

18. STRATUM DIVISIONS

A stratum division of land creates allotments one above another or portion over the other, limited horizontally and vertically by measurement rather than parcels created pursuant to the Strata Titles Act 1988 or in a Community Strata Plan pursuant to the Community Titles Act 1996.

The vertical measurement is related to the Australian Height Datum.

18.1 Specific Requirements

18.1.1 Identifiers must be shown with a forward slash between the identifiers (eg: 4/5).

18.1.2 Where a stratum plan involves Common Property:

- The label (C1) must be used to designate the common property on the diagram sheet.
- The following annotation must be shown in the ANNOTATIONS panel of the Textual sheet:

THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY

18.1.3 Where a parcel(s) has a vertical limitation annotations are required describing the height limit in relation to AHD.

PORTIONS OF ALLOTMENT 1 MARKED H EXISTS ABOVE A LEVEL OF 43.65 METRES AHD

PORTIONS OF ALLOTMENT 2 MARKED H EXISTS BELOW A LEVEL OF 43.65 METRES AHD

18.1.4 Areas must be shown in brackets under the parcel identifiers for each parcel that form an allotment or lot that has parcels that exist at different levels. (See allotments 3 and 5 in [Section 18.2 Stratum Divisions – D89996](#)).

18.1.5 The total area for each allotment or lot in the plan must be shown in a Total Area Schedule, (see [Example 18.1](#)) excluding roads that are vesting upon deposit of the plan and allotments or lots comprising pieces. The areas for allotments or lots that are unlimited in height and depth must also be shown in the Schedule not under Allotment/Lot number.

ALLOTMENT NO.	TOTAL AREA
1	457m ²
2	563m ²

Example 18.1

For lots in a community plan, replace ALLOTMENT with LOT.

18.1.6 Where the plan has both stratum parcels and pieces, a Pieces Schedule must be shown in addition to the Total Area Schedule.

- 18.1.7 Easements over stratum parcels do not refer to the stratum height limitations. A height limitation must be shown where the right does not extend for the complete height of the stratum parcel.
- 18.1.8 Where the abutting land is in different stratum plans, the abuttal must be shown as the plan numbers separated by a forward slash (eg: C230/C294 or C294/C230).

Where non stratum allotments in the same plan also abut the new plan, the abuttal must be shown as in [Figure 18.4](#).

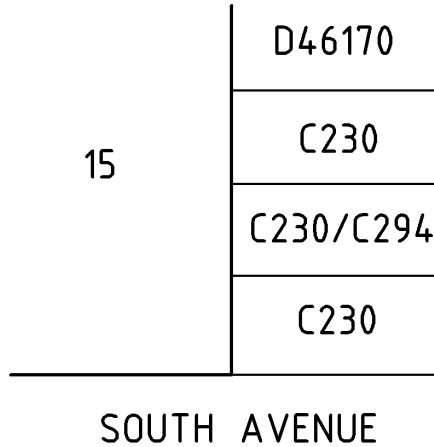


Figure 18.4

- 18.1.9 When the abutting plan includes stratum allotment(s) over a public road, the abuttal must be shown as the road name and plan number separated by a forward slash (eg: CHARLICK CIRCUIT/D44306 see [Figure 18.5](#)).
(It is irrelevant from an abuttal point of view whether Charlick Circuit was created in or prior to D44306).

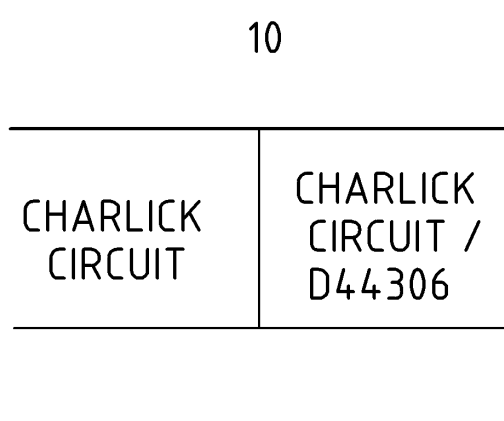


Figure 18.5

- 18.1.10 Where an abutting plan is wholly or partly above (or below) the subject land of a new plan the abuttals must be shown in the following format.
84/D44306
(Where 84 is an allotment (or Lot) in the new plan with a height limitation and D44306 above it, see [Figure 18.1](#)).

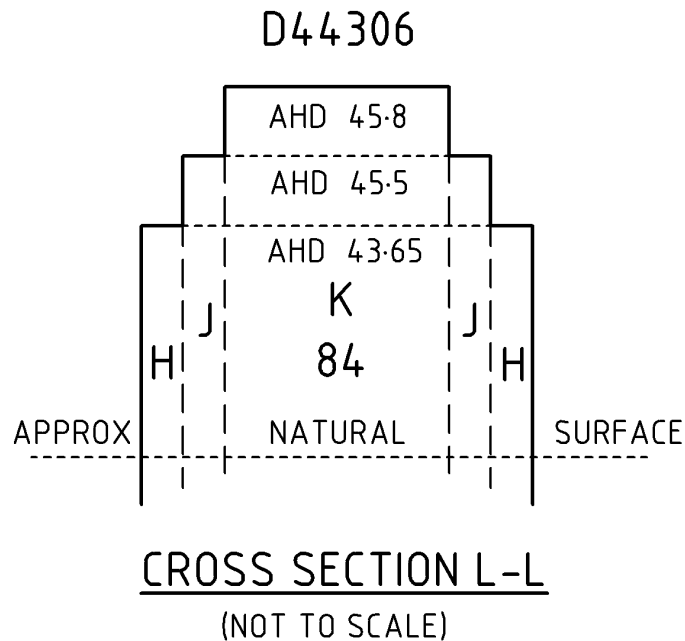


Figure 18.1

18.2 Cross Sections

18.2.1 Where it is necessary to clarify the extent of parcels at different levels a Cross Section diagram must be used.

18.2.2 Cross Section diagrams must be labelled (and cross referenced to the main diagram), eg:

CROSS SECTION AA – AA

Where the Cross Section diagram is not on the same sheet as the main diagram, to indicate on the main diagram where the Cross Section is located show “AA3-AA3” as a label for the Cross Section to indicate that the Cross Section is on sheet 3.

18.2.3 A bar scale must be shown where the Elevation or Cross Section diagram is plotted to scale. If the Elevation or Cross Section diagram is not plotted to scale, the label NOT TO SCALE must be shown.

18.2.4 Where more than one portion of a parcel exists at the same level, each portion must be identified with the same identifier (see [Figure 18.1](#)).

18.2.5 On Elevation and Cross Section diagrams:

- Vertical boundaries between each portion of a parcel existing at different levels must be shown using easement boundary lines.
- The extent of the AHD level must be shown using connection lines unless coincidental with a boundary line.

(See [Figure 18.2](#) where allotment 2 exists above allotment 1 in a plan of division. The same principles apply to a plan of community division where a lot exists above or below the common property or another lot).

18.2.6 Where a parcel is on different levels, an annotation must be shown in the Annotations panel on the Textual Sheet describing the vertical limitations of each parcel or the vertical limitations of each portion of a parcel.

The following annotations are applicable for [Figure 18.2](#):

PORTIONS OF ALLOTMENT 1 MARKED H EXISTS BELOW A LEVEL OF 43.65 METRES AHD

PORTIONS OF ALLOTMENT 1 MARKED J EXISTS BELOW A LEVEL OF 45.5 METRES AHD

PORTION OF ALLOTMENT 1 MARKED K EXISTS BELOW A LEVEL OF 45.8 METRES AHD

PORTIONS OF ALLOTMENT 2 MARKED H EXISTS ABOVE A LEVEL OF 43.65 METRES AHD

PORTIONS OF ALLOTMENT 2 MARKED J EXISTS ABOVE A LEVEL OF 45.5 METRES AHD

PORTION OF ALLOTMENT 2 MARKED K EXISTS ABOVE A LEVEL OF 45.8 METRES AHD

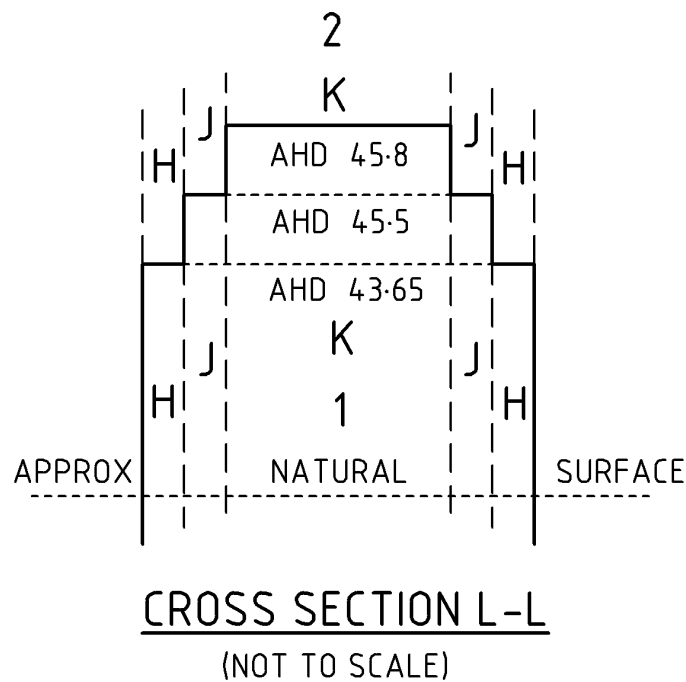


Figure 18.2

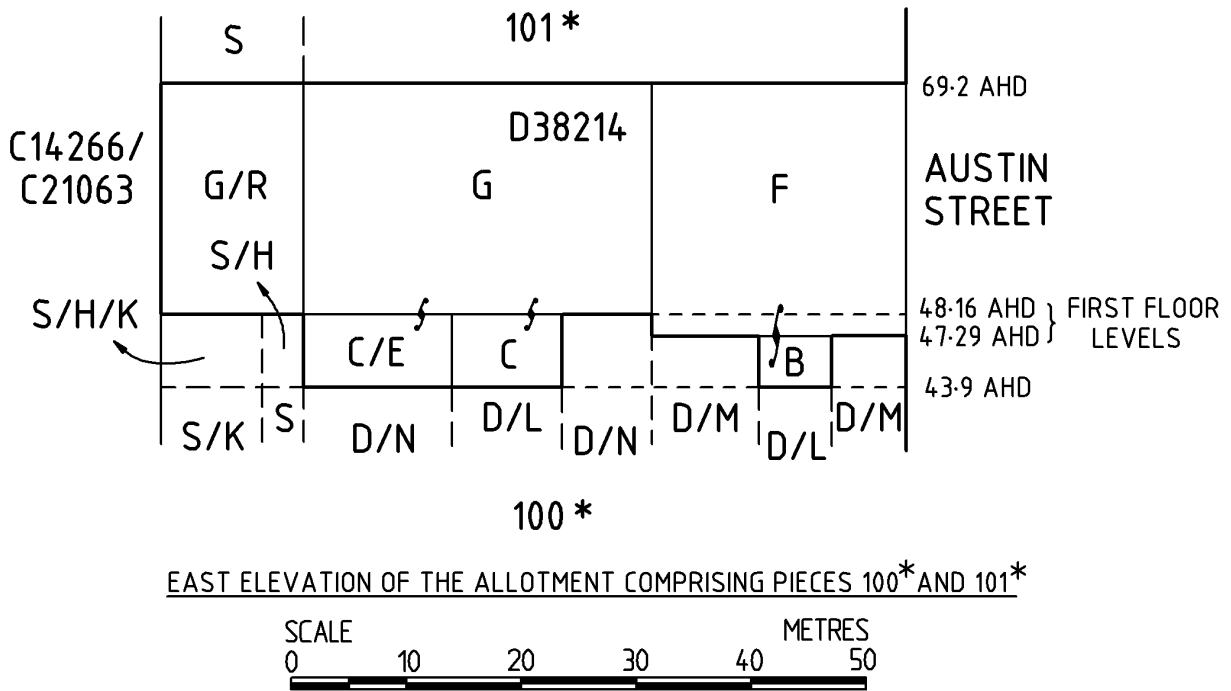
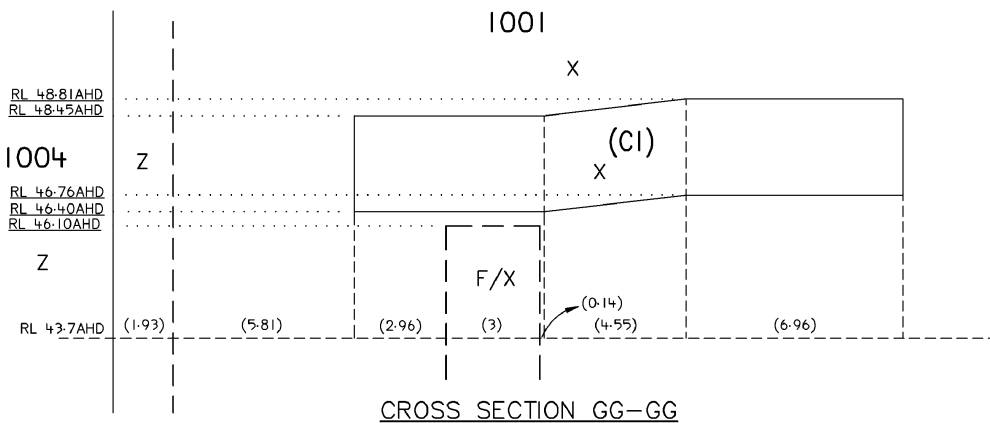


Figure 18.3

18.2.7 For parcels with complex vertical limits cross sections may be used to delineate the height limit. The following annotation must be shown in the ANNOTATIONS panel of the textual sheet:

FOR HEIGHT LIMITATIONS ON THE COMMON PROPERTY AND LOT 100 REFER TO CROSS SECTIONS AA-AA, BB-BB AND CC-CC



18.3 Stratum Divisions

Figure 18.6 is an example of where a cross section or elevation is used to clarify the relationship between the common property (C1) and portions of lot 2 marked X.

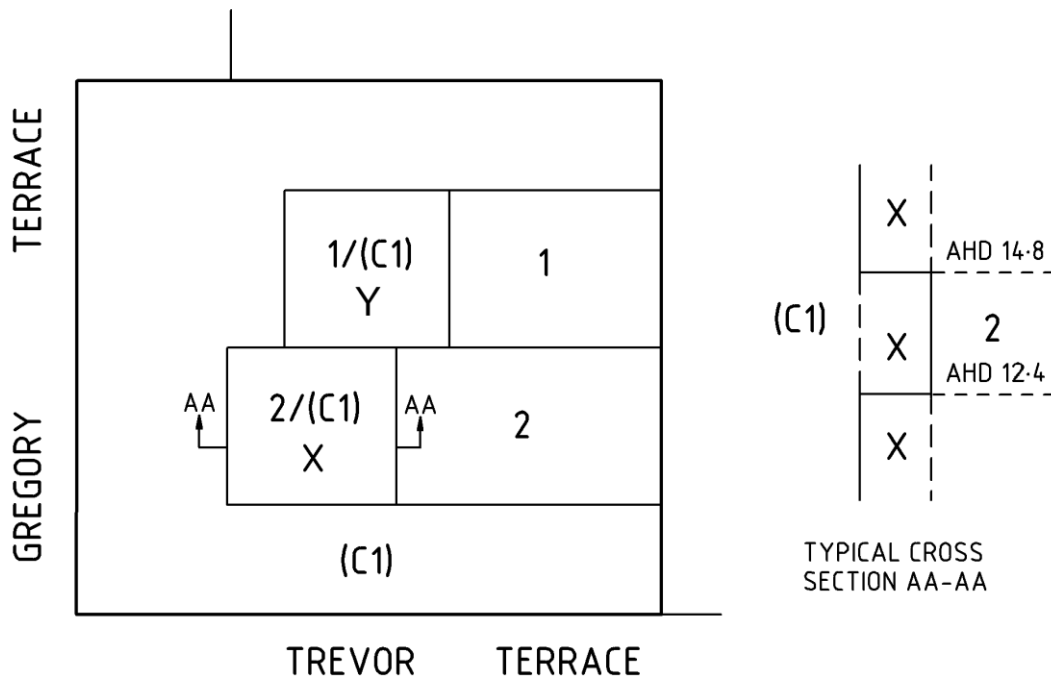


Figure 18.6

Only portion of lot 1 marked Y, portions of lot 2 marked X and common property (C1) marked X and Y have height limitations.


The following annotations must be shown in the ANNOTATIONS panel of the Textual Sheet:

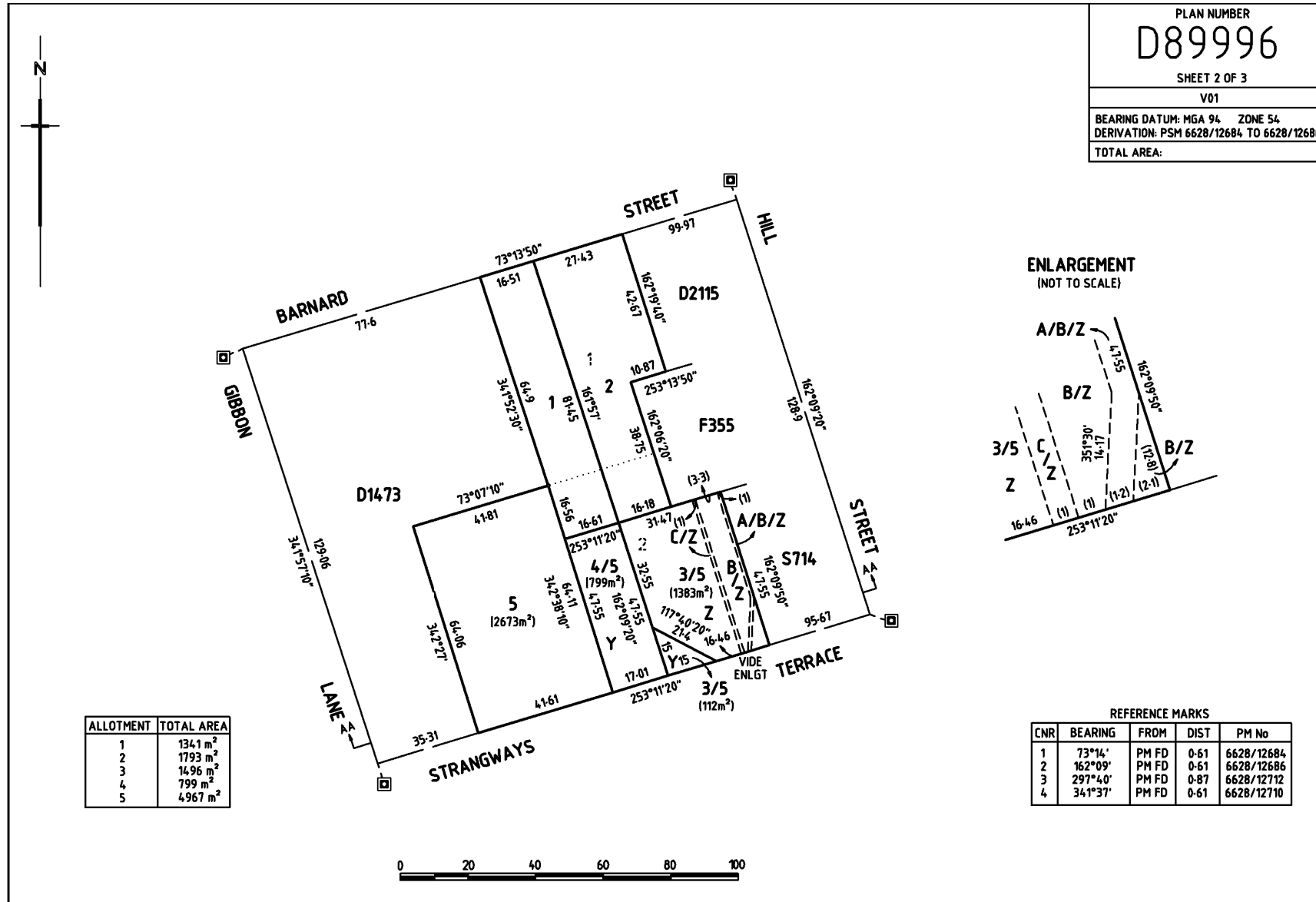
PORTION OF LOT 2 MARKED X EXISTS BELOW A LEVEL OF 12.4 METRES AHD AND ABOVE A LEVEL OF 14.8 AHD

PORTION OF LOT 1 MARKED Y EXISTS ABOVE A LEVEL OF 14.8 METRES AHD

PORTION OF THE COMMON PROPERTY MARKED Y EXISTS BELOW A LEVEL OF 14.8 METRES AHD

PORTION OF THE COMMON PROPERTY MARKED X EXISTS ABOVE A LEVEL OF 12.4 METRES AND BELOW A LEVEL OF 14.8 METRES AHD

PURPOSE: DIVISION MAP REF: 6628.50.L LAST PLAN:	AREA NAME: PLYMPTON PARK COUNCIL: CITY OF MARION DEVELOPMENT NO: 100/D022/06/001/02	APPROVED:/...../..... DEPOSITED/FILED:/...../.....	 D89996 SHEET 1 OF 3 V01																																	
AGENT DETAILS: TORRENS SURVEYS 11 ADELAIDE STREET, ADELAIDE SA 5000 Ph: (08) 5625 1256 Fax: (08) 5625 1257 AGENT CODE: FRT0 REFERENCE: A125.365		SURVEYORS I Frank Leon Torrens Licensed Surveyor of South Australia do hereby certify: CERTIFICATION: 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992 2) That the fieldwork was completed on /..... /..... except for final placement of survey marks. (strike out if not applicable) Dated the day of 20 Frank Leon Torrens Licensed Surveyor																																		
SUBJECT TITLE DETAILS:																																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>PREFIX</th> <th>VOLUME</th> <th>FOLIO</th> <th>OTHER</th> <th>PARCEL</th> <th>NUMBER</th> <th>PLAN</th> <th>NUMBER</th> <th>HUNDRED / IA / DIVISION</th> <th>TOWN</th> <th>REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>6564</td> <td>984</td> <td></td> <td>ALLOTMENT(S)</td> <td>1</td> <td>D</td> <td>30000</td> <td>NOARLUNGA</td> <td></td> <td></td> </tr> <tr> <td>CT</td> <td>6841</td> <td>985</td> <td></td> <td>ALLOTMENT(S)</td> <td>2</td> <td>D</td> <td>30001</td> <td>NOARLUNGA</td> <td></td> <td></td> </tr> </tbody> </table>	PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	CT	6564	984		ALLOTMENT(S)	1	D	30000	NOARLUNGA			CT	6841	985		ALLOTMENT(S)	2	D	30001	NOARLUNGA					
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ANNOTATIONS: PORTION OF ALLOTMENT 5 MARKED Y EXISTS ABOVE A LEVEL OF 48.2 METRES AHD PORTION OF ALLOTMENT 5 MARKED Z EXISTS ABOVE A LEVEL OF 52 METRES AHD PORTION OF ALLOTMENT 3 MARKED Y EXISTS BELOW A LEVEL OF 48.2 METRES AHD PORTION OF ALLOTMENT 3 MARKED Z EXISTS BELOW A LEVEL OF 52 METRES AHD ALLOTMENT 4 EXISTS BELOW A LEVEL OF 48.2 METRES AHD NO OCCUPATION UNLESS OTHERWISE SHOWN																																				



PLAN NUMBER
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 SHEET 3 OF 3
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CROSS SECTION AA - AA
 (NOT TO SCALE)

