Subject: Draft LPS mapping: technical advice

Purpose: To provide technical advice for creation of GIS datasets and mapping of draft Local Provisions Schedules (LPS).

1.0   Introduction

Section 32(2)(c) of the *Land Use Planning and Approvals Act 1993* (the Act) requires that an LPS must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the State Planning Provisions (SPPs) to land.

Draft zone maps and overlays will be publicly exhibited in PDF format. However, once an LPS is approved, the Commission will maintain an electronic planning map, held in the LIST database and delivered in the LIST.

This Practice Note sets out general mapping advice, including the colour, outline, hatching and annotation of zone maps and overlay maps, as well as Geographic Information System (GIS) dataset requirements.

2.0   General

2.1   LPS mapping extent

The local government areas (LGA) dataset, available via the LIST, must form the basis of the extent of zone maps and overlay maps. The LGA dataset includes land to low water mark within the municipal area boundary, consistent with section 16 of the *Local Government Act 1993* (LG Act)*.

Planning authorities may extend zone maps or overlay maps to include areas or features outside the mapped municipal area boundary adjacent to the coast, such as wharves, jetties, a declared port area, or offshore islands consistent with section 16 of the LG Act. Note, the Environmental Management Zone should not be applied generally 200m seaward of the low water mark. Any mapping seaward of the mapped municipal area must be coordinated to prevent overlap with the adjoining LPS maps.

2.2   Source data for zone and state-based code layers

The Tasmanian interim planning scheme zoning layer, state-based code layers and other GIS datasets either identified in the **Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application** issued by the Commission under section 8A of the Act, or that provide a useful resource to planning authorities in preparing the zone maps and overlay maps are listed in Appendix A and can be obtained from the LIST.

The Commission can provide dropbox access to the current interim planning scheme zoning and zone boundaries, converted into the preferred data structure (schema), for planning authority editing. Contact tpc@planning.tas.gov.au to arrange access to the dropbox. Overlay maps must be accessed directly from the LIST.

Any modifications to the interim planning scheme zone boundaries must be built from the most recently available version of the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Land Tasmania's cadastral parcels dataset. Planning authorities must advise the Commission of the date of that cadastral parcels dataset, to facilitate future conversion to electronic planning maps.

If using the cadastral parcels dataset to modify zone boundaries, planning authorities need to aggregate multiple parcels (dissolve internal boundaries) to form polygons that only define the outside boundary of the zone.

Modifications based on the cadastral parcels dataset, must align node for node, with the cadastral parcel boundaries (excluding road centrelines or other zone boundaries discussed below) to facilitate data maintenance. Digitising is not acceptable as it creates boundary mismatches, which prevent maintenance of spatial cadastral shifts.

Where a zone boundary (excluding road centrelines) does not align with a cadastral parcel boundary, planning authorities need to fill in the zone boundaries layer as identified below.

2.3   Zoning - roads

Where zones are different on one side of a road casement to the other, the zone boundary must follow the road centreline rather than one side of the parcel boundary (unless specific zoning of the road casement is required. For example, **Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application**, specifies that categories 1 to 5 roads as defined in the Tasmanian State Road Hierarchy and any other major local roads are to be zoned Utilities). Where there is no road casement, the cadastral parcels boundary must be used.

2.4   Other zone boundaries

Minimise the use of zone boundaries that do not align to the cadastral parcel boundaries or road centrelines.

Where use of other zone boundaries is necessary for planning reasons, the zone boundaries must be based on features that are identifiable on the ground. Avoid using datasets with variable spatial accuracy, currency or attribute accuracy to underpin zone boundaries (such as geology, Tasveg, threatened species, etc).

The zone boundary dataset is used to spatially define and document these other zone boundaries. At a minimum, the zone boundary dataset is to identify the feature that the zone boundary is based on and the supporting data used to plot that feature (i.e. source dataset, survey or referenced aerial imagery).

Below are examples of typical zone boundary dataset descriptions and source details and how they are shown on a map in two instances.
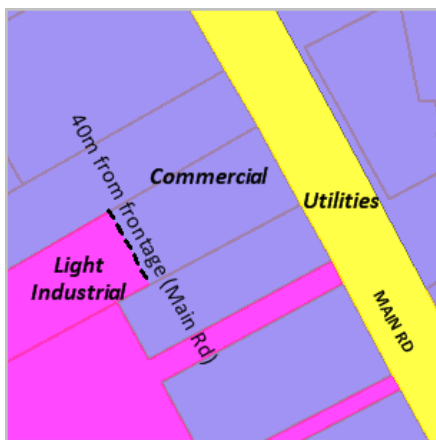

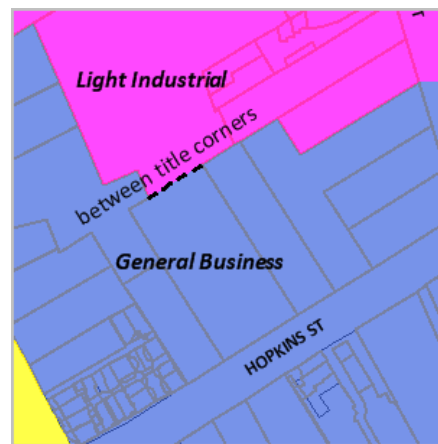Figure 1 - Setback line from street frontage

Figure 2 - Using cadastral point

Example of description, source and cadastre dependent fields for the zone boundary lines dataset

DESC	SOURCE	CAD_DEP
40m from frontage (Main Rd)	Title: 126126/1	Yes
between title corners	Title: 121667/1	Yes
edge of Day Care Centre infrastructure	WhereIs Aerial Imagery 2007	No
edge of Sports Complex infrastructure	WhereIs Aerial Imagery 2007	No
fenceline	AirTech STCA Imagery 17/5/11	No
edge of road infrastructure	10m offset from cadastral parcel frontage	Yes
edge of road infrastructure	10m offset from transport centreline	No

2.5   PDF maps

The Commission will be coordinating the production of templates for PDF maps to ensure that they are presented in a consistent manner so that they are clearly identifiable as being part of the Tasmanian Planning Scheme.

2.6   Zone maps

As set out in the LPS Requirements in the SPP, each LPS must contain a map that provides for the spatial application of the zones to land in the municipal area.

The zone maps are comprised of the zone colours and annotations.

2.7   Zone colours

Zone maps must apply SPP zones with the colour scheme (Red, Green and Blue values) specified in the **Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application**.

Only a particular purpose zone and the Rural Living Zone, may include a border of a colour other than the specified zone colour.

2.8   Zone annotations

The LPS requires that the zone map must differentiate between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C and Rural Living Zone D and any particular purpose zones. Rural Living Zone lot sizes must be outlined with a grey border and annotated with A, B, C or D in bold grey text.

Particular purpose zones must be outlined with a grey border and annotated with the relevant LPS prefix and particular purpose zone number in bold grey text, for example BRE-P1.0, BRE-P2.0 or BRE-P3.0.

3.0   Overlay maps

As set out in the LPS Requirements in the SPPs, each LPS must contain an overlay map that provides for the spatial application of codes, specific area plans (SAPs), local area objectives (LAOs) and site-specific qualifications (SSQs) to land in the municipal area.

Each overlay code map series must be displayed within a separate map series with the legend, colour, outline, hatching and annotations specified in **Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application**. Each code map series uses colours that are printer friendly and colour-blind safe.

The overlay maps can be shown separately or grouped as follows:

- Parking and sustainable transport and road and railway assets overlay map
  - Pedestrian priority street
  - Parking precinct plan
  - Future major road
  - Future major railway
- Electricity transmission infrastructure overlay map
  - Communications station buffer area
  - Electricity transmission corridor
  - Inner protection area
  - Substation facility
  - Substation facility buffer area
- Local historic heritage overlay map
  - Local heritage place
  - Local heritage precinct
  - Local heritage landscape precinct
  - Place or precinct or archaeological potential
  - Significant trees
- Natural assets overlay map
  - Waterway and coastal protection area
  - Future coastal refugia area
  - Priority vegetation area
- Scenic protection overlay map
  - Scenic protection area
  - Scenic road corridor
- Attenuation and potentially contaminated land overlay
  - Attenuation area
  - Potentially contaminated land
- Coastal erosion hazard overlay map
  - Coastal erosion investigation area
  - Low coastal erosion hazard band
  - Medium coastal erosion hazard band
  - High coastal erosion hazard band
- Coastal inundation hazard overlay map
  - Coastal inundation investigation area
  - Low coastal inundation hazard band
  - Medium coastal inundation hazard band
  - High coastal inundation hazard band
- Flood-prone areas and bushfire-prone areas overlay map
  - Flood-prone areas
  - Bushfire-prone areas
- Landslip hazard overlay map
  - Low landslip hazard band
  - Medium landslip hazard band
  - Medium-active landslip hazard band
  - High landslip hazard band

- Safeguarding of airports overlay map
  - o Airport noise exposure area
  - o Airport obstacle limitation area

3.1 Local area objectives overlay maps

A zone's local area objectives (LAOs) must not overlap each other.

Legend name	Outline and hatching	Annotation
Local area objective	Red 127, Green 127, Blue 127	**<reference number>** as **black bold** or **white bold**

3.2 Specific area plans (SAPs)

SAPs may be shown overlaying zone maps, as a separate map series, or both as necessary to provide for clear and interpretable mapping.

If any SAPs overlap each other, they must be displayed within separate map series.

Where a SAPs has a number of mapped components such as LAOs, or mapped defined terms, they must be displayed within a separate map series. This also applies where SAPs, LAOs, or mapped defined terms overlap a zone's LAOs.

Legend name	Outline	Annotation
Specific area plan	Red 0, Green 0, Blue 0	**SX.0** as **black bold** or **white bold**

The hatching and outline for a separate SAP map series may vary, but should retain a theme and be distinguishable from each other, examples are shown below.
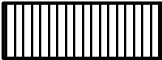
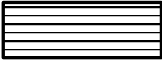| Legend name	Examples			Annotation
	S1.0	S2.0	S3.0	
Specific area plan – SX.0 <insert local area objective sub-clause or mapped defined term>				Not required, as detailed in legend
Specific area plan – SX.0 <insert local area objective sub-clause or mapped defined term>				Not required, as detailed in legend

3.3   Site-specific qualifications

SSQs should be overlayed on the zone map, or overlay map series, that they are in addition to, modify, or substitute. However, they may be displayed within a separate map series to aid interpretation.

SSQs must be displayed with consistent hatching, outline and annotation. Additional hatching, outline or annotation must only be applied where two SSQs do not exactly overlap the same area. Where two or more SSQs overlap the exact same area, use the same outline, hatching and annotations, but list all the relevant reference numbers.

The first row below displays consistent hatching, outline and annotations, with the second row providing an alternative hatching, where SSQs overlap but do not have the same extent.

Legend name	Symbol	Annotation
Site-specific qualification	Red 0, Green 0, Blue 0 ‖‖‖‖‖‖‖	**<reference number>** as **black bold** or **white bold**
Site-specific qualification	Red 0, Green 0, Blue 0 ☰	**<reference number>** as **black bold or white bold**

4.0   GIS datasets

Consistent GIS datasets for zones, zone boundaries, code overlays and other overlays are necessary for compiling all LPS into state-wide layers for delivery in the LIST.

4.1   GIS table structures

The required GIS table structures (schema), including comments on how to fill in each attribute field, are set out in Appendix B.

Templates containing structured datasets are available from the Commission.

Further information

For further information contact the Tasmanian Planning Commission:

Telephone: (03) 6165 6828

Email: tpc@planning.tas.gov.au

Website: www.planning.tas.gov.au

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Appendix A GIS resources available from the LIST by layer/ dataset name

General

Cadastral parcels

Locality boundaries

Local Government Areas

Road centrelines

For zone mapping

Tasmanian interim planning scheme zoning

Land potentially suitable for agriculture zone

Potential agricultural land initial analysis

World Heritage Area

Public land classification

Private reserves

Conservation covenants

Ramsar wetlands

State road casements

Taswater sewer network structures

Sewer serviced land

Taswater water network structures

Water serviced land

For overlay mapping

Electricity transmission infrastructure protection

State road casements

Railways

Waterway and coastal protection area guidance map

Future coastal refugia guidance map

Ramsar wetlands

TASVEG version 3

Threatened flora – point, line and polygon

Threatened fauna – point, line and polygon

Coastal erosion hazard bands 2016120

Coastal inundation hazard bands 20161201

Landslide planning map – hazard bands 20131022

Note: the LIST may hold additional layers that may be of use to planning authorities in formulating the draft LPS maps.

Appendix B - GIS table structures (schema)

Zones

Attribute Field	Alias[1]	Description / Comments	Field properties (type)
LPS_NO	Local Provisions Schedule	The Local Provisions Schedule name in full, e.g. Brighton Local Provisions Schedule.	Char (50)
ZONE_NO	Zone name	The zone name, e.g. General Residential Zone or Particular Purpose Zone.	Char (50)
ZONE_SUB	Zone subgroup	To be used for only Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D, the full particular purpose zone name, such as Particular Purpose Zone – Inveresk, otherwise leave blank.	Char (50)
NOTES	Notes	General comments/description such as information on the source of the data to assist in its maintenance. These notes are not on public display on the LIST.	Char (255)

Zone boundaries

Attribute Field	Alias	Description / Comments	Field properties (type)
LPS_NO	Local Provisions Schedule	The Local Provisions Schedule name in full, e.g., Brighton Local Provisions Schedule.	Char (50)
DESC	Description	Description of the feature(s) that the polyline is based on.	Char (255)
SOURCE	Source data	Details of the data source. Please refer to this Practice Note's section on other zone boundaries.	Char (100)
CAD_DEP	Cadastre dependent	Yes or No. Whether the feature is dependent upon cadastral points.	Char (10)
NOTES	Notes	General comments/description. Include information on the data source. These notes are not on public display on the LIST.	Char (255)

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[1] This field will be the name displayed when viewed in the LIST (where relevant).

Code overlay maps

Attribute Field	Alias	Description / Comments	Field properties (type)
LPS_NO	Local Provisions Schedule	The Local Provisions Schedule name in full, e.g. Brighton Local Provisions Schedule.	Char (50)
CODE_NO	Code name	Full code name, e.g., Parking and Sustainable Transport Code.	Char (50)
OV_NO	Overlay name	Full overlay name used in the relevant code, e.g., Pedestrian priority street.	Char (100)
OV_CAT	Overlay category	Include the data for any overlays that are categorised, e.g.: • coastal erosion investigation area; • low coastal erosion hazard band; • medium coastal erosion hazard band; and • high coastal erosion hazard band ;or Overlay data provided for in Guideline No. 1 or required to be specified on maps, including: • airport obstacle limitation area height in metres above existing ground level; and • the waterways and coastal protection code's identification of a wetland or the class of watercourse.	Char (100)
REF_NO	LPS Reference Number	The reference number, if any, in an LPS code list.	Char (20)
NOTES	Notes	General comments/description. Include information on the data source. These notes are not on public display on the LIST.	Char (255)

Other overlay maps

Attribute Field	Alias	Description / Comments	Field properties (type)
LPS_NO	Local Provisions Schedule	The Local Provisions Schedule name in full, e.g., Brighton Local Provisions Schedule.	Char (50)
OV_TYPE	Overlay type	The type of overlay, such as, site-specific qualification, specific area plan, local area objective. Note: specific area plan boundaries must be specified as specific area plans, while a specific area plan's local area objectives, must be specified as local area objectives.	Char (50)
OV_Name	Overlay name	Full overlay name used in the LPS, e.g., General Residential Zone local area objective, <insert name> Specific Area Plan, Site-specific qualification.	Char (100)
OV_CAT	Overlay category	Include the name of the overlay for any specific area plan precincts or mapped defined terms.	Char (100)
REF_NO	LPS Reference Number/ LPS Subclause	LPS reference number or sub-clause from the LPS, e.g., the sub- clause from a specific area plan's local area objective or the reference number from the site-specific qualification list.	Char (20)
NOTES	Notes	General comments/description. Include information on the data source. These notes are not on public display on the LIST.	Char (255)