

2. PLAN HEADING

The Plan Heading (first Textual panel) shows the plan purpose and plan reference information. Information must be provided for the following headings where applicable:

- PURPOSE
- AREA NAME
- MAP REF
- COUNCIL
- LAST PLAN
- DEVELOPMENT NO

2.1 Plan Purpose

The plan purpose (PURPOSE) defines the specific purpose(s) of the plan.

For a list of approved plan purposes and their respective plan type (and if the plan can be lodged using EPL), refer to [Table 2.1 – Plan Purpose Decision Table](#).

Table 2.1 – Plan Purpose Decision Table

Plan Purpose	Plan Type	Title System	Can be Lodged using EPL
AMALGAMATION	D	RPA / Crown	Yes
AMALGAMATION AND REDESIGNATION OF PARCELS	D	RPA / Crown	Yes
AMALGAMATION AND EASEMENT	D	RPA / Crown	Yes
AMALGAMATION OF S..... AND S.....	S	RPA	No
APPLICATION UNDER PART 4 OF THE RPA AND REDESIGNATION OF PARCELS	F	NUA	Yes
APPLICATION UNDER PART 7A OF THE RPA AND REDESIGNATION OF PARCELS	F	NUA	Yes
APPLICATION UNDER SECTION 115A OF THE RPA AND REDESIGNATION OF PARCELS	F	NUA	Yes
CORRECTION OF DATA UNDER SECTION 223J OF THE RPA AND REDESIGNATION OF PARCELS	F	RPA	Yes
CORRECTION OF DATA UNDER SECTION 223J OF THE RPA, EASEMENT AND REDESIGNATION OF PARCELS	F	RPA	Yes
CORRECTION OF DATA UNDER SECTION 51 OF THE SURVEY ACT AND REDESIGNATION OF PARCELS	F	RPA	Yes
DECLARATION OF PUBLIC ROAD AND REDESIGNATION OF PARCELS	F	RPA / Crown	Yes
DIVISION	D	RPA / Crown	Yes
DIVISION, CORRECTION OF DATA UNDER SECTION 223J OF THE RPA AND REDESIGNATION OF PARCELS	D	RPA	Yes
DIVISION AND EASEMENT	D	RPA / Crown	Yes
DIVISION, EASEMENT AND REDESIGNATION OF PARCELS	D	RPA / Crown	Yes

Plan Purpose	Plan Type	Title System	Can be Lodged using EPL
DIVISION AND REDESIGNATION OF PARCELS	D	RPA / Crown	Yes
DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA	D	RPA / Non RPA	Yes
DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA AND REDESIGNATION OF PARCELS	D	RPA / Non RPA	Yes
DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA, EASEMENT AND REDESIGNATION OF PARCELS	D	RPA / Non RPA	Yes
DIVISION, REDEFINITION OF BOUNDARIES AND REDESIGNATION OF PARCELS	D	RPA / Crown	Yes
EASEMENT	F	RPA / Crown	Yes
EASEMENT AND REDESIGNATION OF PARCELS	F	RPA / Crown	Yes
INFORMATION	F	RPA / Crown / Non RPA	Yes
LEASE	F	RPA / Crown	Yes
MERGER PURSUANT TO SECTION 28(3) OF THE ROADS (OPENING AND CLOSING) ACT 1991	D	Non RPA	Yes
MERGER PURSUANT TO SECTION 28(3) OF THE ROADS (OPENING AND CLOSING) ACT 1991 AND REDESIGNATION OF PARCELS	D	Non RPA	Yes
OUTER BOUNDARY	F	RPA / Crown	Yes
AMALGAMATION OF COMMUNITY PLANS	C	RPA	Yes
PRIMARY COMMUNITY	C	RPA	Yes
PRIMARY COMMUNITY STRATA	C	RPA	Yes
REAL PROPERTY (REGISTRATION OF TITLES) ACT PURPOSES AND REDESIGNATION OF PARCELS	F	Non RPA	Yes
REDEFINITION OF BOUNDARIES	F	RPA / Crown / Non RPA	Yes
REDEFINITION OF BOUNDARIES AND REDESIGNATION OF PARCELS	F	RPA / Crown	Yes
REIDENTIFICATION OF LAND AND REDESIGNATION OF PARCELS	F	RPA / Crown	Yes
ROAD CLOSING UNDER SECTION 27AA OF THE HIGHWAYS ACT	F	Non RPA	Yes
ROAD CLOSING UNDER (State the Relevant Act)	F	Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991	D	RPA / Crown / Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991 AND DIVISION	D	RPA / Crown / Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991 AND EASEMENT	D	RPA / Crown / Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991, DIVISION, EASEMENT AND REDESIGNATION OF PARCELS	D	RPA / Crown / Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991 AND REDESIGNATION OF PARCELS	D	RPA / Crown / Non RPA	Yes

Plan Purpose	Plan Type	Title System	Can be Lodged using EPL
ROADS (OPENING & CLOSING) ACT 1991, DIVISION AND REDESIGNATION OF PARCELS	D	RPA / Crown / Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991, DIVISION AND EASEMENT	D	RPA / Crown / Non RPA	Yes
ROADS (OPENING & CLOSING) ACT 1991, EASEMENT AND REDESIGNATION OF PARCELS	D	RPA / Crown / Non RPA	Yes
SECONDARY COMMUNITY	C	RPA	Yes
SECONDARY COMMUNITY STRATA	C	RPA	Yes
TERTIARY COMMUNITY	C	RPA	Yes
TERTIARY COMMUNITY STRATA	C	RPA	Yes

The following substitute plans cannot be lodged using EPL:

Strata plans

Community plans where the original plan was not lodged using EPL

NOTE: Only specific requirements are shown for the following plan headings

2.2 Plan Purpose – AMALGAMATION

A plan to amalgamate Crown Land parcels, Real Property Act 1886 (RPA) allotments or a combination of Crown Land parcels and Real Property Act 1886 (RPA) allotments.

Where necessary prior documentation is required before the plan can be deposited as the land must be in the same tenure, ownership and subject to the same encumbrances.

Planning approval is not required. Showing background data is optional.

- 2.2.1 The land to be amalgamated must be contiguous.
- 2.2.2 A survey may be required where there is a conflict with linear or angular data.
- 2.2.3 Land that is a State Heritage Place cannot be amalgamated without development approval. See Schedule 3 of the *Development Regulations 2008*.

2.3 Plan Purpose – AMALGAMATION AND REDESIGNATION OF PARCELS

A combination of amalgamation and redesignation of parcel(s).

For requirements refer to:

[Section 2.2 Plan Purpose - AMALGAMATION](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.4 Plan Purpose – AMALGAMATION AND EASEMENT

A combination of amalgamation and easement.

For requirements refer to:

[Section 2.2 Plan Purpose - AMALGAMATION](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

2.5 Plan Purpose – AMALGAMATION OF S..... AND S.....

A plan to amalgamate two or more deposited Strata Plans (that are contiguous) to form a new single Strata Plan.

- 2.5.1 The boundaries of easements, appurtenances, units, unit subsidiaries and common property must remain unaltered on the amalgamated Strata Plan.
- 2.5.2 Easement(s) may be extinguished (under the provisions of 90C of the Real Property Act 1886).
- 2.5.3 The outer boundary reference (if any) for each Strata Plan being amalgamated must be shown in the LAST PLAN field on the textual sheet.
- 2.5.4 The individual Strata Plan details must be shown in the Subject Title Details panel (eg: UNITS 1-4.Common Property in S123 and UNITS 1-7.Common Property in S4567).

2.6 Plan Purpose – APPLICATION UNDER PART 4 OF THE RPA AND REDESIGNATION OF PARCELS

A plan used to bring land under the Real Property Act that had been alienated from the Crown.

2.7 Plan Purpose – APPLICATION UNDER PART 7A OF THE RPA AND REDESIGNATION OF PARCELS

A plan used to delineate land that has been adversely possessed pursuant to the Real Property Act 1886.

2.8 Plan Purpose – APPLICATION UNDER SECTION 115A OF THE RPA AND REDESIGNATION OF PARCELS

A plan used to allow for the issue of a Certificate of Title for land that is uniquely identified and vested in an authority using the provisions of Section 115A of the Real Property Act 1886.

2.9 Plan Purpose – CORRECTION OF DATA UNDER SECTION 223J OF THE RPA AND REDESIGNATION OF PARCELS

A plan used to allow the Registrar-General (in accordance with Section 223J of the Real Property Act 1886) to reconcile boundaries as shown on titles with the occupied boundaries.

Initial enquires regarding applications under Section 223J are to be directed to the Plans Client Advice Officer as preliminary approval must be obtained before proceeding with the application.

Any amendment under Section 223J is to:

- Be within 200 millimetres or less in a metropolitan areas or within a ratio of >1:500 in a non-metropolitan area unless otherwise approved by the Registrar-General
- Accommodate substantial occupation that a reasonable person would take to be the boundary of the title
- Accommodate long standing occupation (minimum of 30 years) unless the circumstances of a particular case warrant a lesser period
- Should not involve easements, unless accompanied by an application to vary the easement

For further requirements refer to the Land Services Group website at the following link:

<http://www.sa.gov.au/landservices>

On the above home page go to Publications and Guidance notes Community, Strata and Land Division Guides – Boundary and fence adjustment - Rectification of Boundaries.

2.9.1 223J Corrections must not involve land in a Community or Strata Plan.

2.10 Plan Purpose – CORRECTION OF DATA UNDER SECTION 223J OF THE RPA, EASEMENT AND REDESIGNATION OF PARCELS

For requirements refer to:

[Section 2.9 Plan Purpose – CORRECTION OF DATA UNDER SECTION 223J OF THE RPA AND REDESIGNATION OF PARCELS](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

2.11 Plan Purpose – CORRECTION OF DATA UNDER SECTION 51 OF THE SURVEY ACT AND REDESIGNATION OF PARCELS

A plan used to allow the Surveyor-General (in accordance with Section 51 of the Survey Act 1992) to equitably reconcile boundaries shown on titles with the occupied boundaries.

2.12 Plan Purpose – DECLARATION OF PUBLIC ROAD AND REDESIGNATION OF PARCELS

A plan to uniquely define land that is a private road held in private ownership and declared public road pursuant to the Local Government Act 1999.

2.12.1 The road being declared public must be named on the diagram.

2.12.2 Where a road is declared public and is comprised of more than one parcel, each parcel must be an allotment (not a piece).

2.12.3 The land must be declared public under Section 210 of the Local Government Act 1999 in the Government Gazette prior to acceptance of the plan.

2.13 Plan Purpose – DIVISION

A plan:

- To create new land parcels or adjust boundaries between existing parcels.
- May also create, or extinguish easements over RPA and Crown Land.
- May incorporate a variation of easement.

For information about creating easements in a plan of division, refer to:

[Section 2.22 Plan Purpose – EASEMENT](#)

2.13.1 Approval for the division may be required. For details refer to [Section 2.56 Development Number](#)

2.13.2 Roads and reserves may be vested in the council for the area, a prescribed authority or revert to the Crown upon deposit of the plan. For requirements refer to Section 7.26 Parcel Identifiers.

2.13.3 For acquisition plans refer to Section 7.75.

2.13.4 Division plans may be lodged over RPA, NUA (Old System) or Crown Land (including a Crown Lease)

2.14 Plan Purpose – DIVISION, CORRECTION OF DATA UNDER SECTION 223J OF THE RPA AND REDESIGNATION OF PARCELS

A plan to create new land parcels or adjust boundaries between existing parcels. Division can be used over RPA or Crown Land or a combination of both with an application to allow the Registrar-General (in accordance with Section 223J of the Real Property Act 1886) to reconcile boundaries as shown on titles with the occupied boundaries. Note: Not between RPA and Crown land.

For requirements refer to:

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.9 Plan Purpose – CORRECTION OF DATA UNDER SECTION 223J OF THE RPA AND REDESIGNATION OF PARCELS](#)

2.15 Plan Purpose – DIVISION AND EASEMENT

A combination plan of division and Real Property Act easement.

For requirements refer to:

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

2.16 Plan Purpose – DIVISION AND FOR EASEMENT

A combination plan of division and a crown easement.

For requirements refer to:

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

2.17 Plan Purpose – DIVISION, EASEMENT AND REDESIGNATION OF PARCELS

A combination plan of division, Real Property Act easement and redesignation of parcels.

For requirements refer to:

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.18 Plan Purpose – DIVISION AND REDESIGNATION OF PARCELS

A combination plan of division and redesignation of parcels.

For requirements refer to:

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.19 Plan Purpose – DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA 1886

A plan used to allow the Registrar-General using the provisions of Section 115A of the Real Property Act 1886 to issue a new Certificate of Title for land that is vested in an authority and not uniquely identified eg. portion of seabed or Public Road.

2.20 Plan Purpose – DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA 1886 AND REDESIGNATION OF PARCELS

A combination plan of division and an application under Section 115A of the Real Property Act 1886.

For requirements refer to:

[Section 2.19 Plan Purpose – DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.21 Plan Purpose – DIVISION, REDEFINITION OF BOUNDARIES AND REDESIGNATION OF PARCELS

A combination plan of division, redefinition of boundaries and redesignation of parcels.

For requirements refer to:

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.33 Plan Purpose – REDEFINITION OF BOUNDARIES](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.22 Plan Purpose – EASEMENT

A plan to depict proposed or varied easements.

2.22.1 Planning approval is not required for a Filed Plan. Refer to [Section 5.13 Easements shown on a plan of division that are not created on the deposit of the plan.](#)

2.22.2 The servient and dominant land must be shown within the bold black lines except where:

- Land in a Strata or Community Plan is the benefiting party.
- The dominant land is not contiguous with the servient land.
- There is no dominant land.

In these cases only the servient tenement need be shown.

2.22.3 For survey requirements for easements refer to [Section 12.4 Easements.](#)

2.22.4 Where AND EASEMENT is used in a division plan, the easement status must be shown as PROPOSED and a note in the Annotations (eg. EASEMENT(S) DO NOT FORM PART OF THE DIVISION).

2.23 Plan Purpose – EASEMENT AND REDESIGNATION OF PARCELS

A combination plan to depict proposed or varied easements and redesignation of parcels.

For requirements refer to:

[Section 2.22 Plan Purpose – EASEMENT](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.24 Plan Purpose – INFORMATION

A plan to enable boundary redefinition or other survey work to be placed on a public record. These plans are only verified in relation to their specific requirements (see below) and are not examined; and no examination fee is charged. If examination is required refer to [Section 2.33 Plan Purpose – REDEFINITION OF BOUNDARIES.](#)

2.24.1 New identifiers must not be created.

- 2.24.2 Plan(s) must be a certified survey.
- 2.24.3 Plan must connect to at least two PSMs, one PSM and one SSM, or two SSMs.
- 2.24.4 Diagram sheet must include the wording:
 - PLAN FOR INFORMATION (NOT APPROVED FOR DATA)**
 - This wording is to be positioned in the top left hand corner
 - Conform to the requirements in Section 1.8 of the PPG
 - Be a character height of 3.5mm
- 2.24.5 Disclaimers are not to form any part of the plan

2.25 Plan Purpose – LEASE PURPOSES

A plan to define accurately a portion of land to be leased.

For requirements refer to:

Section 16 Lease Plans

2.26 Plan Purpose – MERGER PURSUANT TO SECTION 28(3) OF THE ROADS (OPENING AND CLOSING) ACT 1991

A plan to merge an existing closed road (Roads (Opening and Closing) Act 1991 or a prior Act) with contiguous land.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

2.27 Plan Purpose – MERGER PURSUANT TO SECTION 28(3) OF THE ROADS (OPENING AND CLOSING) ACT 1991 AND REDESIGNATION OF PARCEL(S)

A combination plan to merge an existing closed road (Roads (Opening and Closing) Act 1991 or a prior Act) with contiguous land and redesignation of parcels.

For requirements refer to:

[Section 2.26 Plan Purpose – MERGER PURSUANT TO SECTION 28\(3\) OF THE ROADS \(OPENING AND CLOSING\) ACT 1991](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.28 Plan Purpose – OUTER BOUNDARY

A certified survey plan defining the external boundaries of a parcel of land.

An outer boundary plan must be lodged prior to:

- A Primary Community Plan.
- An amendment to a Strata Plan where the amendment is on or close to the boundary.
- A Strata Plan converted to a Community Plan, where the Strata Plan did not have an outer boundary.

- 2.28.1 The plan must not redesignate parcel(s).
- 2.28.2 Where there is more than one parcel, showing internal data is optional.
- 2.28.3 Where there is more than one parcel and internal data isn't shown, a minimum number of lines must be used to physically separate the parcels, and the historical parcel identifier must be shown in solid lettering.

- 2.28.4 Where the plan repeats the same historical parcel identifier, the plan type and plan number must be shown in broken lettering adjacent to the parcel identifier.
- 2.28.5 Where the surveyors field measurements agree (within tolerances) with a prior certified survey a prior certified survey's data may be used as an outer boundary plan provided:
- The date of the field work of the prior survey is within two years of lodgement of the proposed division or;
 - The date of the field work of the prior survey is after the date of operation of the DSA
- 2.28.6 Boundaries created by a "pegged in accordance" plan cannot be used as an outer boundary plan.
- 2.28.7 A prior survey plan that has defined the subject land of a primary community plan must not be used as an outer boundary when the required survey marks are gone or the surveyor cannot agree with the data or fixings to survey marks shown on the prior survey.
- 2.28.8 It is not necessary for a division (including subdivision) to be preceded by an outer boundary survey, see 7.35.4 for balance data requirements.
- 2.28.9 Where the lodgement of the survey will detrimentally affect any abutting land written consent may be required from the affected land owners. See Notice to Lodging Parties No.195.

2.29 Plan Purpose – AMALGAMATION OF COMMUNITY PLANS

A plan to amalgamate two or more deposited Community Plans (that are contiguous) to form a new single Community Plan.

- 2.29.1 The boundaries of easements, appurtenances, lot, lot subsidiaries and common property must remain unaltered on the amalgamated Community Plan.
- 2.29.2 Easement(s) may be extinguished (except by the provisions of 90C of the Real Property Act 1886).
- 2.29.3 The outer boundary reference for each Community Plan being amalgamated must be shown on the textual sheet in the Last Plan field.
- 2.29.4 The individual Community Plan details must be shown in the Subject Title Details panel (eg: LOTS 1-4.COMMON PROPERTY in C29999 and LOTS 1-7.COMMON PROPERTY in C28797).

2.30 Plan Purpose – PRIMARY COMMUNITY

A plan of community division in accordance with the Community Titles Act 1996.

For requirements refer to:

Section 9 Community Plans

2.31 Plan Purpose – PRIMARY COMMUNITY STRATA

A plan of community strata division in accordance with the Community Titles Act 1996.

For requirements refer to:

Section 9 Community Plans

2.32 Plan Purpose – REAL PROPERTY (REGISTRATION OF TITLES) ACT PURPOSES AND REDESIGNATION OF PARCELS

A plan to obtain an ordinary Certificate of Title following the removal of limitations described on a Limited Certificate of Title.

- 2.32.1 The plan must be a certified survey.

2.33 Plan Purpose – REDEFINITION OF BOUNDARIES

Plans that:

- Redefine road boundaries by survey.
- Correct data for Crown Land by resurvey or survey of existing unsurveyed boundaries to correct data
- Replace PSM(s).

- 2.33.1 Where the intent of the plan is to redefine a road boundary or replace PSMs, the plan purpose Redefinition of Boundaries must not be combined with other plan purposes.

2.34 Plan Purpose – REDEFINITION OF BOUNDARIES AND REDESIGNATION OF PARCELS

A combination plan for the redefinition of boundaries for RPA land (other than by Section 223J of the Real Property Act 1886 or Section 51 of the Survey Act 1992) and redesignation of parcels.

A new title(s) will issue in accordance with the correction/redefinition.

- 2.34.1 If a new title boundary discloses a shortage outside of tolerances (eg. >1/500 x Distance) consents from all parties with an interest in the land must be lodged before the plan will be approved.
- 2.34.2 Where the lodgement of the survey will detrimentally affect any abutting land written consent may be required from the affected land owners. See Notice to Lodging Parties No.195.
- 2.34.3 A variation of easement may be required where the difference in data is outside tolerance.

For requirements refer to:

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.35 Plan Purpose – REDESIGNATION OF PARCEL(S)

This purpose changes the legal description of a parcel of land and must only be used in conjunction with other plan purposes. Refer to [Table 2.1 – Plan Purpose Decision Table](#).

This purpose is used:

- To redefine the subject land in a filed plan.
- When additional parcel(s) are included that do not form part of the main purpose of the Division Plan.

- 2.35.1 The redesignated land must be included within the bold black lines.
- 2.35.2 Only parcel(s) that constitute an allotment can be redesignated.
- 2.35.3 For division plans, an annotation must be shown in the annotation panel listing the parcel(s) and the respective title reference (CT.....), which do not form part of the main purpose of the plan (eg: ALLOTMENT(S) 5 (CT5123/123) DO NOT FORM PART

OF THE DIVISION PROCESS). Note: ALLOTMENT 5 refers to the parcel identifier in the new plan not the parcel identifier in CT 5123/123.

- 2.35.4 For road plans, an annotation must be shown in the annotation panel listing the parcel(s) and the respective title reference (CT.....), which do not form part of the main purpose of the plan (eg: ALLOTMENT(S) 5 (CT5123/123) DO NOT FORM PART OF THE ROAD PROCESS). Note: ALLOTMENT 5 refers to the parcel identifier in the new plan not the parcel identifier in CT 5123/123.
- 2.35.5 For amalgamation plans, an annotation must be shown in the annotation panel listing the parcel(s) and the respective title reference (CT.....), which do not form part of the main purpose of the plan (eg: ALLOTMENT(S) 5 (CT5123/123) DO NOT FORM PART OF THE AMALGAMATION PROCESS). Note: ALLOTMENT 5 refers to the parcel identifier in the new plan not the parcel identifier in CT 5123/123.
- 2.35.6 Land cannot be redesignated in a Community or Strata plan
- 2.35.7 For Filed Plans, an annotation must be shown in the annotation panel listing the parcel(s) and the respective reference (CT/CL/CR.....), eg: ALLOTMENT 6 - CT5135/456

2.36 Plan Purpose – REIDENTIFICATION OF LAND AND REDESIGNATION OF PARCELS

A plan that can be:

- Lodged by Land Services Group to uniquely identify parcel(s) of land. An annotation must be shown in the ANNOTATION PANEL describing all of the sources used (including Digital Cadastre Data Base (DCDB)) to define the subject land boundary.
- Used to uniquely identify land to cancel Community and Strata Plans. These plans can not be accepted for filing until documentation to cancel the Community or Strata Plan is lodged.
- A plan to uniquely define crown land which pursuant to the Crown Land Management Act 2009 will be deemed as a public road upon acceptance for filing. The parcel of land going for road will be labelled with an Allotment number, street name and no area.

The note in the annotations must be:

ALLOTMENT(S) __ ARE PUBLIC ROAD(S) PURSUANT TO THE CROWN LAND MANAGEMENT ACT 2009

For requirements refer to:

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.37 Plan Purpose – ROAD CLOSING UNDER SECTION 27AA OF THE HIGHWAYS ACT

A plan to close a road under the Highways Act 1926.

- 2.37.1 The following note must be added to the ANNOTATION PANEL (eg: VIDE GOVERNMENT GAZETTE DATE .../.../.... PAGE...).
- After the plan is approved details of the Government Gazette will be supplied by Land Services.

2.38 Plan Purpose – ROAD CLOSING UNDER (STATE THE RELEVANT ACT)

A plan to close a road under a relevant act.

- 2.38.1 An annotation must be shown in the Annotations panel (eg: VIDE GOVERNMENT GAZETTE DATE .../.../.... PAGE...).

2.39 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991

A plan that creates or closes roads pursuant to the Roads (Opening and Closing) Act 1991.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

2.40 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 AND DIVISION

A combination plan that includes a division and creates or closes roads pursuant to the Roads (Opening and Closing) Act 1991.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

[Section 2.13 Plan Purpose - DIVISION](#)

2.41 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 AND EASEMENT

A combination plan that depicts proposed or varied easements and opens or closes roads pursuant to the Roads (Opening and Closing) Act 1991.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

Section 2.22 Plan Purpose – EASEMENT

2.42 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 DIVISION, EASEMENT AND REDESIGNATION OF PARCELS

A combination plan that includes a division, depicts proposed or varied easements, opens or closes roads pursuant to the Roads (Opening and Closing) Act 1991 and redesignates parcels.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.43 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 AND REDESIGNATION OF PARCELS

A combination plan that opens or closes roads pursuant to the Roads (Opening and Closing) Act 1991 and redesignates parcels.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL(S)

2.44 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 DIVISION, AND REDESIGNATION OF PARCELS

A combination plan that includes a division, opens or closes roads pursuant to the Roads (Opening and Closing) Act 1991 and redesignates parcels.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

Section 2.13 Plan Purpose - DIVISION

Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL(S)

2.45 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 DIVISION AND EASEMENT

A combination plan that includes a division, depicts proposed or varied easements and opens or closes roads pursuant to the Roads (Opening and Closing) Act 1991.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

[Section 2.13 Plan Purpose - DIVISION](#)

[Section 2.22 Plan Purpose – EASEMENT](#)

2.46 Plan Purpose – ROADS (OPENING AND CLOSING) ACT 1991 EASEMENT AND REDESIGNATION OF PARCELS

A combination plan that depicts proposed or varied easements, opens or closes roads pursuant to the Roads (Opening and Closing) Act 1991 and redesignates parcels.

For requirements refer to:

Section 15 Plans Pursuant To The Roads (Opening And Closing) Act 1991

[Section 2.22 Plan Purpose – EASEMENT](#)

[Section 2.35 Plan Purpose - REDESIGNATION OF PARCEL\(S\)](#)

2.47 Plan Purpose – SECONDARY COMMUNITY

A plan of division of a community lot in a primary community plan in accordance with the Community Titles Act 1996.

For requirements refer to:

Section 9 Community Plans

2.48 Plan Purpose – SECONDARY COMMUNITY STRATA

A plan of community division of a community lot in a primary community strata plan in accordance with the Community Titles Act 1996.

For requirements refer to:

Section 9 Community Plans

2.49 Plan Purpose – TERTIARY COMMUNITY

A plan of a community division of a community lot in a secondary community plan in accordance with the Community Titles Act 1996.

For requirements refer to:

Section 9 Community Plans

2.50 Plan Purpose – TERTIARY COMMUNITY STRATA

A plan of community division of a community lot in a secondary community strata plan in accordance with the Community Titles Act 1996.

For requirements refer to:

Section 9 Community Plans

2.51 Area Name

An area name (AREA NAME) is a name of a particular area approved by the Geographical Names Board.

- 2.51.1 Where a TATS title exists for the subject land, the area name(s) must be shown in the Plan Heading panel.
- 2.51.2 If no TATS title exists for the subject land, an area name(s) in accordance with the Property Location Browser must be shown in the Plan Heading panel.
- 2.51.3 Multiple area names must be shown where they exist.

2.52 Map Ref

The map reference (MAP REF) refers to a standard scale series map on which the subject land is located.

For the method of formulating the map reference from the different scales that the plan could be over, refer to [Table 2.2 – Map Reference Format Table](#).

Table 2.2 - Map Reference Format Table

Scale	Primary Identifiers	Secondary Identifiers	Tertiary Identifiers	Example
1:100000	4734 to 7045	No	No	6678
1:50000	4734 to 7045	I, II, III, or IV (Roman Numerals).	No	6648/II
1:10000	4734 to 7045	1 to 50	No	6258/28
1:2500	4734 to 7045	1 to 50	A to R	6628/08/B

- 2.52.1 Multiple map references must be shown where they exist.

2.53 Council

The council (COUNCIL) reference refers to the Council in which the subject land is located.

For a list of approved Council Names and if they require an historical reference in the Subject Title Details panel, refer to [Table 2.3 – Council Decision Table](#).

Table 2.3 - Council Decision Table

Council Locality	Full Council Name to be shown	Historical Information Required
A		
ADELAIDE	THE CORPORATION OF THE CITY OF ADELAIDE	NO
ADELAIDE HILLS	ADELAIDE HILLS COUNCIL	NO
ALEXANDRINA	ALEXANDRINA COUNCIL	YES
ADELAIDE PLAINS	ADELAIDE PLAINS COUNCIL	YES
B		
BAROSSA	THE BAROSSA COUNCIL	YES
BARUNGA WEST	DISTRICT COUNCIL OF BARUNGA WEST	YES
BERRI BARMERA	THE BERRI BARMERA COUNCIL	YES
BURNSIDE	CITY OF BURNSIDE	NO

Council Locality	Full Council Name to be shown	Historical Information Required
C		
CAMPBELLTOWN	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	NO
CEDUNA	THE DISTRICT COUNCIL OF CEDUNA	YES
CHARLES STURT	CITY OF CHARLES STURT	NO
CLARE AND GILBERT VALLEYS	CLARE AND GILBERT VALLEYS COUNCIL	YES
CLEVE	THE DISTRICT COUNCIL OF CLEVE	YES
COOBER PEDY	DISTRICT COUNCIL OF COOBER PEDY	YES
COORONG	THE COORONG DISTRICT COUNCIL	YES
COPPER COAST	COPPER COAST COUNCIL	YES
E		
ELLISTON	THE DISTRICT COUNCIL OF ELLISTON	YES
F		
FLINDERS RANGES	THE FLINDERS RANGES COUNCIL	YES
FRANKLIN HARBOUR	THE DISTRICT COUNCIL OF FRANKLIN HARBOUR	YES
G		
GAWLER	TOWN OF GAWLER	NO
GOYDER	REGIONAL COUNCIL OF GOYDER	YES
GRANT	DISTRICT COUNCIL OF GRANT	YES
H		
HOLDFAST BAY	CITY OF HOLDFAST BAY	NO
K		
KANGAROO ISLAND	KANGAROO ISLAND COUNCIL	YES
KAROONDA EAST MURRAY	THE DISTRICT COUNCIL OF KAROONDA EAST MURRAY	YES
KIMBA	THE DISTRICT COUNCIL OF KIMBA	YES
KINGSTON	KINGSTON DISTRICT COUNCIL	YES
L		
LIGHT REGIONAL	LIGHT REGIONAL COUNCIL	YES
LOWER EYRE PENINSULA	DISTRICT COUNCIL OF LOWER EYRE PENINSULA	YES
LOXTON WAIKERIE	DISTRICT COUNCIL OF LOXTON WAIKERIE	YES
M		
MALLALA	THE DISTRICT COUNCIL OF MALLALA	YES
MARION	THE CORPORATION OF THE CITY OF MARION	NO
MID MURRAY	MID MURRAY COUNCIL	YES
MITCHAM	CITY OF MITCHAM	NO
MOUNT REMARKABLE	THE DISTRICT COUNCIL OF MOUNT REMARKABLE	YES
MOUNT BARKER	THE DISTRICT COUNCIL OF MOUNT BARKER	NO
MOUNT GAMBIER	CITY OF MOUNT GAMBIER	YES
MURRAY BRIDGE	RURAL CITY OF MURRAY BRIDGE	YES
N		
NARACOORTE	NARACOORTE LUCINDALE COUNCIL	YES

Council Locality	Full Council Name to be shown	Historical Information Required
LUCINDALE		
NORTHERN AREAS	NORTHERN AREAS COUNCIL	YES
NORWOOD, PAYNEHAM AND ST. PETERS	THE CORPORATION OF THE CITY OF NORWOOD, PAYNEHAM AND ST. PETERS	NO
O		
ONKAPARINGA	CITY OF ONKAPARINGA	NO
ORROROO/CARRIETON	DISTRICT COUNCIL OF ORROROO/CARRIETON	YES
P		
PETERBOROUGH	DISTRICT COUNCIL OF PETERBOROUGH	YES
PLAYFORD	CITY OF PLAYFORD	NO
PORT ADELAIDE ENFIELD	CITY OF PORT ADELAIDE ENFIELD	NO
PORT AUGUSTA	THE CORPORATION OF THE CITY OF PORT AUGUSTA	YES
PORT LINCOLN	CITY OF PORT LINCOLN	YES
PORT PIRIE REGIONAL	PORT PIRIE REGIONAL COUNCIL	YES
PROSPECT	THE CITY OF PROSPECT	NO
R		
REMARK PARINGA	REMARK PARINGA COUNCIL	YES
ROBE	THE DISTRICT COUNCIL OF ROBE	YES
ROXBY DOWNS	MUNICIPAL COUNCIL OF ROXBY DOWNS	YES
S		
SALISBURY	CITY OF SALISBURY	NO
SOUTHERN MALLEE	DISTRICT COUNCIL SOUTHERN MALLEE	YES
STREAKY BAY	THE DISTRICT COUNCIL OF STREAKY BAY	YES
T		
TATIARA	THE DISTRICT COUNCIL OF TATIARA	YES
TEA TREE GULLY	CITY OF TEA TREE GULLY	NO
TUMBY BAY	THE DISTRICT COUNCIL OF TUMBY BAY	YES
U		
UNLEY	THE CORPORATION OF THE CITY OF UNLEY	NO
V		
VICTOR HARBOR	CITY OF VICTOR HARBOR	YES
W		
WAKEFIELD REGIONAL	WAKEFIELD REGIONAL COUNCIL	YES
WALKERVILLE	THE CORPORATION OF THE TOWN OF WALKERVILLE	NO
WATTLE RANGE	WATTLE RANGE COUNCIL	YES
WEST TORRENS	CITY OF WEST TORRENS	NO
WHYALLA	THE CORPORATION OF THE CITY OF WHYALLA	YES
WUDINNA	WUDINNA DISTRICT COUNCIL	YES
Y		
YANKALILLA	THE DISTRICT COUNCIL OF YANKALILLA	YES
YORKE PENINSULA	DISTRICT COUNCIL OF YORKE PENINSULA	YES

Council Locality	Full Council Name to be shown	Historical Information Required
OUTSIDE L.G.A. BOUNDARIES	OUTSIDE L.G.A. BOUNDARIES	YES

2.53.1 Multiple council names must be shown where they exist.

2.53.2 Council names that are shown on the Property Location Browser (PLB) may be used instead of the names in [Table 2.3 – Council Decision Table](#)

2.54 Last Plan

The last plan (LAST PLAN) refers to the survey that provided data for the boundaries of the plan and must be shown only in the following circumstances:

2.54.1 For Community Plans, a reference to the outer boundary plan must be shown. For secondary and tertiary plans, the parent plan must be shown before the outer boundary plan.

2.54.2 For plans of division creating more than five (5) allotments, a reference to the outer boundary plan must be shown.

2.54.3 For data division plan(s) where new boundaries have been delineated by tie lines on a certified survey, a reference to the outer boundary plan must be shown.

2.54.4 Where data is introduced into a data plan, a reference to the outer boundary plan must be shown.

2.55 Development Number

The development number (DEVELOPMENT NO) refers to the number allocated by the Development Assessment Commission (DAC).

2.55.1 Current DAC approval is required for Division Plans, with the following exceptions:

- Exemption is given for widening an existing road, road reserve or drainage reserve which is or is to be vested in the Crown, a Minister of the Crown, an instrumentality or an agency of the Crown or a Council pursuant to Schedule 3, 3(5) of the Development Regulations 1993 (The Crown or Council consent to the widening in the application for deposit of a Division / Community Plan).
- Where an exemption has been given in accordance with Section 49 of the Development Act 1993.

2.55.2 A DAC certificate is current for 12 months from the date that the original certificate was issued.

If division documents have not been lodged within 12 months from the date the original certificate was issued, the DAC certificate will need to be upstamped to extend the original date. No consents are required to extend the DAC certificate. Reissuing DAC consent due to material difference will not change the date that the DAC will expire.

2.55.3 The development number must be shown exactly as shown on the DAC consents (eg.: 020/C503/06/001/4662).

Refer to [Table 2.4 – Development Number Format Table](#) for a description of the format of the development number:

Table 2.4 - Development Number Format Table

Number	Meaning
020	Council No

C or D	Community or Division Plan
503	DAC Number
06	Year
001	Commission Number (Stage No)
4662	Version No

2.55.4 Refer to [Table 2.5 – DAC Decision Table](#) for a description of when a new DAC certificate is required (there are material differences) and when DAC is not required (there are no material differences).

The plan lodged in the LTO and at Planning SA must not have any material differences.

Table 2.5 - DAC Decision Table

Subject	Fresh DAC is required (material differences)	Fresh DAC is not required (no material differences)
Plan Purpose	Where the plan purpose doesn't agree with the easement(s) details status	
Subject Title Details		SUBJECT TITLE DETAILS shows the correct land description but the title has been cancelled.
Road Width	Where the width of the road is changed affecting the road design.	

Subject	Fresh DAC is required (material differences)	Fresh DAC is not required (no material differences)
Easement (being a planning condition)	<ol style="list-style-type: none"> 1. Due to a change in the width, extent or position of an easement or an appurtenance. 2. Where a private easement that is not a planning condition is changed to a planning condition or vice versa. 3. Where a private easement is changed to a service easement or vice versa. 4. Where an easement is added, deleted (including an existing easement), varied or extinguished (excluding extinguishment by Section 90C or 90E of the RPA 1886). 5. Where the general purpose of an easement is changed. 6. Where the benefiting party of an easement being created is changed. 7. Where there are changes to the benefiting party of an easement to be created including name, title reference or parcel. 8. Where the STATUS NEW or PROPOSED is incorrectly shown 9. Where the diagram shows an easement (including an existing easement) but the EASEMENT DETAILS on the textual sheet do not show the easement or vice versa. This is not applicable where the EASEMENT DETAILS refer to a plan that the easement is over. 10. The easement is not fixed. 	<ol style="list-style-type: none"> 1. Where there is a minor change to the easement data. 2. Where a former name of a statutory authority, public utility or local government area is shown in the easement detail. 3. Where the wrong FORM is shown in the Easement Details (eg. SHORT instead of LONG or vice versa) 4. Where the EASEMENT DETAILS shows Free and Unrestricted Right of Way that should be Right of Way or vice versa. 5. Where a redesignated parcel and easement is added so that the easement can be created at a later stage. (eg. The easement STATUS is shown as PROPOSED 6. Where an easement is extinguished by Section 90c of the Real Property Act 1886 but an extinguishment note was used in the EASEMENT DETAILS or vice versa. 7. Where an existing easement of limited duration created by lease (eg GU's) is omitted.
Area	<ol style="list-style-type: none"> 1. Due to a change in data the area of the parcel is significantly different or under the council's minimum parcel size. 2. Where the parcel has full data but the area is not shown. 	<ol style="list-style-type: none"> 1. Where the area is changed due to survey data difference or a drafting error (the data remains the same) and the area change does not fall below the council's minimum parcel size.
Parcel	<ol style="list-style-type: none"> 1. Where the shape of the parcel is changed. 2. Where the number of parcels is changed (including parcels vesting for roads / reserve). 3. Where the parcel number is changed in a Community, Community Strata or Amendment to a Strata or Community Plan. 	<ol style="list-style-type: none"> 1. Where the change in the parcel shape is due to adopting minor bends in accordance with occupation from a survey. 2. Where the parcel number is changed in a Division or Filed Plan only written confirmation from the council is required

Subject	Fresh DAC is required (material differences)	Fresh DAC is not required (no material differences)
Encroachment	<ol style="list-style-type: none">1. Where there has been a change to an encroachment pursuant to the Strata Titles Act 1988 or the Community Titles Act 1996.2. Where there is an encroachment over Public land and the encroachment ANNOTATION does not label the land as being a road or reserve.3. Where OTHER TITLES AFFECTED does not show the title reference or shows the incorrect title reference for an encroachment in a Community plan or an amendment to a Strata plan.	
Service Infrastructure	<ol style="list-style-type: none">1. Where the service infrastructure (if applicable) has not been included.2. Where the service infrastructure has been changed.	
Street names	<ol style="list-style-type: none">1. Not Required.	<ol style="list-style-type: none">1. Where a street name is changed only written confirmation from the council is required.