

NOTICE TO SURVEYORS T2/2003

SUBDIVISION PROCESSES

On 19 September 2002 the Land Surveyors Licensing Board approved new guidelines for surveys and plans for **all** new developments involving more than 10 serviced lots where new roads are created. The guidelines are referred to as Survey Practice Guidelines for Subdivisions Within Special Survey Areas (SSA guidelines). These guidelines apply to Crown, freehold and survey-strata developments and can be accessed on the Board website at http://www.lslb.wa.gov.au/ssa_guidelines.html.

The Board have repealed the guidelines for urban subdivisions under Regulations 55A-55F, commonly referred to as the "Early Issue Guidelines".

This notice describes the two different processes of land development that can now be used for Crown and freehold subdivisions. One is known as the "Special Survey Area" (SSA) process and the other is now known as the "Normal" process (formerly referred to as "Fastrack").

The SSA process allows for a plan based on calculated dimensions to be lodged at DOLA before any lot corners have been marked. General regulations 55A to 55F also specifically apply to the SSA process however no fieldbook recording referencing is lodged.

The Normal process requires full marking (including referencing in accordance with the regulations) of the survey prior to lodgement of the plan at DOLA. The normal process would normally be used only for small urban developments and most rural subdivisions. Where marks are likely to be destroyed by site works, road construction or servicing the SSA process should be used.

In the title block of each plan, near the heading, there is an "Early Issue Yes/No" section. It is important that surveyors cross out the appropriate word (ie. cross out "yes" for "Normal" subdivisions or cross out "no" where the SSA guidelines have been followed). This will ensure the plan proceeds through the correct channels at DOLA. SSA plans must also include the annotations specified in the SSA guidelines.

From 1 February 2003, DOLA will not accept plans based on calculated dimensions unless the SSA guidelines have been complied with.

The following table lists the main differences between the two processes.

SPECIAL SURVEY AREA	NORMAL
Surround survey required	Re-establishment of only relevant alignments in accordance with the regulations
Control Survey(s) related to surround survey required	Control survey optional
Connections to geodetic network required	Connections to geodetic network required in accordance with general regulation 22A
Plan lodged at DOLA. Full marking after site works and lot services	Full marking required before plan lodgement at DOLA (reference marks must be safe from disturbance).

installed. The "Deferred Marking" option can be used for fully bonded developments *	Limited marking or deferred referencing options are available*
Lot detail not required in fieldbook	Full lot detail and referencing required in fieldbook
Non-standard marking included on Survey Sheet(s) added to plan	Non-standard marking included on plan prior to lodgement
Plan "Survey Sheets" and eFB required following final control survey and marking	Final pegging and referencing if approval to defer referencing was granted *
Final Survey Certificate (FSC) or Release Letter (with FSC to follow) required for DOLA to release plan to WAPC**	Release Letter required for DOLA to release plan to WAPC
FSC, Survey Sheet(s) and WAPC approval required before plan placed "In Order For Dealings" (IOFD)**	WAPC approval required before plan placed "In Order For Dealings" (IOFD)

** Regulation 26A approval from the IPS for limited or deferred marking/referencing required before plan lodged at DOLA.*

*** Where the Deferred Final Marking option is used then plan sent to WAPC on receipt of an Initial Survey Certificate (ISC) or a release letter (with ISC to follow), and plan placed IOFD following WAPC approval – refer SSA guidelines.*

Extracts from plans lodged as pilot SSA subdivisions are attached as examples to indicate what information is to be depicted on such plans. Note that the depiction of truncation setbacks and the numbering of the control marks in the examples may not be consistent with the current guidelines.

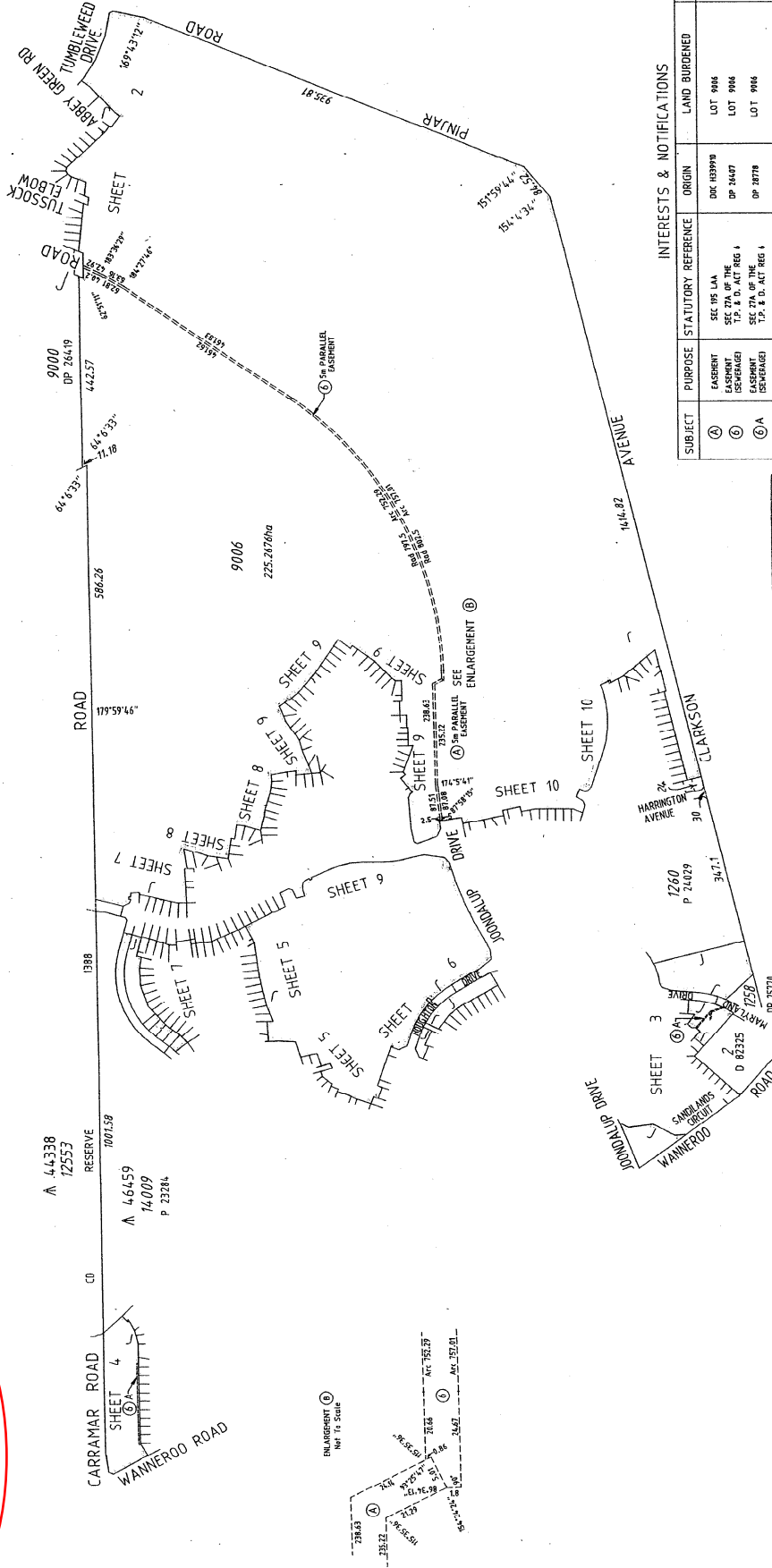
**BARRY CRIBB
INSPECTOR OF PLANS AND SURVEYS
MANAGER LAND BOUNDARY SERVICES**

3 January 2003



Example of a "Sheet 1"

LIMITED IN DEPTH TO 60.96 METRES



**SUBDIVISION
IN EARLY
ISSUE PROCESS**

FOR OTHER PARTS OF LOT 9006 SEE SHEETS 2-10
ALL DIMENSIONS SHOWN ON THIS SHEET ARE ORIGINAL
SURVEY CARRIED OUT UNDER REGULATION 26A SPECIAL SURVEY AREA GUIDELINES

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A) SEC 195 LAA	EASEMENT	SEC 195 LAA	DIC H39918	LOT 9984	WATER CORPORATION	
(B) SEC 274 OF THE T.P. & D. ACT REG 1	EASEMENT (EASEMENT)	SEC 274 OF THE T.P. & D. ACT REG 1	DP 2447	LOT 9986	WATER CORPORATION	
(C) SEC 274 OF THE T.P. & D. ACT REG 1	EASEMENT (EASEMENT)	SEC 274 OF THE T.P. & D. ACT REG 1	DP 2879	LOT 9986	WATER CORPORATION	
(D) SEC 190 TLA	RESTRICTIVE COVENANT	SEC 190 TLA	THIS PLAN & DOC 12,473,94	LOTS 774 - 778 (INCL)	LOTS 774 - 778 (INCL)	

DOLA
Department of LAND ADMINISTRATION
DEPOSITED PLAN
32296
SHEET 1 OF 12
EDITION 1 VERSION 2

SUBJECT TO: **DEALING IN DP 316,93**
SEC 295(5) OF THE LOCAL GOVT ACT
AND SEC 136 D OF THE T.L.A.
APPROVED BY: **17.10.2002**
APPROVED FOR: **17.10.2002**

TYPE OF VALIDATION: FULL ADJUT, CORRECTED, PLANNING COMPROMISE
LODGED DATE: **11.09.02**
FILE NO: **82485 00**
REG AND: **1188-90**
ISSUE DATE: **17.10.02**
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE NO: **116172**
DATE: **17.10.2002**
DELEGATED UNDER 530 WAP ACT 1985

SCALE: 1:7500
ALL DISTANCES ARE IN METRES
SURVEYOR'S CERTIFICATE - Reg 26
A. ARKSTRONG
I hereby certify that this is a correct representation of the survey as recorded in the field book lodged for the purpose of this plan and that it complies with the provisions of the Survey Act 1985 in relation to which it is lodged.

FORMER TENURE: LOT 9005 ON DP 31693
INDEX REGS: (a) 0810, 0811, 0812, 0813, 0814, 0815, 0816, 0817, 0818, 0819, 0820, 0821, 0822, 0823, 0824, 0825, 0826, 0827, 0828, 0829, 0830, 0831, 0832, 0833, 0834, 0835, 0836, 0837, 0838, 0839, 0840, 0841, 0842, 0843, 0844, 0845, 0846, 0847, 0848, 0849, 0850, 0851, 0852, 0853, 0854, 0855, 0856, 0857, 0858, 0859, 0860, 0861, 0862, 0863, 0864, 0865, 0866, 0867, 0868, 0869, 0870, 0871, 0872, 0873, 0874, 0875, 0876, 0877, 0878, 0879, 0880, 0881, 0882, 0883, 0884, 0885, 0886, 0887, 0888, 0889, 0890, 0891, 0892, 0893, 0894, 0895, 0896, 0897, 0898, 0899, 0900, 0901, 0902, 0903, 0904, 0905, 0906, 0907, 0908, 0909, 0910, 0911, 0912, 0913, 0914, 0915, 0916, 0917, 0918, 0919, 0920, 0921, 0922, 0923, 0924, 0925, 0926, 0927, 0928, 0929, 0930, 0931, 0932, 0933, 0934, 0935, 0936, 0937, 0938, 0939, 0940, 0941, 0942, 0943, 0944, 0945, 0946, 0947, 0948, 0949, 0950, 0951, 0952, 0953, 0954, 0955, 0956, 0957, 0958, 0959, 0960, 0961, 0962, 0963, 0964, 0965, 0966, 0967, 0968, 0969, 0970, 0971, 0972, 0973, 0974, 0975, 0976, 0977, 0978, 0979, 0980, 0981, 0982, 0983, 0984, 0985, 0986, 0987, 0988, 0989, 0990, 0991, 0992, 0993, 0994, 0995, 0996, 0997, 0998, 0999, 1000

TOWNSITE: SWAN
LOCALITY: BANKSIA GROVE
LOCAL AUTHORITY: TAPPING & CARRAMAR
CITY OF WANNEROO

PLAN OF: FREEHOLD SUBDIVISION
LOTS 774 - 778 (INCL) ROADS & RESTRICTIVE COVENANT.

EARLY ISSUE YES/NO
FIELD BOOKS: 76623, 78967 & 87189, 88013
TAPPING & CARRAMAR
CITY OF WANNEROO

TYPE FREEHOLD
PURPOSE SUBDIVISION
PLAN OF

LOTS 1039-1053, 14625,
ROAD WIDENINGS,
EASEMENTS AND
RESTRICTIVE COVENANT

DISTRICT SWAN
TOWNSITE

DOLA FILE
LOCALITY BUTLER
LOCAL AUTHORITY
CITY OF WANNEROO

FORMER TENURE
LOT 9508
DP 33525
CT

FIELD BOOK
84.702

INDEX
BGS 151 (2) 1.08
BGS 121 (4) 1.17
PUBLIC BGS 5 (10) 1.4

ON
84.702

SURVEYOR'S CERTIFICATE - Reg 54

John A. McMullen hereby certifies that this plan is a correct representation of the survey and/or calculation from measurement records and that it complies with the relevant written law in relation to which it is lodged.

Licensed Surveyor
No. 12682
26.8.2

APPROVED BY
PLANNING COMMISSION
FILE 117373

DATE 27.8.02
FEE PAID 8028.00
ASSESS NO. 336157

DATE 9.10.2002

IN ORDER FOR DEALINGS

SUBJECT TO

DEALING ON DP 33525
SEC 2A AND 2B OF THE T.P. & D ACT
AND SEC 134 AND 136D OF THE T.L.A.

DATE 10.10.2002

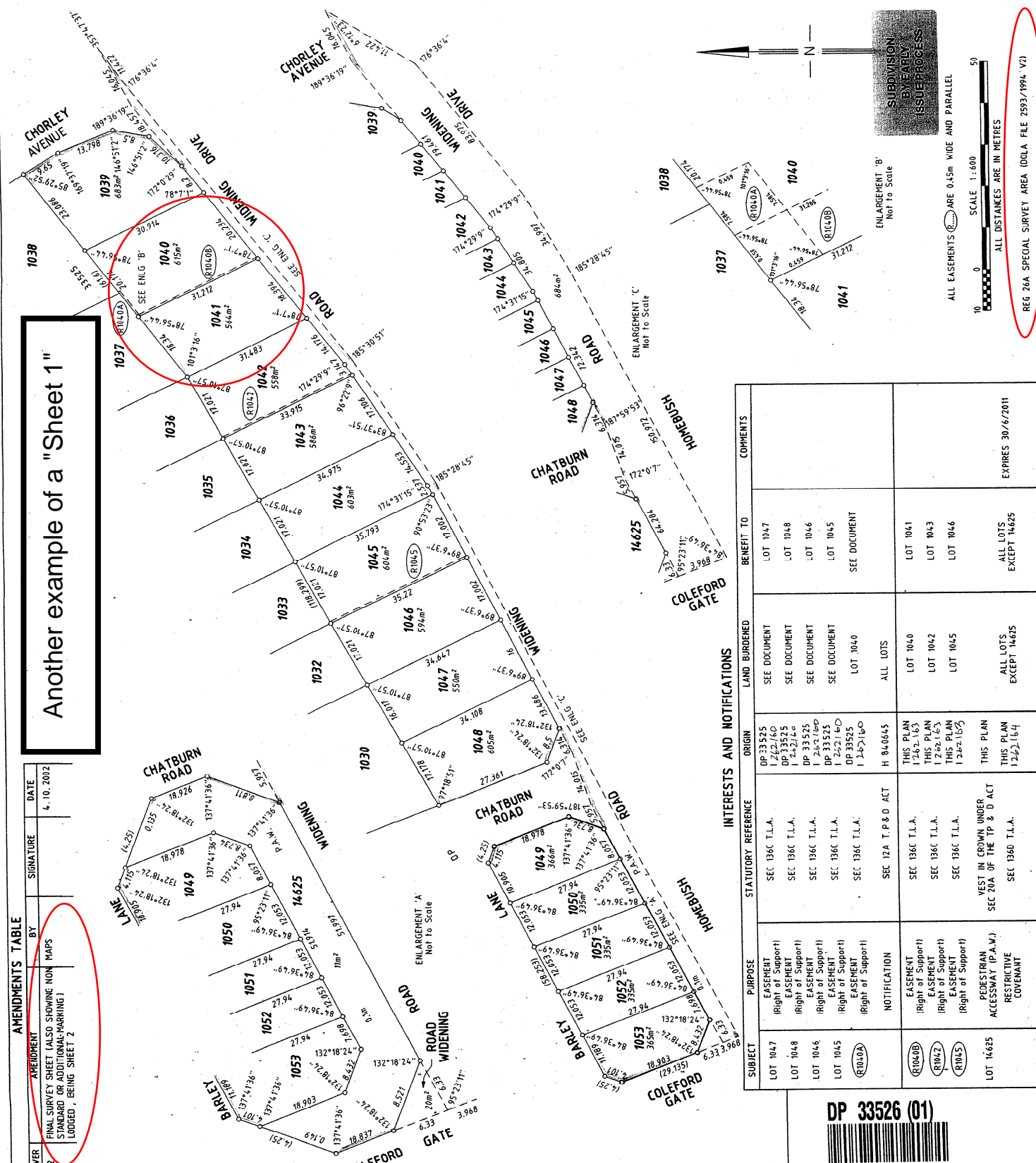
APPROVED REG 26(1)(3)
DATE 11.10.2002

INSPECTOR OF PLANS & SURVEYS / AUTHORIZED LAND OFFICER

DOLA
Department of Land Administration

DEPOSITED PLAN
33526

SHEET 1 OF 2 SHEETS
EDITION 1 VERSION 2



Another example of a "Sheet 1"

AMENDMENTS TABLE

EDYER	AMENDMENT	SIGNATURE	DATE
172	FINAL SURVEY SHEET (ALSO SHOWING NON STANDARD OR ADDITIONAL MARKING) (LODGED, BEING SHEET 2)		4.10.2002

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
LOT 1047	EASEMENT (Right of Support)	SEC 136C T.L.A.	DP 33525	SEE DOCUMENT	LOT 1047	
LOT 1048	EASEMENT (Right of Support)	SEC 136C T.L.A.	DP 33525	SEE DOCUMENT	LOT 1048	
LOT 1046	EASEMENT (Right of Support)	SEC 136C T.L.A.	DP 33525	SEE DOCUMENT	LOT 1046	
LOT 1045	EASEMENT (Right of Support)	SEC 136C T.L.A.	DP 33525	SEE DOCUMENT	LOT 1045	
LOT 1040	EASEMENT (Right of Support)	SEC 136C T.L.A.	DP 33525	SEE DOCUMENT	SEE DOCUMENT	
LOT 14625	NOTIFICATION	SEC 12A T.P. & D ACT	H 84.0645	ALL LOTS	LOT 1041	
LOT 14626	EASEMENT (Right of Support)	SEC 136C T.L.A.	THIS PLAN 1262.163	LOT 1040	LOT 1041	
	EASEMENT (Right of Support)	SEC 136C T.L.A.	THIS PLAN 1262.163	LOT 1042	LOT 1043	
	EASEMENT (Right of Support)	SEC 136C T.L.A.	THIS PLAN 1262.163	LOT 1045	LOT 1046	
LOT 14625	PEDESTRIAN ACCESSWAY (P.A.W.) RESTRICTIVE COVENANT	VEST IN CROWN UNDER SEC 20A OF THE TP & D ACT SEC 136D T.L.A.	THIS PLAN 1262.164	ALL LOTS EXCEPT 14625	ALL LOTS EXCEPT 14625	EXPIRES 30/6/2011

DP 33526 (01)

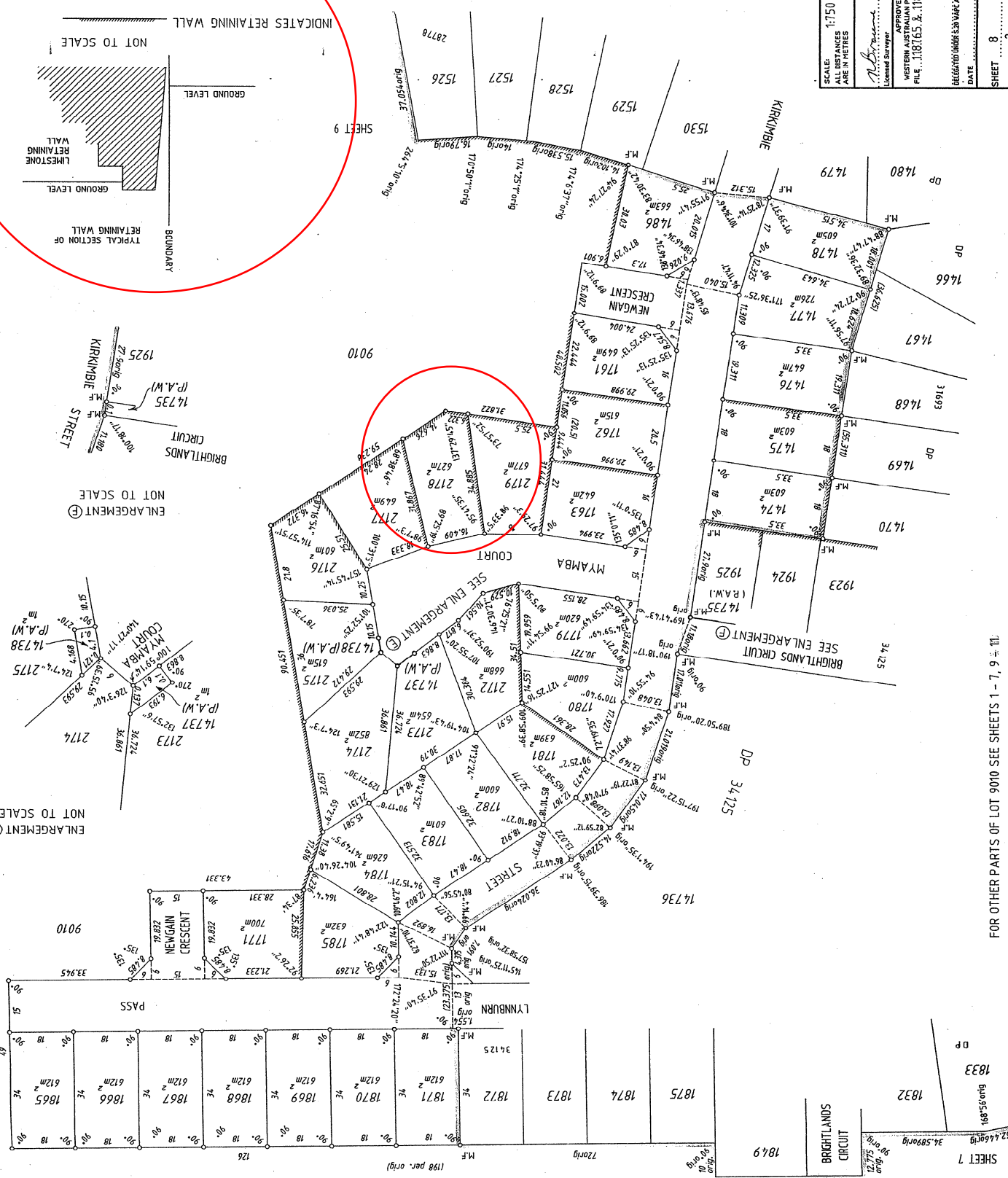
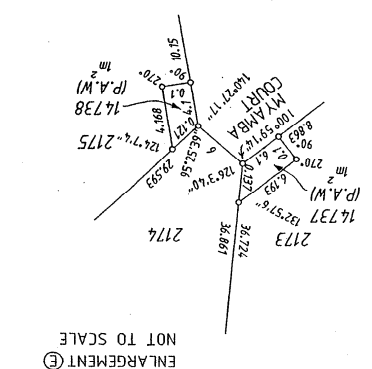
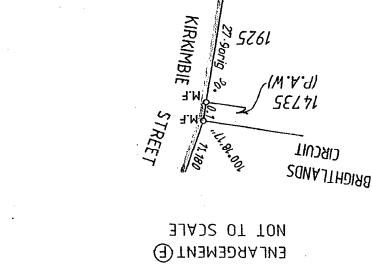
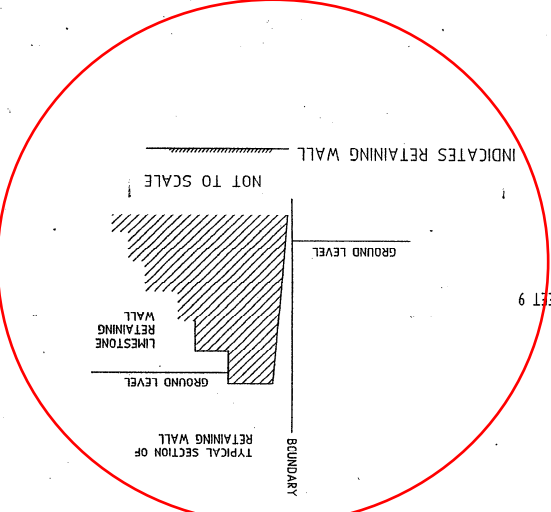
REC 26A SPECIAL SURVEY AREA (DOLA FILE 2593/1994-V2)



APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE: 118765 & 118883
LEGISLATED UNDER SECTION 34(1) OF THE
DATE: 13-11-02
SHEET 8 OF 11
EDITION 2 VERSION 1



SCALE: 1:150
ALL DISTANCES
ARE IN METRES

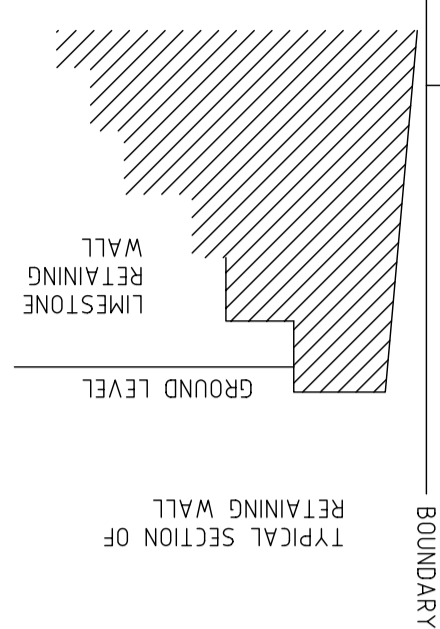


FOR HEADING SEE SHEET 1

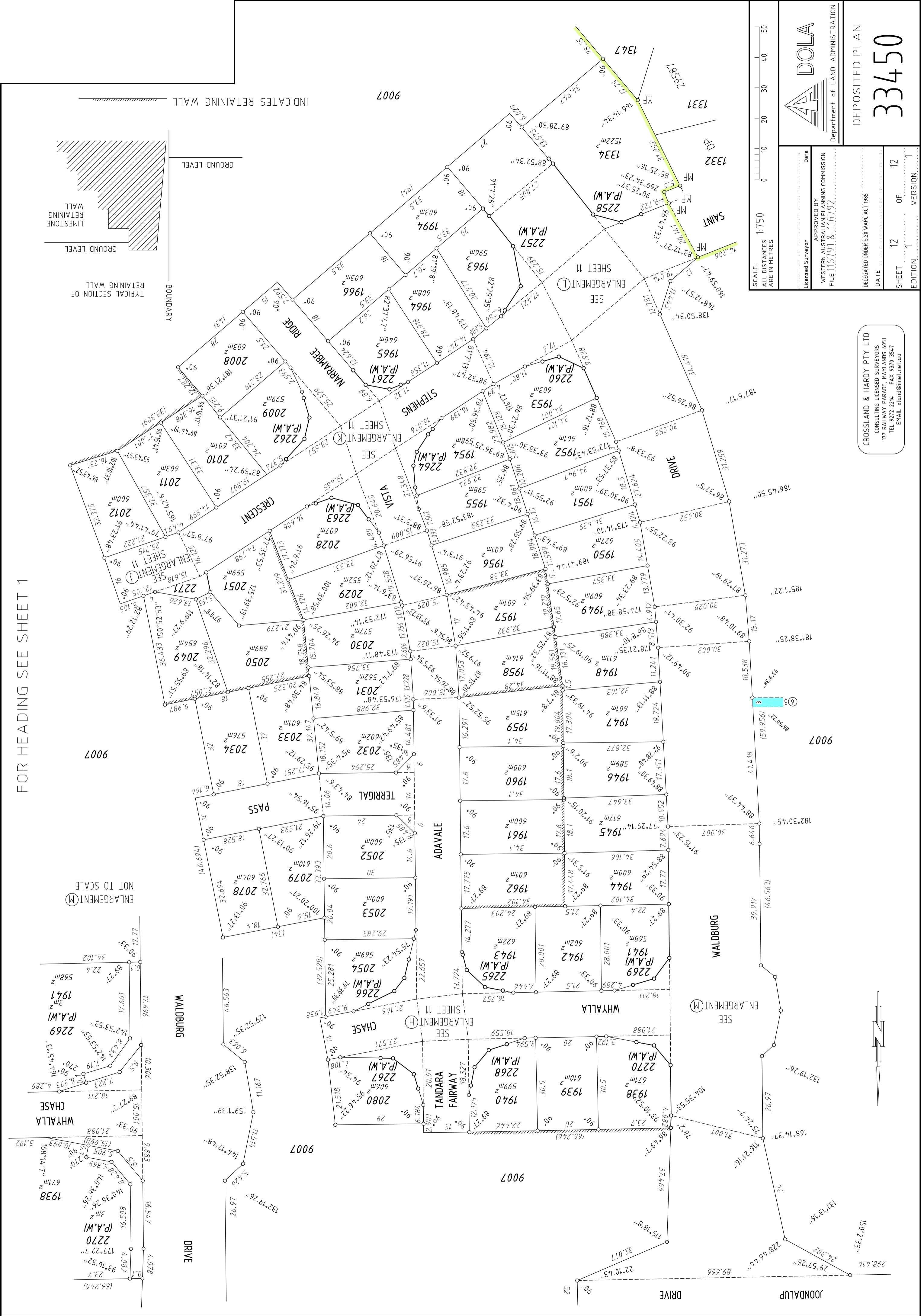
9010

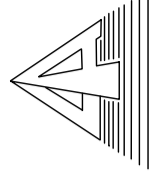
FOR OTHER PARTS OF LOT 9010 SEE SHEETS 1-7, 9-11

FOR HEADING SEE SHEET 1

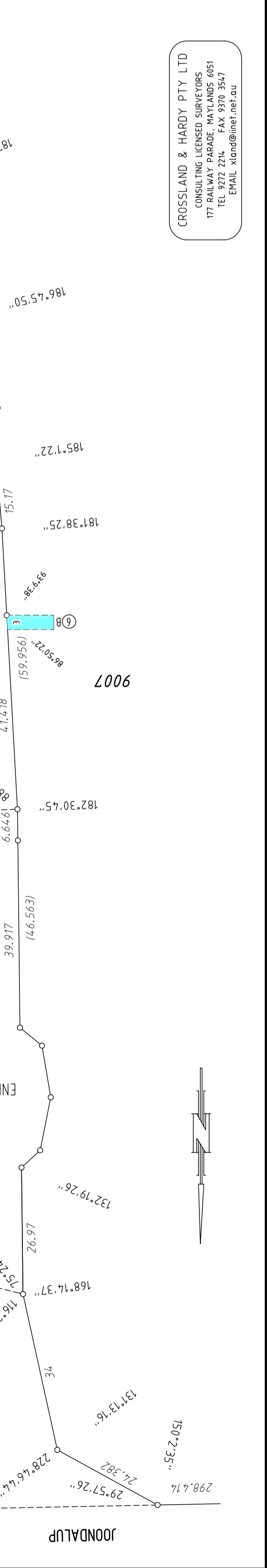


INDICATES RETAINING WALL

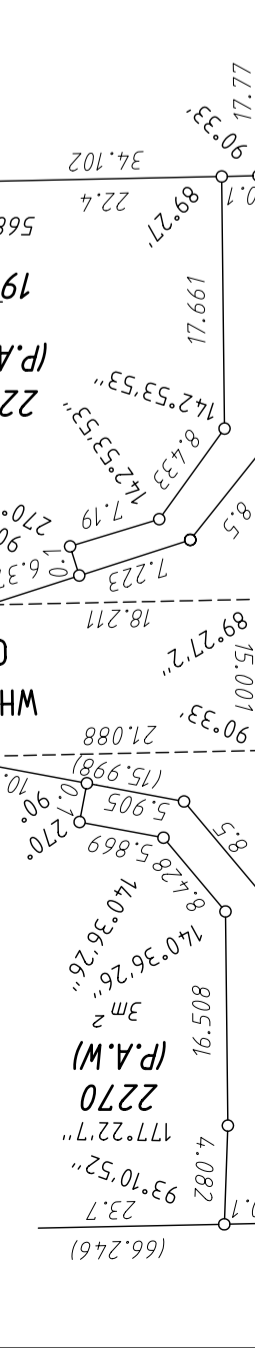



DOLA
 Department of Land Administration
 DEPOSITED PLAN
33450
 DELEGATED UNDER S.20 WAPC ACT 1985
 DATE 12 OF 12
 SHEET 1 OF 1
 EDITION 1 VERSION 1
 APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
 FILE 116791 & 116792
 Licensed Surveyor Date

CROSSLAND & HARDY PTY LTD
 CONSULTING LICENSED SURVEYORS
 177 RAILWAY PARADE, MAYLANDS 6051
 TEL 9272 2214 FAX 9370 3547
 EMAIL xland@inet.net.au



ENLARGEMENT (M) NOT TO SCALE





FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
SURVEY SHEET

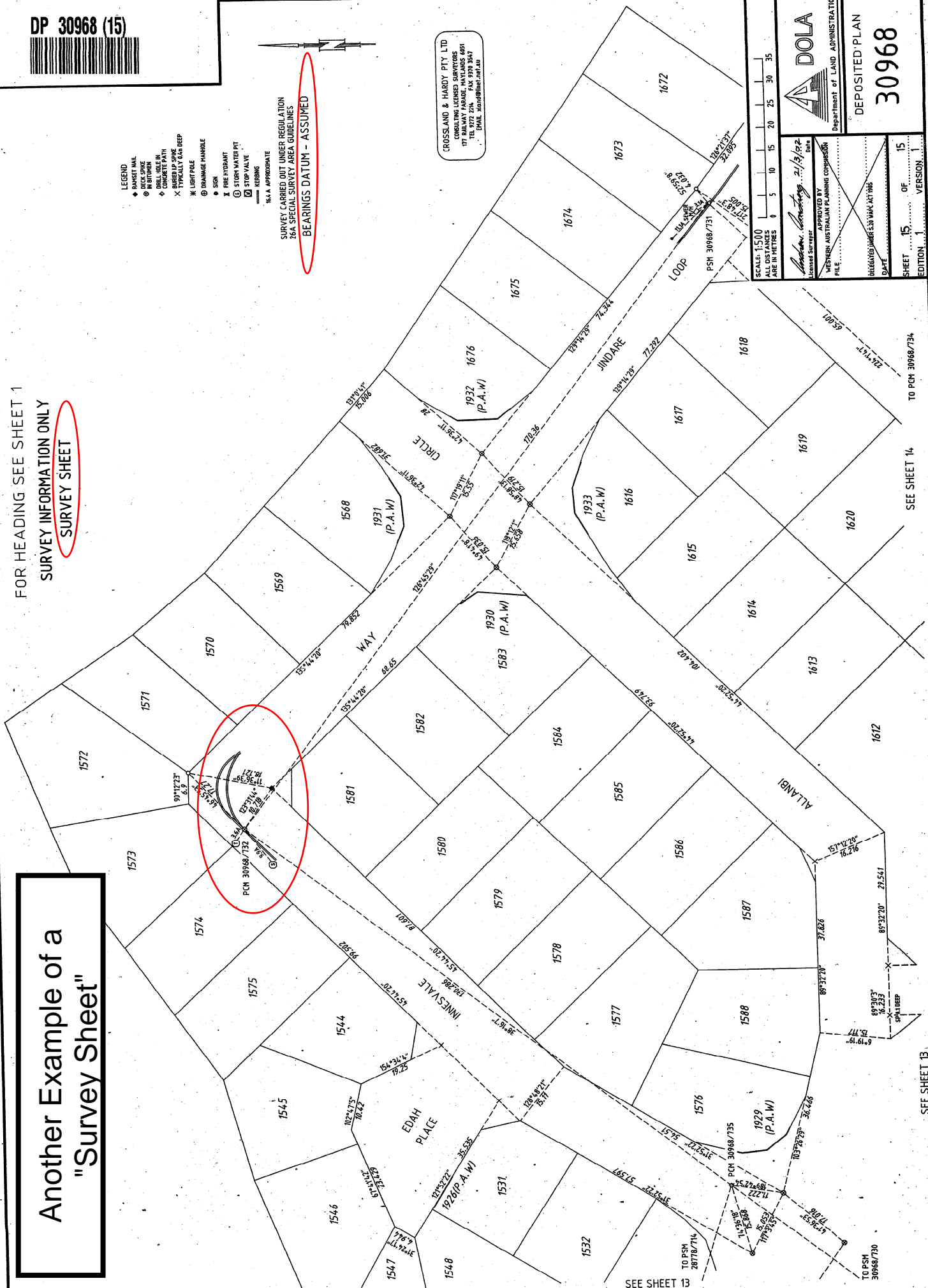
Another Example of a
"Survey Sheet"

- LEGEND
- ◆ RANSET NAIL
 - IN ENTRENCH
 - DRILL HOLE IN CONCRETE PATH
 - ✕ TYPICALLY 7.65 DEEP
 - ✕ LIGHTPOLE
 - DRAINAGE HANDBOLE
 - SIGN
 - ✕ FIRE HYDRANT
 - ⊗ STORM WATER PIP
 - ⊗ STOP VALVE
 - REBING



SURVEY CARRIED OUT UNDER REGULATION
26A SPECIAL SURVEY AREA GUIDELINES
BEARINGS DATUM - ASSUMED

CROSSLAND & HARDY PTY LTD
CONSULTING LICENSED SURVEYORS
177 BUNNICKYAN ROAD, WILMINGTON VIC 3188
TEL: 03 9477 7444 FAX: 03 9478 3847
EMAIL: admin@chh.net.au



SCALE: 1:500
ALL DISTANCES ARE IN METRES

APPROVED BY: *Stephen Langley* 21/10/15
DATE: 21/10/15
FILE: PSH 30968/731
DELEGATED UNDER 533 VMAH ACT 1985

Department of LAND ADMINISTRATION
DOLA
DEPOSITED PLAN
30968

SHEET 15 OF 15
EDITION 1 VERSION

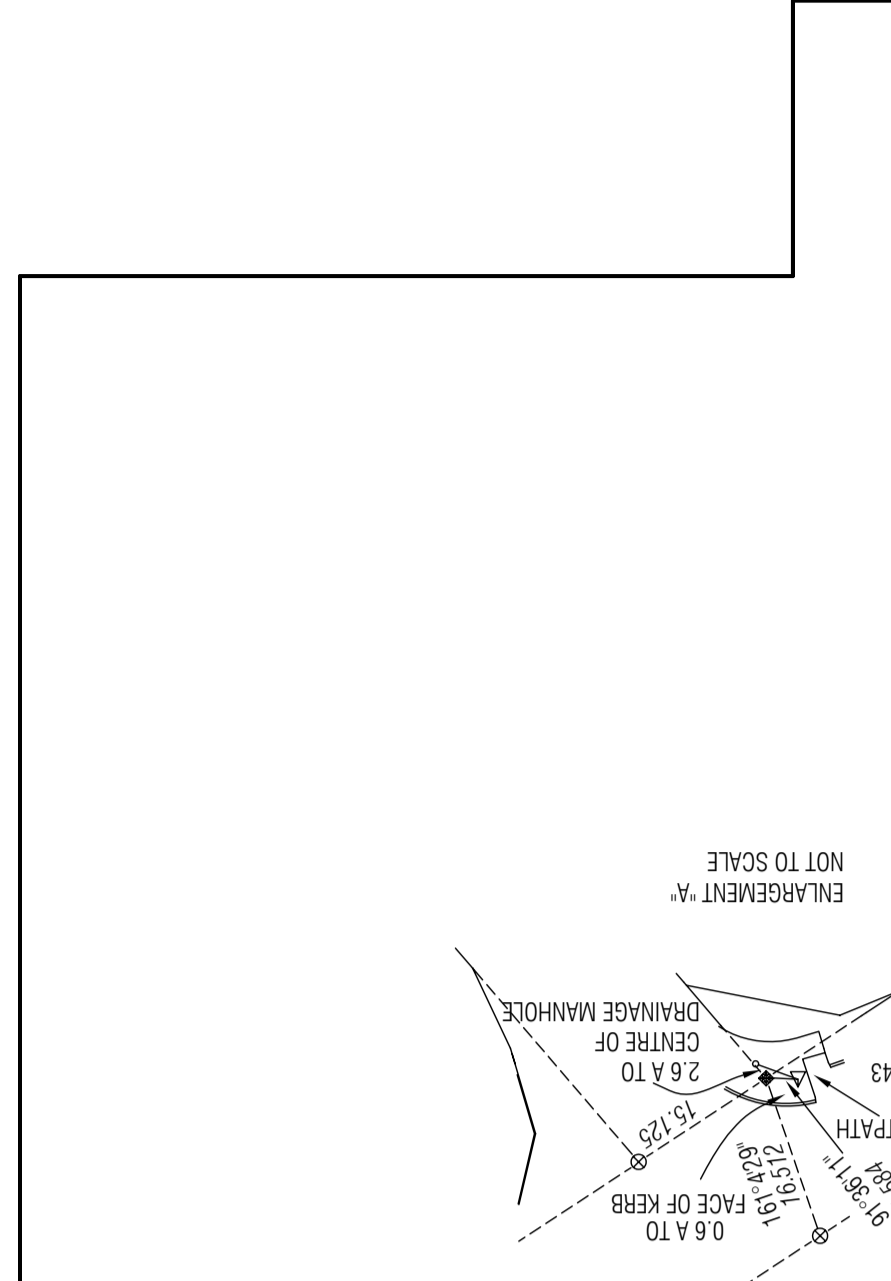
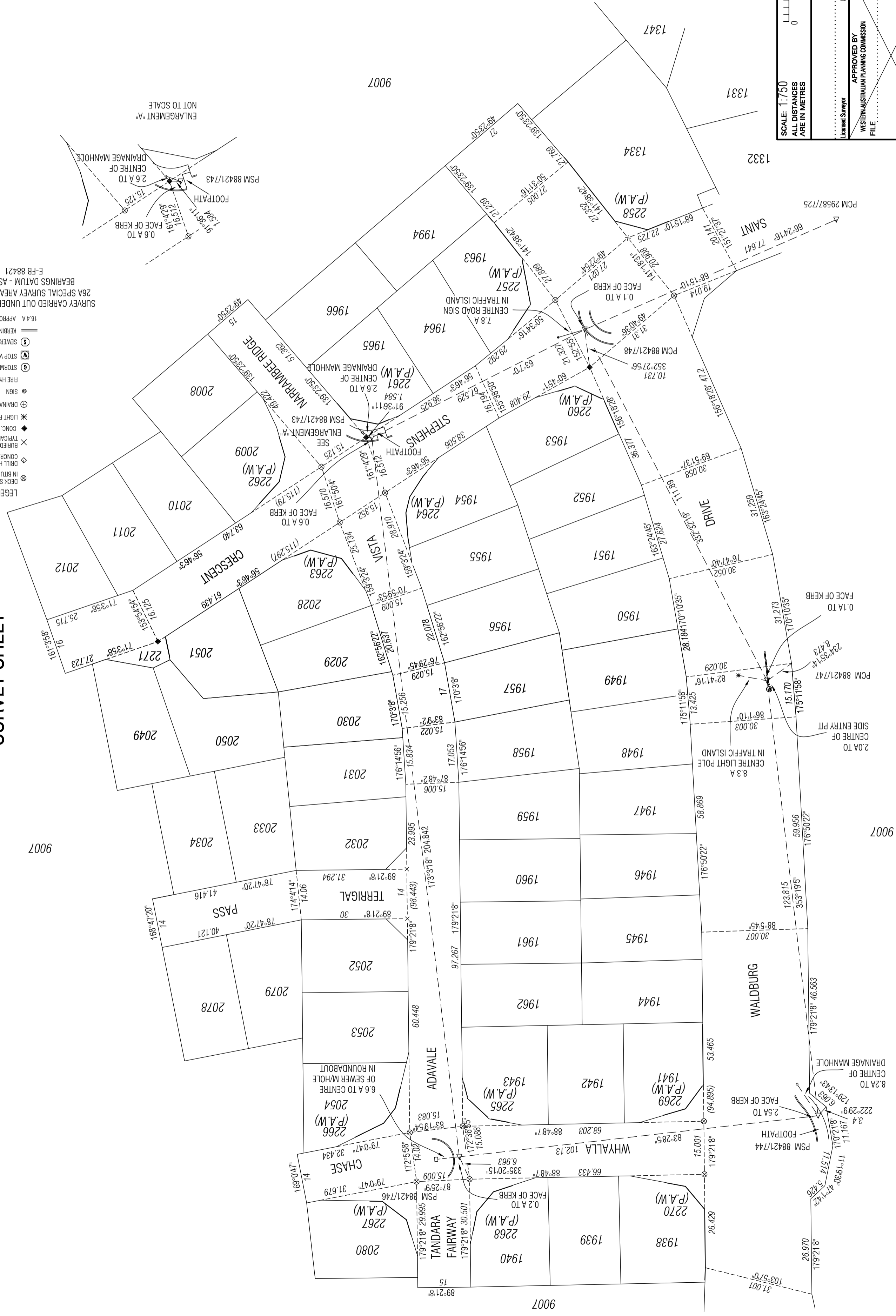
SEE SHEET 14 TO PCN 30968/734

SEE SHEET 13

TO PSH 28778/714

TO PSH 30968/730

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
SURVEY SHEET



- LEGEND**
- ⊗ DECK SPIKE
 - ⊙ NI BRUMEN
 - ⊕ DRILL HOLE IN CONCRETE PATH
 - ⊕ BURIED IR SPIKE TYPICALLY 0.4m DEEP
 - ⊕ CONC. NAIL
 - ⊕ LIGHT POLE
 - ⊕ DRAINAGE MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ STOP VALVE
 - ⊕ STORM WATER PIT
 - ⊕ SEWER MANHOLE
 - ⊕ KERBING
 - ⊕ APPROXIMATE
- SURVEY CARRIED OUT UNDER REGULATION 26A SPECIAL SURVEY AREA GUIDELINES
 BEARINGS DATUM - ASSUMED
 E-FB 88421

SCALE: 1:750
 ALL DISTANCES ARE IN METRES

Department of LAND ADMINISTRATION

DEPOSITED PLAN
33450

APPROVED BY
 WESTERN AUSTRALIAN PLANNING COMMISSION

FILE:

DATE:

DELETED UNDER S20 WAFC ACT 1985

DATE:

VERSION:

SHEET 13 OF 14

EDITION:

CROSSLAND & HARDY PTY LTD
 CONSULTING LICENSED SURVEYORS
 177 RAILWAY PARADE, MANKLANDS 6051
 TEL 90722214 FAX 90703547
 EMAIL xhard@hhd.net.au