

NOTICE TO SURVEYORS T7/2000

STANDARD PLAN PRACTICES

PLAN EDITION NUMBERS AND REPLACEMENT PLANS

CSD FILES AND GDA

LOT NUMBERS FOR VESTINGS ON STRATA PLANS

1. STANDARD PLAN PRACTICES

Recent amendments to the Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961 and the introduction of the new plan forms has prompted a move to introduce standard plan practices for Crown and Freehold plans.

Accordingly, in addition to the changes already detailed in Notices to Surveyors T1/2000 and T4/2000, the following practices are now required for both the Crown and Freehold "Deposited Plan" types being lodged at DOLA.

PARCEL IDENTIFIERS

SmartRegister introduces a "Lot on Plan" numbering system for the Register. The Crown allotment numbering system, which is based on "District/Location" and "Townsite/Lot", is to be replaced by the "Lot on Plan" system. Crown parcels will still have unique numbers within a District or Townsite but they will all be referred to as "lots".

COLOURING

Crown plan originals are still to be coloured by the surveyor. Freehold plan originals are still to be left uncoloured. A coloured print of a freehold plan is to accompany the original when it is lodged.

The only colouring required (on both Crown and Freehold plans) now is as follows:


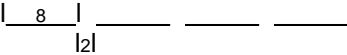
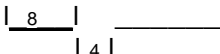
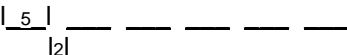
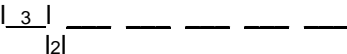
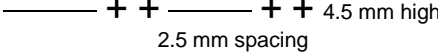

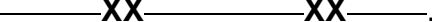
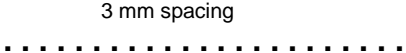
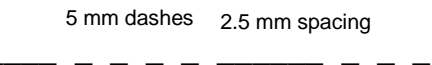
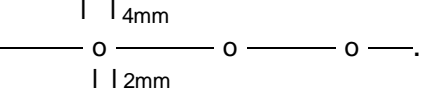
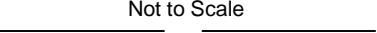
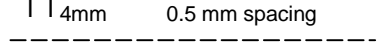
- A green border is to be shown along the boundaries of the subject land.
- New section 27A *TP&D Act* easements in favour of a local government are coloured orange.
- New section 27A *TP&D Act* easements in favour of the Water Corporation are coloured blue.
- New section 27A *TP&D Act* easements in favour of the holder of a gas distribution license (such as Alinta Gas) or Western Power Corporation are coloured yellow.

Existing section 27A easements that are brought forward onto a new plan are not to be coloured.

New roads within the subject land, pedestrian accesses, both private and public ROWs, abutting vested PAWs and ROWs, abutting appurtenant private ROWs, abutting public road and public ROWs (those created on a Crown survey plan/diagram), abutting Crown reserves, abutting railway reserves, abutting drain reserves, water features and abutting State forests are all to be left uncoloured. Full descriptions of private road abutments is required in lieu of colouring.

LINE STYLES

The line styles listed below are those required to ensure readability of plans when photo reduced, reproduced or faxed.

LINE	LINE STYLE (in mm)	SIZE
Surveyed Boundary or Original Surveyed Boundary		0.35mm or 0.25mm
Unsurveyed Boundary		0.35mm or 0.25mm
Subdivided Crown Parcel		0.5mm
Easement		0.25mm or 0.35mm
Road Secants and Traverses		0.25mm or 0.35mm
State Forest Boundary		0.5 mm
Townsite Boundary (Unsurveyed)		0.5 mm
Agricultural Area, Suburban Area and Estate Boundaries		0.5 mm
Mining Lease Boundary		0.35 mm
Pastoral Lease Boundary		0.35 mm
Port Authority Boundary (Chartered by DOLA)		0.35 mm
Not to Scale		
Traverse		0.25 mm

TEXT STYLES

The text sizes and styles listed below are those required to ensure readability of plans when photo-reduced, reproduced or faxed.

TEXT	HEIGHT	THICKNESS(mm)	STYLES
Lot Numbers, the subject of the plan (includes Crown parcels)	3.5 or 5	0.35 or 0.5	ITALICS
Road Names	3.5	0.35	UPRIGHT
Road Widening	2.5	0.25	UPRIGHT
Subdivided Crown Parcel Numbers (parent to the plan)	3.5 or 5	0.35 or 0.5	BROKEN UPRIGHT
Reserves & UCL Notations	3.5	0.35	UPRIGHT
Current Mining Tenement Numbers	3.5	0.35	UPRIGHT (DOTTED)
Pastoral Lease Names	2.5	0.25	UPRIGHT (BROKEN)
Pastoral Lease Numbers	3.5	0.35	UPRIGHT
State Forest (S.F. No)	3.5	0.35	UPRIGHT
Street Names(Subject and Abuttal)	3.5 or 5	0.35 or 0.5	UPRIGHT
Townsites	3.5	0.35	UPRIGHT
Water Feature	3.5	0.35	ITALICS
Water Features (x2)	2.5 & 3.5	0.25 & 0.35	ITALICS
Abutting Lot Numbers	3.5	0.35	ITALICS
C/T Numbers	2.5	0.25	ITALICS
Abutting plan	2.5	0.25	UPRIGHT
Areas & areas ex lots	2.5	0.25	ITALICS
General Text & Legal Notations	2.5	0.25	UPRIGHT UPPERCASE

“Traverse Only” notation	2.5	0.25	ITALICS
Boundary Distances	2.5	0.25	ITALICS
Angles	2.5	0.25	UPRIGHT
Easement angles and Distances	1.8	0.18	UPRIGHT
Plan Type	3.5	0.35	UPRIGHT
Plan Purpose	3.5	0.35	UPRIGHT
Heading	5.0	0.5	UPRIGHT
Former Tenure (Table)	2.5	0.25	UPRIGHT
Plan Number	10.0 or 14.0	1.0	UPRIGHT
Fieldbook Number	2.5 or 3.5	0.25 or 0.35	UPRIGHT
District, scale, file etc.	3.5	0.35	UPRIGHT

The font used for these texts is to be of a type such that the first priority is optimum legibility of a reduced size copy. It should be an open style without serifs and with clear distinction between similar shaped figures and with a readily visible decimal point. Black ink only is to be used on plans.

AZIMUTHS AND GRID BEARINGS

Azimuths or Grid Bearings need only be shown on plans when specific guidelines for a type of survey require that they be shown (eg. Isolated Crown Surveys, Road Casement Surveys, Christmas Island and Cocos Island surveys).

The source of any adopted azimuth or bearing shown on plans is to be included in the graphic area of the plan form. Examples of possible sources include:

- An existing plan or diagram.
- An observation for azimuth (astronomic or GPS).
- Geodetic connection.
- SCDB (include date of download/enquiry).

2. PLAN EDITION NUMBERS AND REPLACEMENT PLANS

In Notice to Surveyors T4/2000 I stated that plan edition numbers would only increment for replacement plans after plan approval by the Inspector of Plans and Surveys or an Authorised Land Officer. It has become apparent that it is more efficient to increment the plan edition number for all plan replacement situations, whether before or after plan approval.

Also, because of the possible large number of changes that may be necessary to be made to a plan as a result of an audit, plans are not to be given an edition number until they have been “Certified Correct”. Prior to the “Certified Correct” status the plans are effectively in draft form and can be regarded as

“Edition O”. DOLA’s Imaging System places a “Subject to Examination” watermark on plan images before they (the plans) have been certified as correct. When a plan is “Certified Correct” it will be labelled “Edition 1”. It will not be necessary to list in the “Amendment Schedule” (refer Notice T4/2000) changes required by the audit process.

A replacement plan (ie. new edition) need not include in the “Amendment Schedule” a list of any amendments made to earlier editions. As all items listed in the schedule need to be signed by the persons making the changes, obtaining a repeat of those signatures on replacement plans is not desirable. The “Amendment Schedule” on a replacement plan must indicate the new edition number and include a notation that it is in fact a “Replacement Plan”.

The lodgement of a replacement plan must first be approved by the Inspector of Plans and Surveys, an Authorised Land Officer or a delegated officer within Land Boundary Services. Replacement plans are not to be used for minor amendments to plans already lodged with DOLA.

3. CSD FILES AND GDA

With the implementation of the Geocentric Datum of Australia 1994 (GDA 94) after 4th December 2000, all CSD files with deposited plans and control networks lodged at DOLA in real world coordinates, must reference to the valid values of records 3 & 4 shown below.

RECORD ID 3	<p style="text-align: center;">Spheroid constants used in coordinate computations</p> <p>Mandatory if the coordinate mode (Record ID 1) is geographical or TM projection. Must appear in record order.</p>
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Record example:-

3, "GRS80" , 298.257222101 , 6378137.0

ATTRIBUTE	DEFINITION
recordid	<i>The record identification number.</i>
sphername	The name of the reference spheroid. With the implementation of the Geocentric Datum of Australia 1994 (GDA 94) after 4 th December 2000, the only valid value is “ GRS80 ”. This covers Australia, Christmas and Cocos Island regions. . (max 40 characters)
spherinflat	The inverse of the flattening. At the moment the only valid value is:- 298.257222101
spheraradius	The a radius. At the moment the only valid value is: 6378137.0

RECORD ID 4	<p style="text-align: center;">Projection constants used in coordinate computations</p> <p>Mandatory if the coordinate mode (Record ID 1) is TM projection. Allows for different projections such as Map grid of Australia (MGA) and PCG94. Must appear in record order.</p>
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	The implementation of GDA94 on 4 th December 2000 requires that Project grid co-ordinates be defined in relation to grid projections based on GDA94 geographicals.
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Record example:-

4,50,"MGA",49,111.0,6.0,0.5,500000.0,10000000.0,0.9996,0.0
4,1,"PCG94",1,115.8166667,0.6416666,0.0,50000.0,3800000.0,0.99999906,0.0

- All attributes must be provided if a Transverse Mercator projection is used.
- Trailing non significant zeros may be omitted as shown in the example above.

ATTRIBUTE	DEFINITION
<i>recordid</i>	<i>The record identification number.</i>
tmzone	The TM zone of this particular file. If projection is UTM, valid zones are 47 - 52 for WA, Christmas and Cocos Island Region. If projection is local, such as PCG94 then the only valid zone is 1.
projnme	Name of the projection. either, MGA or PCG94. (max 40 characters)
zonecm	Zone number corresponding to the central meridian in cmzone.
cmzone	Longitude of central meridian corresponding to any particular zone.
zonewid	Zone width.
zoneolap	Zone overlap. Current valid values are:- UTM = 0.5 and PCG94 = 0.0.
falseast	Easting of the false origin.
falsenorth	Northing of the false origin.
centscalefact	Central scale factor.
origlat	Latitude of the true origin.

4. LOT NUMBERS FOR VESTINGS ON STRATA PLANS

Notice to Surveyors T3/2000 outlined the requirements for allocating lot numbers to pedestrian accessways (PAW's) and rights of carriage-way (ROW's) vesting in the Crown under section 20A of the Town Planning and Development Act 1928. Surveyors should note that this requirement **applies to all subdivisational plans, including strata and survey-strata plans.**

IAN HYDE
REGISTRAR OF TITLES

29 December, 2000