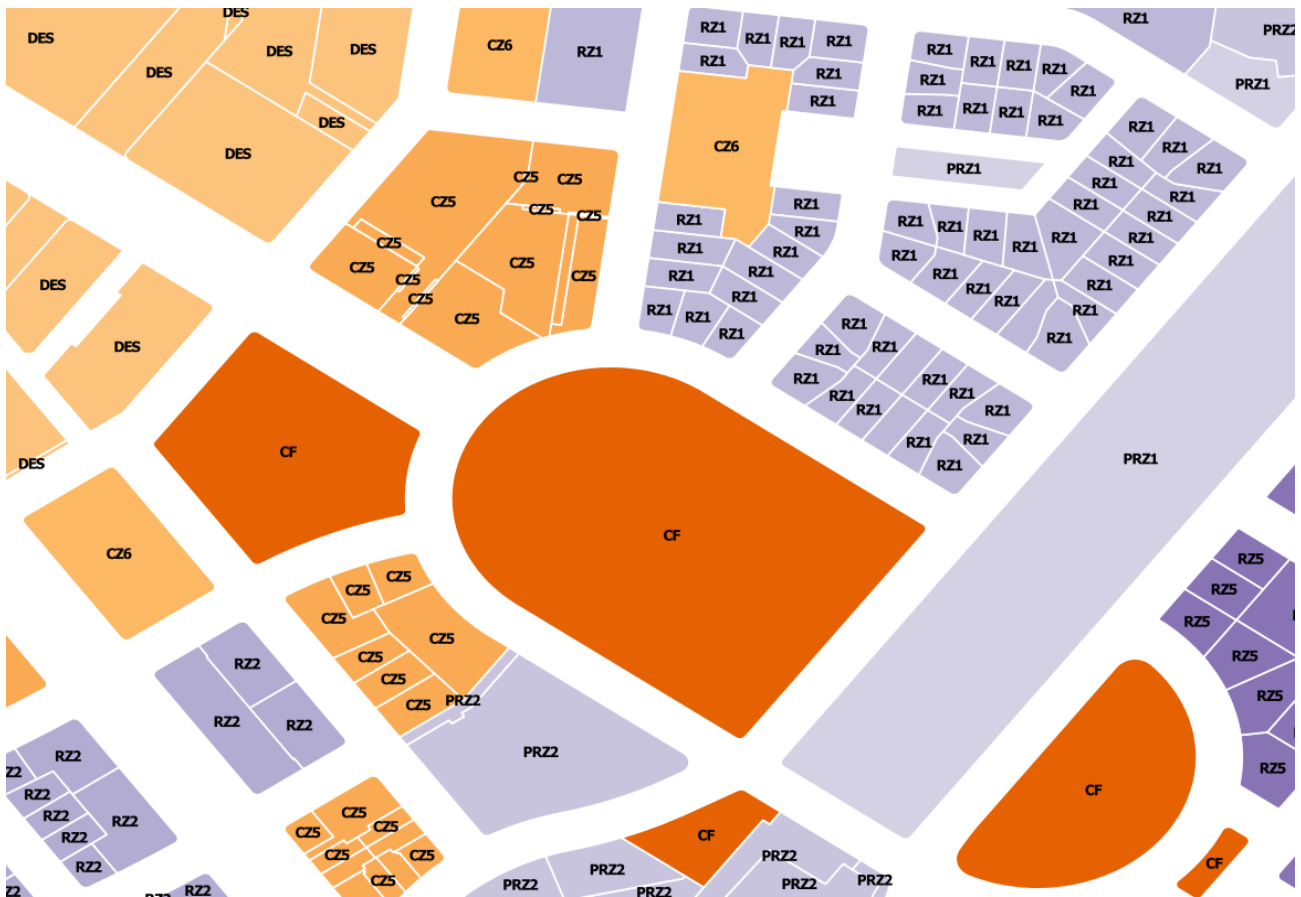


## Joining the Data

Linking is performed by using both the cadastre_polygon_pid and cadastre_pid from the cadastre table (Cadastre) to perform an inner join on the cad_polygon_pid and cad_pid from the Planning product. An example of this join for the ACT Planning data is shown in the diagram below.

## act_cadastre

cadastre_polygon_pid
cadastre_pid
contributor_id
date_created
date_modified
state
lot
plan
parcel_id
source
contributor_status
title_status
parcel_type
base_parcel
strata_type
total_strata_count
horizontal_strata_count
vertical_strata_count
area

## GEOSCAPE PLANNING

### act_planning

cad_polygon_pid
cad_pid
date_created
state
zone_code
primary_zone_description
secondary_zone_description
psma_description
source
url

### Inner Join:
cadastre_polygon_pid: cad_polygon_pid
cadastre_pid: cad_pid

## act_cadastre_planning_combined

cadastre_polygon_pid
cadastre_pid
contributor_id
date_created
date_modified
state
lot
plan
parcel_id
source
contributor_status
title_status
parcel_type
base_parcel
strata_type
total_strata_count
horizontal_strata_count
vertical_strata_count
area
act_planning.cad_polygon_pid
act_planning.cad_pid
act_planning.date_created
act_planning.state
act_planning.zone_code
act_planning.primary_zone_description
act_planning.secondary_zone_description
act_planning.psma_description
act_planning.source
act_planning.url

**Legend 1**
☐ Spatial Attribute Table
☐ Textual Attribute Table

## Accessing the Detailed Zone Information

The URL attribute can be used within a web browser in conjunction with the zone_code, primary_zone_description and secondary_zone_description to access more detailed information about the planning classification for a record through the local Government or State planning instrument or scheme.

Planning data for Queensland has been sourced from both State and local Government sources. For this reason, it is necessary to be aware that Queensland Planning data will contain URL values relating to local Government planning instruments/schemes where local Government planning data is available but will contain URL values relating to the State planning instrument/scheme where local Government data is not available.

To use the URL when viewing the joined data within a GIS application, select a record (highlighted red in the below example). Click the hyperlink within the URL attribute. Alternatively, copy the URL value and paste into a web browser.
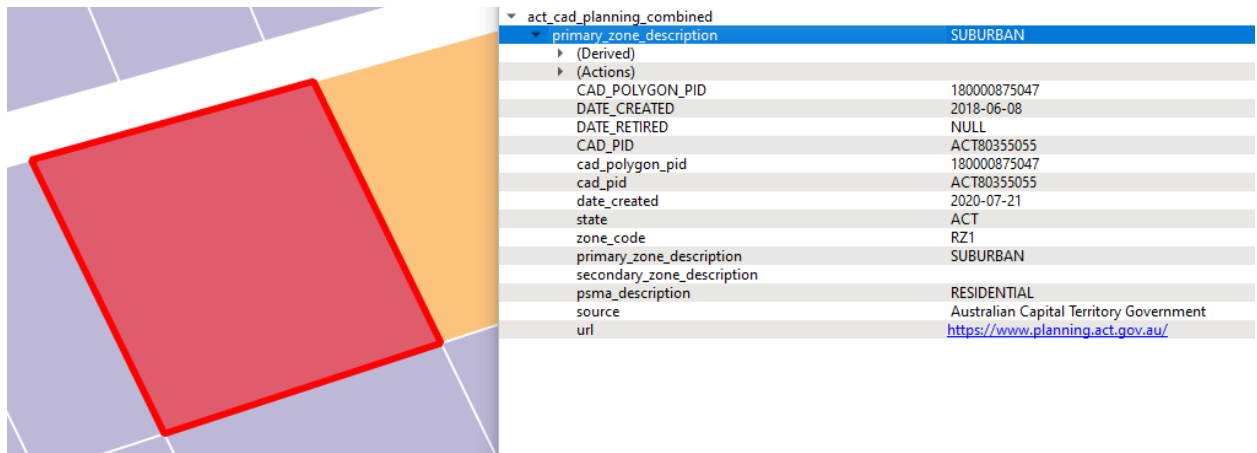
This will bring up the related State or local Government website, from which the planning instrument or scheme can be accessed. For the ACT website navigate to the Territory Plan page.



## Territory Plan 2008

| | |
|---|---|
| Number: | NI2008-27 |
| Made under: | Planning and Development Act 2007, s 46 |
| Status: | In Force |

| CURRENT LAW | POINT-IN-TIME VERSIONS | LAW HISTORY |
|---|---|---|

### Version contents

| | | |
|---|---|---|
| Version: | R234 (current) | BACK TO CURRENT LAW |
| Effective: | 28 February 2020 | |

| Maps | ⊙ |
|---|---|
| 1. Governance | ⊙ |
| 2. Strategic Direction | ⊙ |
| 3. Residential Zones | ⊙ |
| 4. Commercial Zones | ⊙ |
| 5. Industrial Zones | ⊙ |
| 6. Community Facility Zones | ⊙ |
| 7. Parks and Recreation Zones | ⊙ |
| 8. Transport and Services Zones | ⊙ |
| 9. Non-Urban Zones | ⊙ |
| 10. Precinct Maps and Codes | ⊙ |
| 11. General Codes | ⊙ |

© Australian Capital Territory

The zone_code, primary_zone_description and secondary_zone_description attributes can then be used to look up more detailed information relating to the planning restrictions for the selected record. The record selected above in the Planning dataset has a zone_code of 'RZ1' and a zone_description of 'SUBURBAN'. Navigate to the related code and click the hyperlink to access detailed information about the code.

| Maps | ⊙ |
|---|---|
| **1. Governance** | ⊙ |
| **2. Strategic Direction** | ⊙ |
| **3. Residential Zones** | ⊙ |

3.1    RZ1 – RZ5 Objectives and Development Tables

- RZ1 Suburban Zone [PDF 169KB]

- RZ2 Suburban Core Zone [PDF 98KB]

- RZ3 Urban Residential Zone [PDF 97KB]

- RZ4 Medium Density Residential Zone [PDF 98KB]

- RZ5 High Density Residential Zone [PDF 98KB]

© Australian Capital Territory

This detailed information often describes the objectives for development and types of development that will be considered by the local Government authority, as well as prohibited development within the planning zone.

## RZ1 – Suburban zone development table

| **EXEMPT DEVELOPMENT**<br>Development approval is not required. Building approval may be required.<br>On leased land, development must be authorised by a lease. | |
|---|---|
| Single dwelling housing – new residential land, subject to section 20 and schedule 1 of the Planning and Development Regulation 2008. | |
| Exempt development identified in section 20 and schedule 1 of the Planning and Development Regulation 2008. | |
| **ASSESSABLE DEVELOPMENT**<br>Development application required.<br>On leased land, development must be authorised by a lease. | |
| **MINIMUM ASSESSMENT TRACK**<br>**CODE**<br>Development application required and assessed in the code track | |
| **Development** | |
| Single dwelling housing that complies with the relevant rules, except where exempted from requiring development approval by section 20 and schedule 1 of the Planning and Development Regulation 2008. | |
| Varying a lease to do one or more of the following:<br><br>1. express or change the number of approved or lawfully erected dwellings<br>2. allow a *secondary residence* where erection of a *secondary residence* has been approved<br>3. remove, relocate or change easements. | |
| Development specified as additional code track development in a suburb precinct code for land shown on the relevant suburb precinct map | |
| **MINIMUM ASSESSMENT TRACK**<br>**MERIT**<br>Development application required and assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) | |
| **Development** | |
| ancillary use | parkland |
| boarding house | residential care accommodation |
| child care centre | retirement village |
| community activity centre | sign |

© Australian Capital Territory

| PROHIBITED DEVELOPMENT | |
|---|---|
| Development listed below is prohibited development except where it is listed elsewhere in this development table. | |
| Agriculture | liquid fuel depot |
| Airport | mining industry |
| animal care facility | mobile home park |
| animal husbandry | motel |
| aquatic recreation facility | municipal depot |
| bulk landscape supplies | nature conservation area |
| business agency | offensive industry |
| car park | office |
| caretakers residence | outdoor recreation facility |
| caravan park/camping ground | overnight camping area |
| Cemetery | pedestrian plaza |
| civic administration | place of assembly |

© Australian Capital Territory