

## 7. GENERAL REQUIREMENTS FOR DIAGRAM SHEETS

### 7.1 Sheet Size

7.1.1 Diagram Sheets must be lodged on A3 International paper size (297mm x 420mm).

### 7.2 Drafting Material

7.2.1 Diagram Sheets must be lodged on double matt drafting film of a minimum thickness of 0.08 mm or any other material approved by the Registrar-General.

7.2.2 Folded or creased plans and illegible or defaced plan presentation are not acceptable.

### 7.3 Ink

7.3.1 The type of ink must be a stable waterproof black of a type recommended by the manufacturer of the drafting film.

7.3.2 All data and line work must be allowed to dry naturally.

7.3.3 Photo copied plans from computer plots onto film are acceptable.

### 7.4 Erasures

7.4.1 Erasures must be made by a method that does not damage the drafting material.

### 7.5 Sheet Layout

7.5.1 The first Diagram Sheet must contain panels for the following:

- Plan Number
- Version Number
- Bearing Datum
- Total Area

See [Figure 7.1\(a\)](#) for information about the size and positioning of the panels.

7.5.2 The second and subsequent Diagram Sheet(s) must only contain panels for the following:

- Plan Number
- Version Number

See [Figure 7.1\(b\)](#) for information about the size and positioning of the panels.

### 7.6 Plan Number

7.6.1 The Diagram Sheet must contain a Plan Number panel in the upper right hand corner of the Diagram Sheet in landscape format. See [Figure 7.1\(a\)](#) for information about the size and positioning of the Plan Number Panel.

7.6.2 Border lines must be 0.35mm and centred 15mm from the edge of the paper.

## **7.7 Sheet Numbering**

- 7.7.1 The Sheet Number must be shown in the Plan Number panel in the upper right hand corner of the Diagram Sheet in landscape format.
- 7.7.2 The Diagram Sheet must be numbered SHEET *M* OF *N* where *M* is the number of the last Textual Sheet plus 1 and *N* is the total number of sheets lodged (including Textual Sheets).
- 7.7.3 Where more than one Diagram Sheet is required, subsequent Diagram Sheets must be numbered consecutively (see [Figure 7.1\(b\)](#))

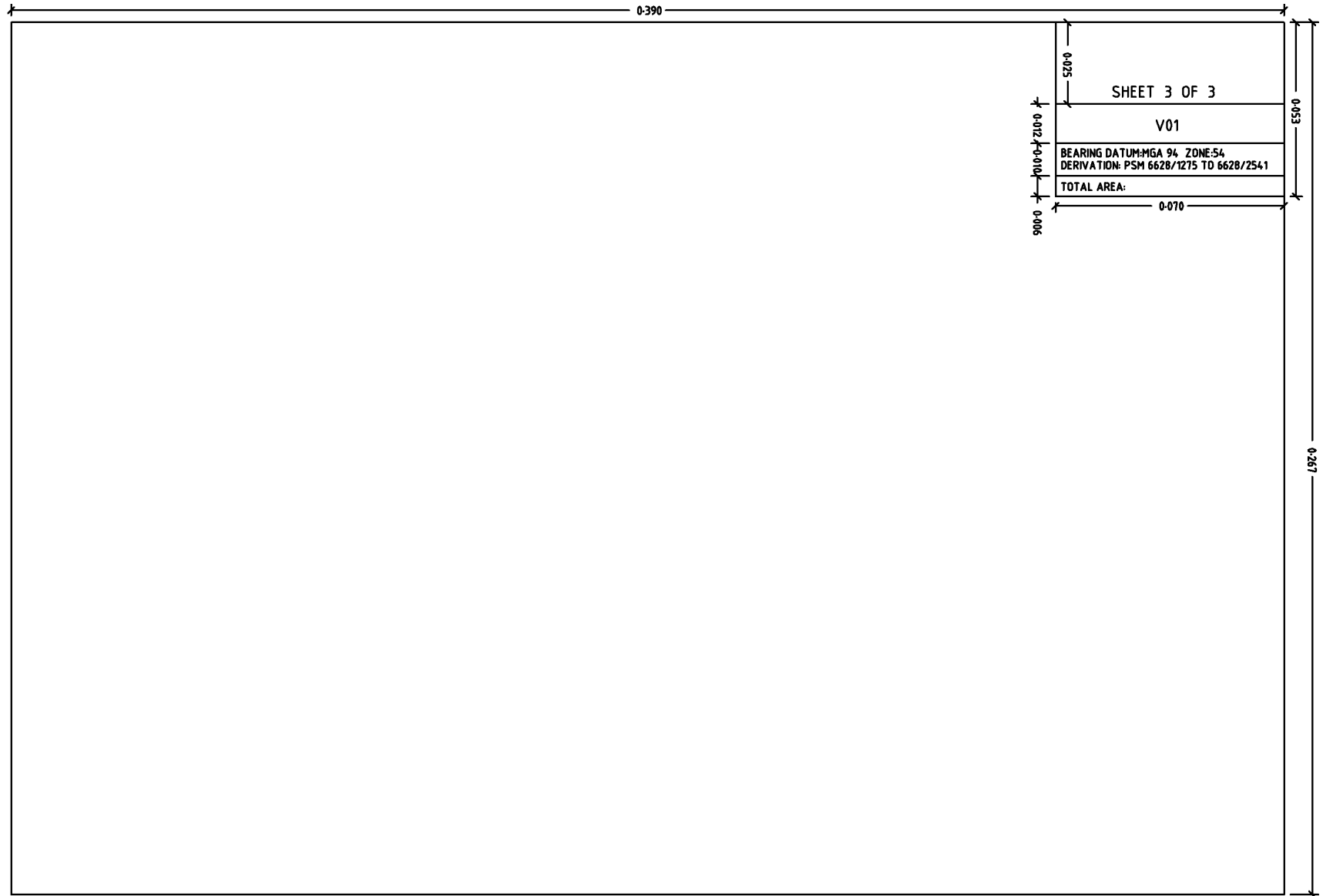


Figure 7.1(a) -First Diagram Sheet (template)

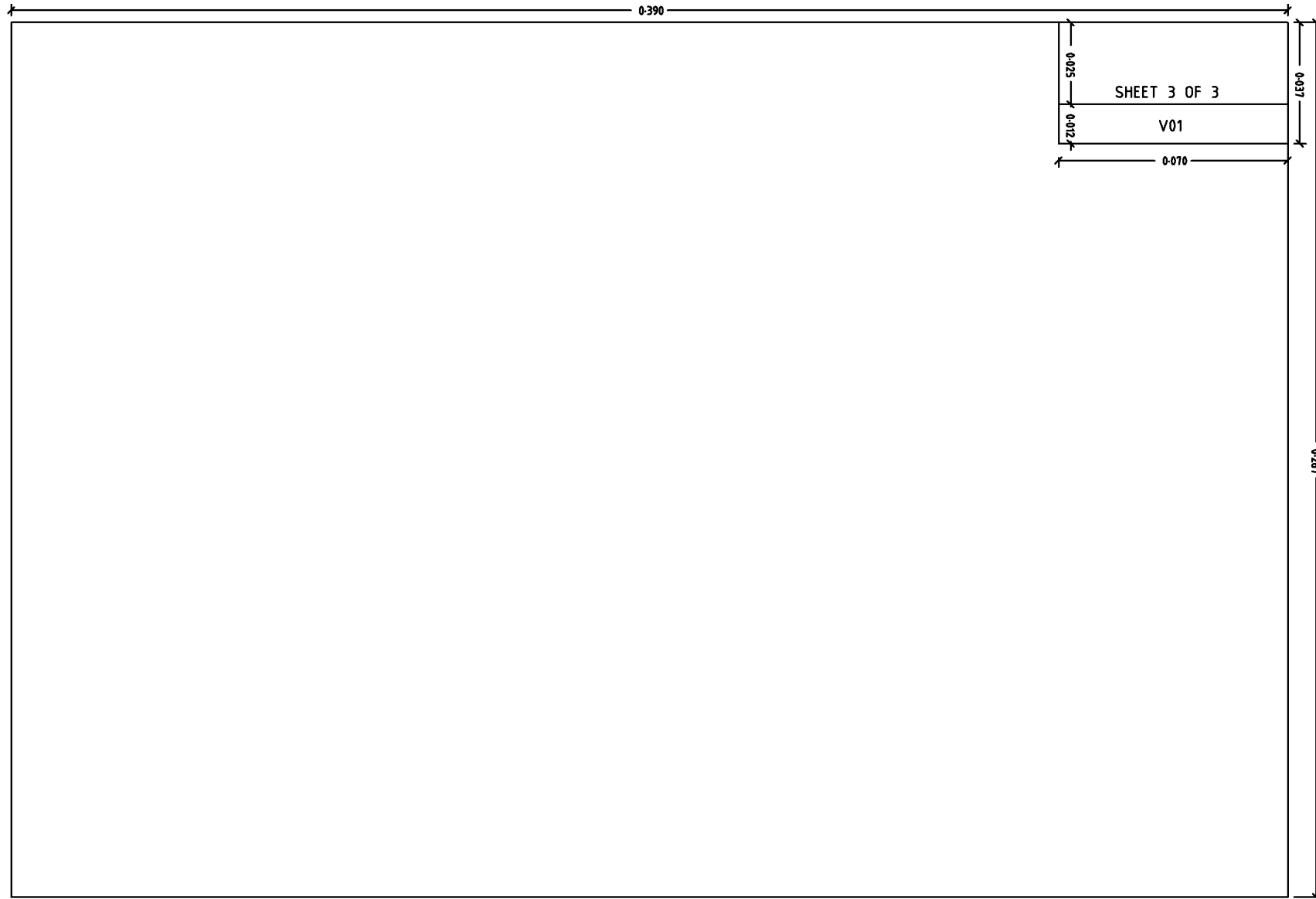


Figure 7.1(b) – Second and Subsequent Diagram Sheet (template)

## 7.8 Version Numbering

- 7.8.1 The Plan Version Number must be shown in the panel directly below the diagram sheet number and must start at one eg V01
- 7.8.2 Version Numbers must increment by one each time a (textual/diagram) sheet(s) is re-logged. The individual Textual/Diagram Sheet(s) that make up the plan may have different version numbers

## 7.9 Multiple Diagram Sheets

When the complexity of the subject land requires multiple Diagram Sheets a Location Diagram must be included

- 7.9.1 The Location Diagram must be shown as the first Diagram Sheet.
- 7.9.2 The Location Diagram must be drawn to an approved scale.
- 7.9.3 The Location Diagram must delineate all easement identifiers, allotment numbers and road names.
- 7.9.4 Data is not required.
- 7.9.5 Cross references must be shown to the applicable enlargements.
- 7.9.6 Enlargements from Location Diagrams must be drawn in blocks of allotments, lots or sections abutting each other.

Where the plan is complex and cannot be drawn as required above please contact the Plans Client Advice Officer before drafting.

- 7.9.7 Where the plan requires more than 15 diagram sheets please contact the Plans Client Advice Officer.

## 7.10 Legibility

- 7.10.1 All information on Diagram Sheet(s) must be clear and not cross through any lines.
- 7.10.2 Alpha capitals must be used. Lower case characters must be used for the conventional symbols m<sup>2</sup>, km<sup>2</sup> and ha.
- 7.10.3 All lettering (alpha and numeric characters) must be vertical.
- 7.10.4 All characters must be consistently open in form and construction.
- 7.10.5 The pen point size to character height relationship must be as indicated in [Table 7.1](#).
- 7.10.6 The minimum clear internal space, enclosed or partly enclosed, in any part of the character must be such that it will accommodate a 0.7mm diameter disc for letters 2.5mm high and a 1mm diameter disc for letters 3.5mm high and above.
- 7.10.7 Fonts are to conform to ISO 3098/1 Type B, upright characters such as ISOCpz.SHX and ISO3098.SHX.
- 7.10.8 Character height must be consistent throughout the plan as indicated in [Table 7.1](#). If 5.0 mm is used as a character height for Abuttals etc; then a 3.5 mm height should be used for Areas. If 3.5 mm is used for Abuttals etc; then a 2.5 mm height should be used for Areas.

*Table 7.1 - Character Height Format Table*

Text Purpose	Character Height	Pen Point Size
Abuttals	3.5mm	0.35mm
Road Names	or	or
Allotment / Pieces / Lot / Unit Identifiers	5.0mm	0.50mm
Easement Identifiers		

Text Purpose	Character Height	Pen Point Size
Historical Identifiers Plan Identifiers (Site Plan etc.)		
Areas Data Schedule Information	3.5 mm or 2.5 mm 2.5mm	3.5 mm or 2.5 mm 2.5mm

## 7.11 Decimal Points

- 7.11.1 Every decimal point on the plan must appear either on the text base line or at mid-numeral height.
- 7.11.2 Decimal points must be consistent throughout the plan and occupy a space equivalent to the average numeral width.

## 7.12 Abbreviations

Abbreviations are common terms that may be used on plan diagrams. The use of abbreviations is optional. For a list of approved abbreviations, refer to [Table 7.2](#).

- 7.12.1 Word combination abbreviations must not be separated, however single abbreviations may be combined if there is not an approved abbreviation for the required combination.
- 7.12.2 Terms not listed in the Approved Abbreviations table must be written in full.

*Table 7.2 - Approved Abbreviations Format Table*

Term	Approved Abbreviation
Adjusted	ADJ
Alley	ALLY
Approach	APP
Approximately	approx or APPROX
Astronomical fix	ASTROFIX
Australian Height Datum	AHD
Australian National Spheroid	ANS
Avenue	AVE
Azimuth	AZ
Balance	BAL
Bearing	BRG
Bench Mark	BM
Between	BET
Bitumen	BIT
Block	BLK
Bold black lines	BBL
Bolt	BT
Book	BK
Border	BDR
Bottom	BTM
Boulevard	BVD
Boundary	BDY
Brick	BK
Broadway	BDWY

<b>Term</b>	<b>Approved Abbreviation</b>
Building	BLDG
Building Corner	BCNR
Bypass	BYPA
Calculated	CALC
Centre	CEN
Centre Line	CL
Centre line of wall	CLW
Certificate of Title	CT
Chainage	CH
Checked	CHKD
Circle	CIR
Circuit	CCT
City Council	CC
Close	CL
Colour bond fence	CBF
Commonwealth	CWTH
Commonwealth Gazette	CG
Community Plan (Prefix to Plan Number)	C
Community Titles Act	CTA
Concrete	CONC
Concrete Block	CBLK
Connection	CONN
Construction	CONSTN
Control Mark	C MK
Co-ordinates	CO-ORDS
Corner	CNR
Corporate Town	CT
Court	CT
Creek	CK
Crescent	CRES
Crown Lands Management Act	CLMA
Crown Lands Act	CLA
Crown Lease	CL
Crown Record	CR
Cyclone	CYC
Datum Peg	DP
Department	DEPT
Deposited Plan (Prefix to Plan Number)	D
Designated Survey area	DSA
Development	DEV
Diagram Book Page	DBP
Diameter	DIAM
District Council	DC
Disturbed	DSTB
Drill Hole and Wing	DH & W

<b>Term</b>	<b>Approved Abbreviation</b>
Drive	DR
Dropper	DPR
Dwarf	DWF
Easement	EMT
East	E
Eave and gutter	E & G
Electric Light Pole	ELP
Encroachment	ENCR
Enlargement	ENLGT
Enrolled Plan	EP
Esplanade	ESP
Expressway	EXP
Fence	F
Fence Intersection	FI
Fence Post (wooden)	FP
Fence Post (steel)	SFP
Fence Post (concrete)	CFP
Fence Post (galvanised iron)	GIFP
Field Book	FB
Filed Plan (Prefix to Plan Number)	F
Folio	FOL
Footing	FTG
Foreshore	FSHR
Found	FD
Foundation	FDN
Freeway	FWY
Galvanised	GAL
Galvanised Iron	GI
Galvanised Iron Nail	GIN
Galvanised Iron Pipe	GIP
Galvanised Iron Roof	GIR
Garage	GAR
Gardens	GDNS
General Registry Office Plan	G or GP
Geodetic Datum of Australia 1994	GDA94
Government	GOVT
Government Gazette	GAZ
Ground	GND
Grove	GR
Hectare	ha
High Tension Line	HTL
High Water Mark	HWM
Highway	HWY
House	HSE
Hundred	HD



<b>Term</b>	<b>Approved Abbreviation</b>
Inaccessible	INACCESS
Inclusive or including	INCL
Inside face of wall	IFW
Intersection	INT
Intersection Point	IP
Iron Pipe	IP
Irregular	IRREG
Irrigation Area	IA
Island	IS
Kerb	KB
Kilometre Post	KP
Kilometre(s)	km(s)
Lands Titles Registration Office	LTRO
Laneway	LNWY
Leaning	LNG
Lead plug	LP
Left Bank	L BANK
Licensed Surveyor	LS
Low Water Mark	LWM
Magnetic	MAG
Manhole	MH
Map Grid of Australia 1994	MGA94
Mark	MK
Marked	MKD
Masonry nail	MN
Medium (or Mean) High Water Mark	MHWM
Memorial	MEM
Metal Pin	MP
Metal Screw	MS
Metre(s)	m
Mile Post	MILE P
Mineral Lease	ML
Mount	MT
Municipal Council	MC
Nail	NL
No data	ND
No Deposited Plan	NDP
North	N
Not Under the Real Property Act	NUA
Not Looked For	NLF
Number	No
Observed	OBS
Occupation	OCC
Old	O
Old fence	OF

<b>Term</b>	<b>Approved Abbreviation</b>
Old Peg	OP
Old Peg and Trench	OPT
Old Trench	OT
Original	ORIG
Out of Hundreds	OH
Outside Face of Wall	OFW
Overhead	OH
Page	PG
Parade	PDE
Part	PT
Pastoral Lease	PL
Permanent survey mark	PSM
Picket	PKT
Pipeline	PIPEL
Place	PL
Placed	PLD
Plastic Peg	PP
Plastic Rod	PR
Plaza	PLZA
Plinth	PLH
Portion	PTN
Post and wire fence	P & WF
Post and Nett Fence	P & NETT
Power Pole	PP
Point	PNT
Private	PRIV
Production/Produced	PROD
Promenade	PROM
Radius	RAD
Railway	RLY
Ramset Nail	RAM
Recent	REC
Recreation	REC
Reduced Level	RL
Reference Mark	RM
Reinstated	REINSTD
Remarked	RMKD
Removed	REMVD
Replaced	REPLD
Reserve	RES
Reset	RST
Residence	RES
Resubdivision	RESUB
Retaining	RETG
Right Bank	R BANK

<b>Term</b>	<b>Approved Abbreviation</b>
Right of Way	ROW
Road	RD
Road Plan (prefix to Plan Number)	R
Section	SEC
Sewerage	SWGE
Sheet	SH
South	S
Spike	SPK
Square	SQ
Square Kilometres	km <sup>2</sup>
Square Metres	m <sup>2</sup>
State Survey Mark	SSM
Stainless Steel Rod	SSR
Station	STN
Stobie Pole	STP
Stone	STE
Straight	STT
Strainer	STR
Strand	STRA
Strata Plan (prefix to plan number)	S
Street	ST
Subsidiary	SUB
Tangent	TAN
Tangent Point	TP
Telegraph Pole	TEP
Terrace	TCE
Track	TRK
Transformer	T/F
Travelling Stock Route	TSR
Traverse	TRAV
Trench	T
Trigonometrical	TRIG
Unallotted Crown Land	UCL
Underground	UG
Unregistered	UNREG
Variable	VAR
Valley	VY
Very Old	VO
Very Old Fence	VOF
Very Old Peg	VOP
Very Old Trench	VOT
Very Old Peg and Trench	VOPT
Volume	VOL
Walk	WALK
Walkway	WKWY

Term	Approved Abbreviation
Wall	W
Water Table	WT
West	W
Witness Dropper	WIT DPR

**7.13 Schedules and Notations**

7.13.1 Schedules and notations must be shown on the diagram sheet to which they relate. Where a notation is applicable to more than one sheet the notation must be shown on the first diagram sheet, which required the notation.







**7.14 Line Weight**

7.14.1 The bold black line (BBL) that delineates the extent of the subject land of a plan must be 0.5mm to 0.7mm thick. All other lines must be 0.25mm to 0.35 mm thick unless stated otherwise.

**7.15 Line Types**

7.15.1 Line types must be as indicated in Table 7.3.

*Table 7.3 - Line Type Format Table*

Line Type	Purpose
	Parcel boundaries.
	Easement and appurtenance boundaries
	Tie-line and connection
	Historical boundaries
	Administration boundaries (Area name, Government Town, Hundred, Irrigation area / division, Local government)
	Service Infrastructure

7.15.2 When more than one parcel boundary type coincides, the priority in descending order is:

- Solid.
- Easement and appurtenance boundaries.
- Tie-lines and connections.
- Historical boundaries.

For example, where a solid boundary coincides with another boundary type (eg: an easement boundary) a solid line must be shown. Where an easement boundary

coincides with a tie-line and/or a historical boundary the symbol for an easement boundary must be shown.

### **7.16 North Point**

- 7.16.1 A simple north point must be shown on each diagram sheet.
- 7.16.2 The length must be at least 5cm.
- 7.16.3 Orientation must be as set out in [Figure 7.2](#) and [Figure 7.3](#).
- 7.16.4 The north point must be plotted at a bearing of 0° or 360°.

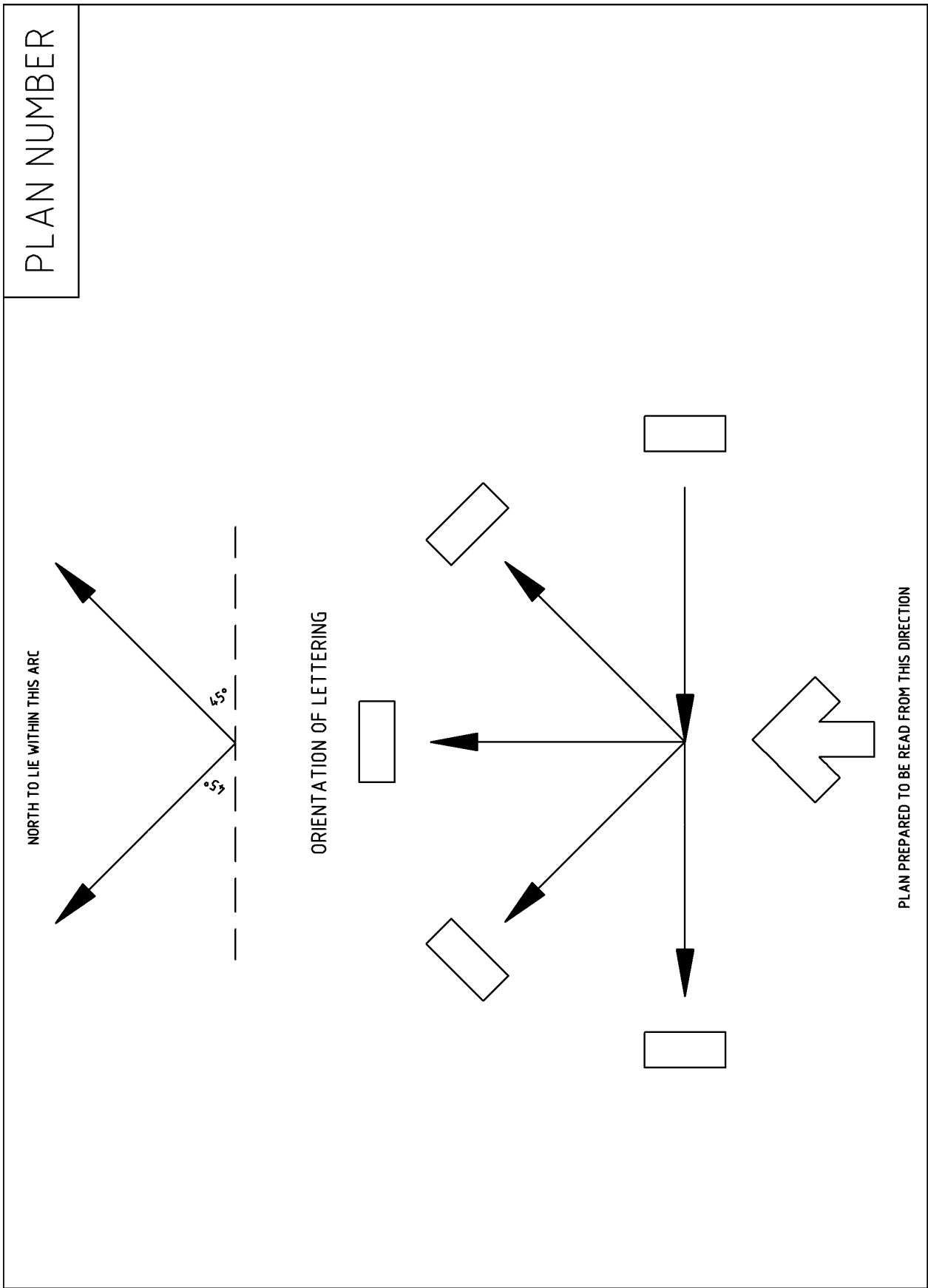


Figure 7.2

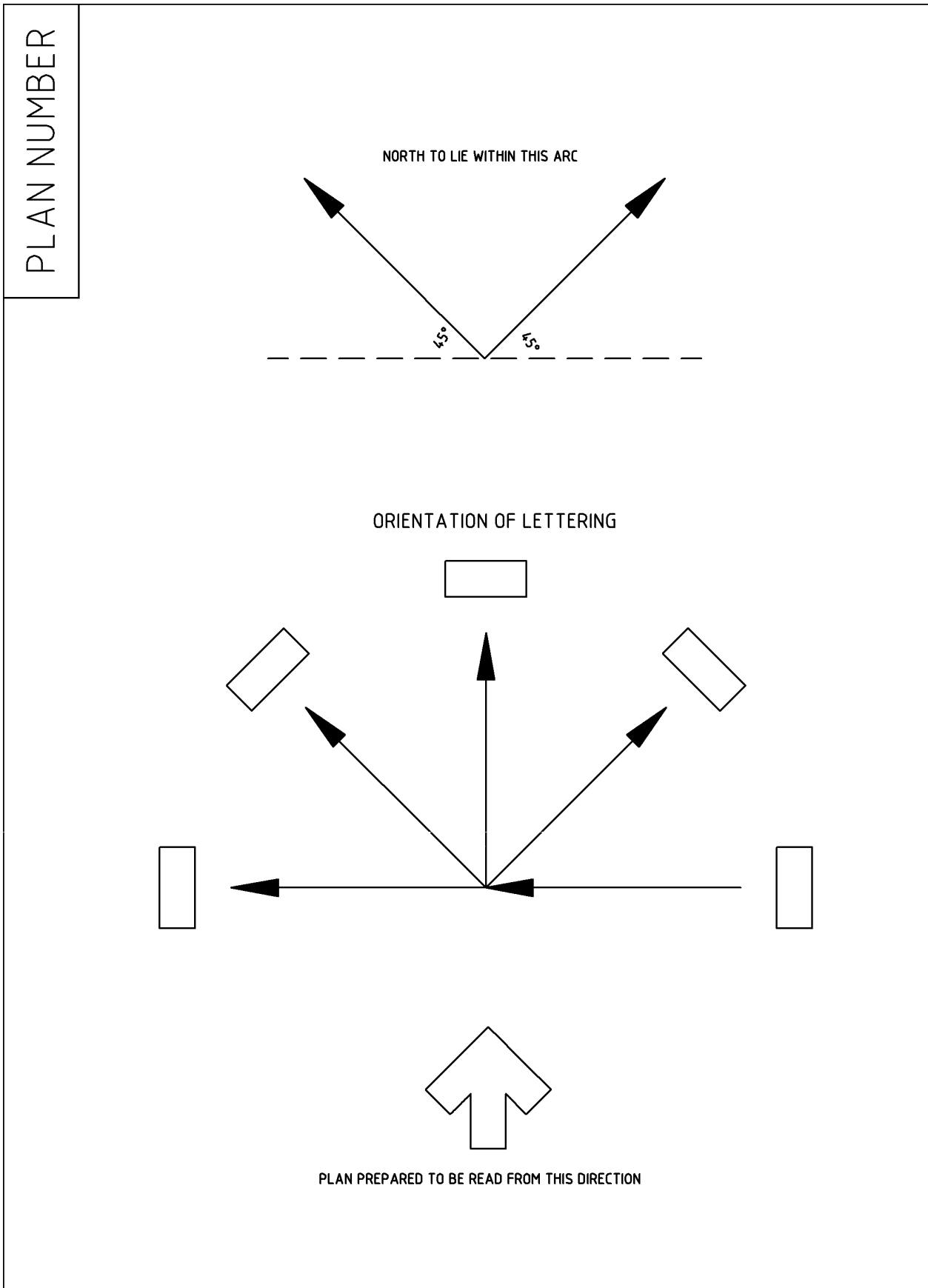


Figure 7.3

## 7.17 Diagram Scale

7.17.1 The following scales

1:100 1:125 1:150 1:200 1:250 1:300 1:400 1:500 1:600 1:750 1:800  
1:1000

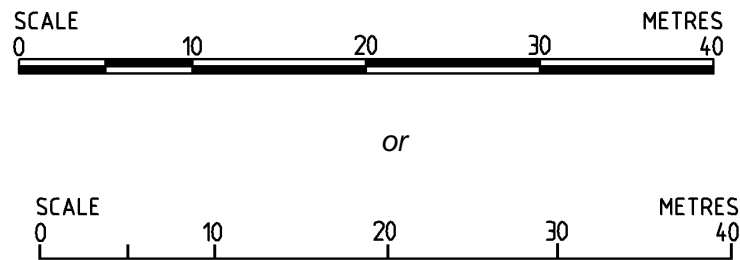
(or greater multiples of 10) must be used in accordance with the information shown in [Table 7.4](#).

*Table 7.4 - Minimum Diagram Scale Format Table*

Minimum Parcel Size	Minimum Scale Required
300m <sup>2</sup> or less	1:750
More than 300m <sup>2</sup> and less than 2000m <sup>2</sup>	1:1000
Over 2000m <sup>2</sup> and under one hectare	1:2500
One hectare or over	Such that each parcel is not less than 9 cm <sup>2</sup> in size

## 7.18 Bar Scale

7.18.1 A bar scale of a minimum length of 50 mm must be shown for both the main diagram and enlargements drawn to scale and include the labels SCALE and METRES (see [Figure 7.4](#)). Use of the scale value ratio 1:750 (without a bar scale) is not acceptable.



*Figure.7.4*

## 7.19 Extent of Land

7.19.1 The extent of the subject land must be delineated using a bold black line (BBL).

## 7.20 Whole Parcels

7.20.1 Every allotment, lot, unit or piece must be shown as a whole parcel (to an appropriate scale) even if a separate diagram is necessary.

## 7.21 Measurements

7.21.1 All lineal measurements must be in metric units.

## 7.22 Pops

7.22.1 Pops must be used only to indicate a bend where it is not clear at which point a line changes direction.

7.22.2 The maximum diameter of a pop must be 1.5mm.

7.22.3 Pops must not be used to indicate any intermediate point on a straight line, including lines consisting of different boundary or line types (eg: an easement boundary which is a production of an allotment boundary).



7.22.4 Pops must not be used where two or more lines intersect at a common point and one of those lines is a straight line as shown in [Figure 7.5](#).

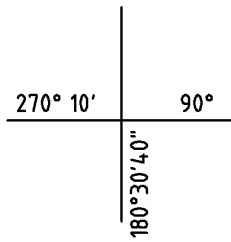


Figure 7.5

7.22.5 Pops must not be used to define the limit of a diagram or land parcel. The following alternatives may be used (see [Figure 7.6](#)):

- Running chainages
- “x” to define the limit
- A statement eg:  
195.36 to CNR 2  
136.25 to MP

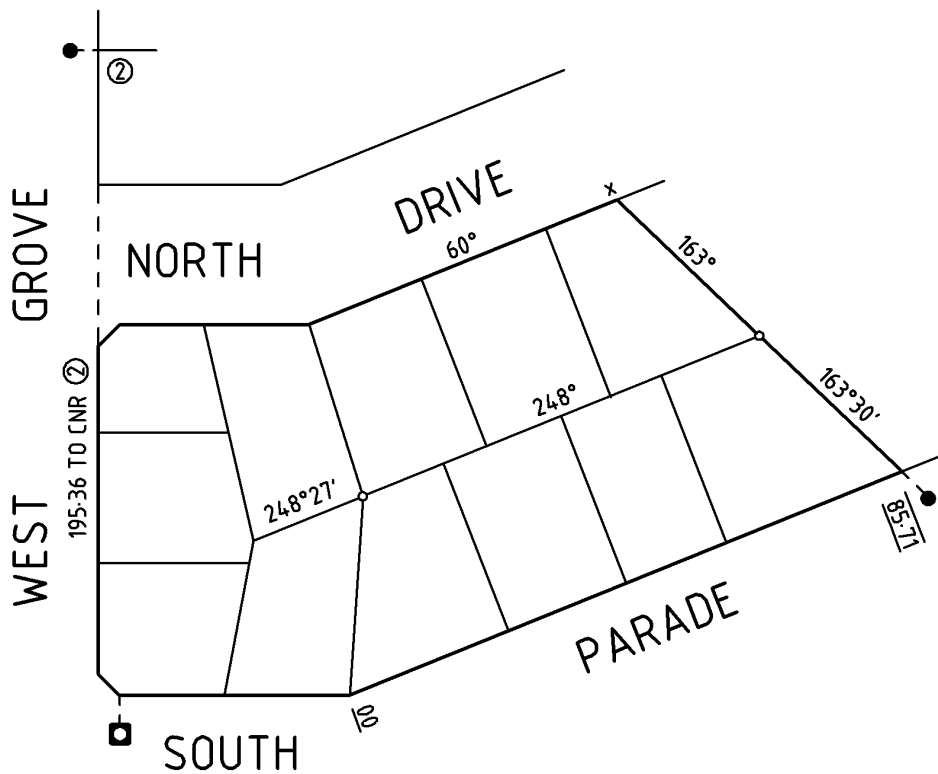


Figure 7.6

### 7.23 Vincula

7.23.1 A vinculum must be used to designate a link or connection between parcels of land that are separated by some form of boundary.

7.23.2 Solid vincula must be shown for current identities but not within the bold black lines (see [Figure 7.7](#)).



Figure 7.7

7.23.3 Broken vincula must be used for historical identities (see [Figure 7.8](#)).



Figure 7.8

7.23.4 Broken vincula must be used to link the various portions having the same historic identifier when the historic identifier has been shown on the plan and the extent of the historical boundaries is unclear (see [Figure 7.9](#)).

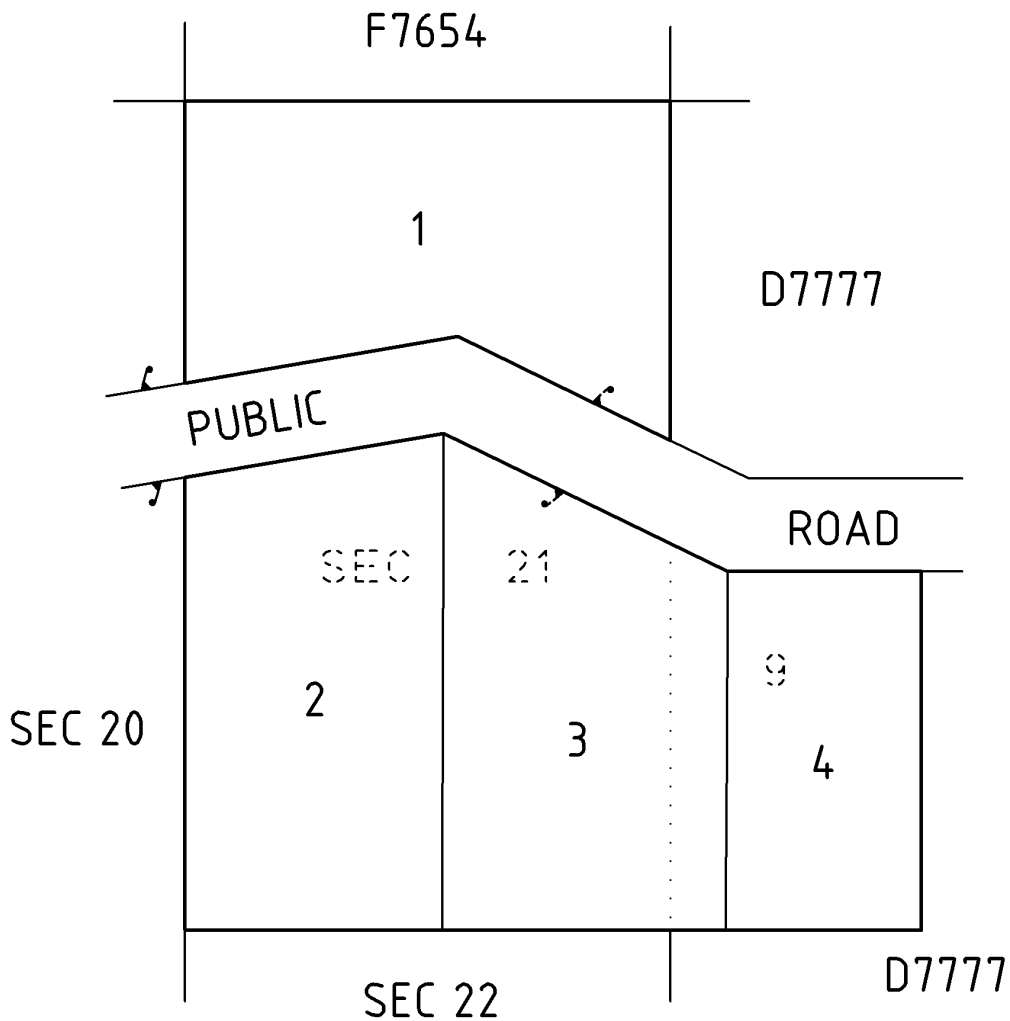


Figure 7.9

7.23.5 Broken vincula must be used to link the servient land outside the bold black lines with abutting land with the same identifier within a Government Town or No Deposited Plan (NDP) (see [Figure 7.10](#)).

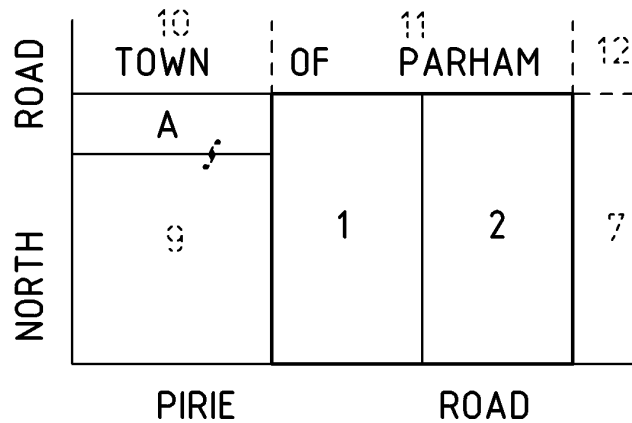


Figure 7.10

7.23.6 Solid vincula must be used to link the servient land outside the bold black lines with abutting land (see [Figure 7.11](#)).

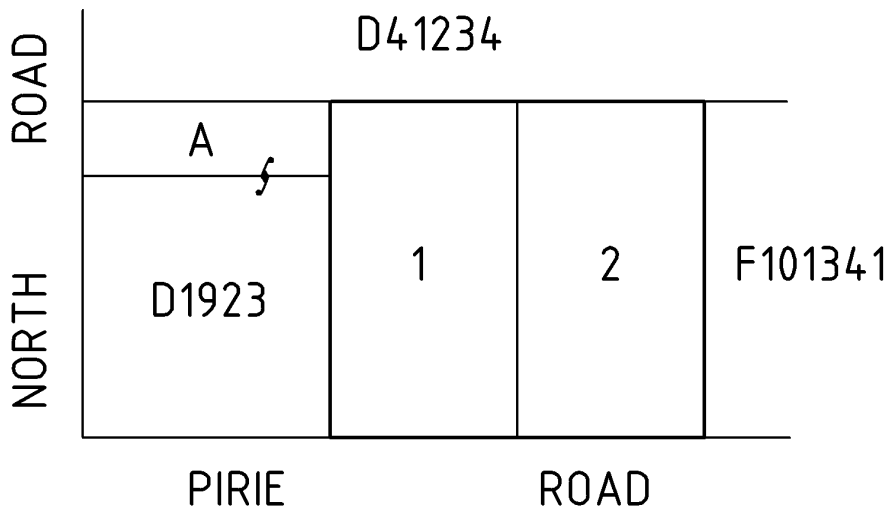


Figure 7.11

**7.24 Fixings to Street Corner**

- 7.24.1 All allotments, lots and pieces must be fixed by bearing and distance to a street corner or a substantial bend in an abutting road.
- 7.24.2 When a corner cut off exists, fixing to the true corner is not acceptable. The fixing must be by bearing and distance to the cut and bearing and distance along the cut (or the first chord of a multiple chord cut off).
- 7.24.3 A distance is not required along the corner cut for Uncertified plans.

**7.25 Connections or tie-lines**

- 7.25.1 Tie-lines must be used to fix the location of natural boundaries and connect across roads, open space and reference marks.
- 7.25.2 Tie-lines must not be used on uncertified plans.
- 7.25.3 Tie-lines must not be delineated adjacent to boundary lines unless data is provided along the boundary line. (The historical method of defining boundaries using only a tie-

line with full data and offsets to the boundary, usually fencing, is not acceptable except for the criteria set out under Natural Boundaries).

- 7.25.4 Tie-lines must be shown the same size on the main diagram and enlargements regardless of the scale of the plan.
- 7.25.5 Tie-lines may be used to depict prior definition lines used to justify redefinition but not redefined by the new survey.
- 7.25.6 Tie-lines may be used to provide survey data for uncertified plans subsequently lodged. (See Section 12 Requirement for Certified Survey)

## 7.26 Parcel Identifiers

See Section 14 Reserves and Section 18 Stratum Divisions for the criteria applicable to Reserve and Stratum allotments.

- 7.26.1 Parcel identifiers are required for all land within the bold black lines except for Common Property.
- 7.26.2 New parcels must be, as far as practicable, identified by consecutive numbers which cannot be confused with the existing subject and abutting land identifiers.
- 7.26.3 Parcel numbers must be positioned near the centre of each parcel. Where the parcel number cannot fit inside the figure, the number must be arrowed out.
- 7.26.4 Parcel numbers must be orientated parallel to the bottom of the sheet.
- 7.26.5 Roads and thoroughfares in RPA and Crown Land Divisions and Community Plans vesting in the council must include a road name or labelled WALKWAY etc.
- 7.26.6 Land being transferred for road purposes must be numbered. An annotation must be shown in the Annotations panel of the Textual sheet (eg: ALLOTMENTS 7. 8 AND 9 ARE TO BE PUBLIC ROAD).
- 7.26.7 Land being declared as a public road must be numbered. An annotation must be shown in the Annotations panel of the Textual sheet (eg: ALLOTMENTS 7. 8 AND 9 ARE TO BE PUBLIC ROAD).
- 7.26.8 If a road being declared public comprises more than one portion, each portion must be identified as a separate allotment in accordance with the Government Gazette.

## 7.27 Redesignation

A unique identifier is required for each parcel of land including pieces that, even though physically separated, together comprise a single allotment or a lot. This applies equally to plans over RPA Land, Crown Land or a combination of both forms of tenure.

Before redesignating physically separated parcels that have the same identity or parcels in a Unique Land Parcel Identification (ULPI) plan with the annotation SUBJECT TO REARRANGEMENT OF PARCELS, a search is required to ascertain whether the parcels form allotments or are portions of an allotment (and therefore should be redesignated as pieces).

- 7.27.1 Land being redesignated must constitute allotment(s).
- 7.27.2 Outer boundary plans must not be redesignated if that is the sole purpose of the plan.
- 7.27.3 A deposited plan may be used to redesignate land that does not form part of the division, (eg: when an easement is created as a planning condition over adjacent land, the adjacent land is delineated on the Diagram Sheet and redesignated even if it is already uniquely identified (see Table 2.1 – Plan Purpose Decision Table)).
- 7.27.4 Parcels within a Strata Plan or Community Plan (excluding allotments that have been vested as a road or reserve) cannot be redesignated in a Deposited Plan or a Filed Plan.

**7.28 Pieces**

Piece numbering does not apply to Strata Plans pursuant to the Strata Titles Act 1988 and Community Strata Plans pursuant to the Community Titles Act 1996.

- 7.28.1 When a lot or development lot in a Community Plan or an allotment comprises two or more physically separated parcels each piece must be numbered.
- 7.28.2 The numbering of pieces must be within the allotment or lot numbering sequence.
- 7.28.3 Each piece comprising an allotment or lot must be marked with an asterisk after the number to distinguish the pieces from a single parcel allotment or lot.
- 7.28.4 All allotments comprising pieces must be detailed in a Pieces Schedule as shown in [Figure 7.12](#).

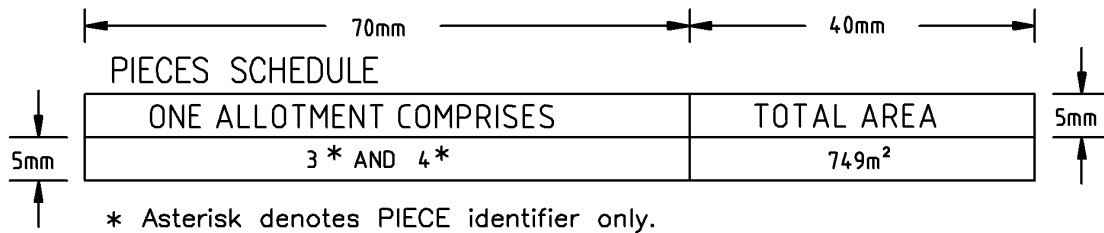


Figure 7.12

- 7.28.5 All lots comprising pieces must be detailed in a Pieces Schedule as shown in [Figure 7.13](#).

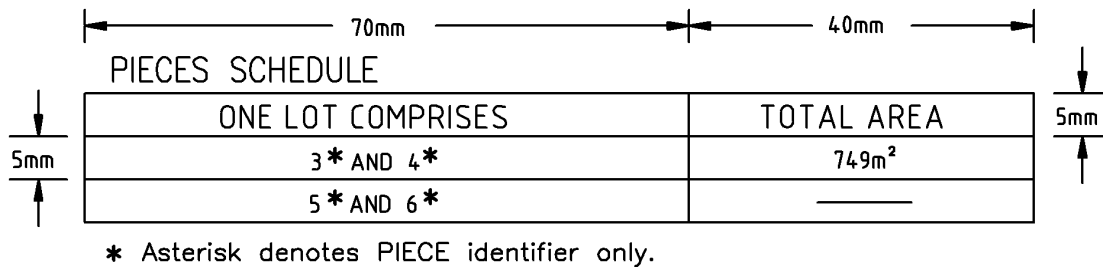


Figure 7.13

- 7.28.6 The Pieces Schedule must be shown once only throughout the plan.
- 7.28.7 When a plan is lodged over an Allotment Comprising Pieces all the Pieces must be delineated on the plan.

**7.29 Data**

- 7.29.1 Data must be oriented so that they can be read as indicated in [Figure 7.2](#) and [Figure 7.3](#). Under no circumstance should a plan require turning upside down to read any data except for running chainages.
- 7.29.2 Data is shown by bearing and distance (there are exceptions Strata/Lease Plans and Easement Fixings).
- 7.29.3 Data must be positioned to allow an allotment, lot, or piece to stand alone.
- 7.29.4 Data must be located along and as close as practical to the boundary.
- 7.29.5 Data must be positioned as near as practical to the centre of the line to which they refer.
- 7.29.6 Data must be positioned from corner to corner or between angle points if there is more than one line forming a boundary.

- 7.29.7 Data must not be duplicated except for connections between sheets or for enlargements.
- 7.29.8 Data must be clear of other data and boundaries.
- 7.29.9 Data must be arrowed out when space does not permit data being shown close to a boundary or when data goes past a line. Enlargements must be used to avoid excessive use of arrows and to assist in the clarity of the plan.

### 7.30 Distances

Distances shown on plans are ground distances (the actual distance measurements reduced to the horizontal).

- 7.30.1 Distances must be shown inside allotments, lots and pieces whenever space permits.
- 7.30.2 Truncated bearings and distances must satisfy prescribed tolerances or be labelled APPROX
- 7.30.3 Distances may be shown to the nearest centimetre (rounded mathematically) but the preferred option is to not show trailing zeros as in [Table 7.5 – Distance Format Table](#).

*Table 7.5 - Distance Format Table*

Distance	Shown as
1234.06	1234.06
123.40	123.4
12.00	12
0.91	0.91
0.80	0.8

- 7.30.4 In commercial areas the distance from a reference mark to the nearest 5mm (eg: 0.005) may be shown.

### 7.31 Part Distances

- 7.31.1 Minimum part distances along a boundary must be shown (part distances must not be shown for each portion of the boundary).
- 7.31.2 Part distances must be shown in brackets (eg: (3.05), (4)).
- 7.31.3 Part distances must be used only to fix the position of an easement, occupation, tie-line, reference mark, reservation, trust or appurtenance to an allotment, lot or piece boundary within the bold black lines.
- 7.31.4 Part distances must not be used along tie-lines.
- 7.31.5 Part distances must not be used along easement boundaries that do not coincide with an allotment, lot, or piece boundary.
- 7.31.6 Part distances must not be used to fix an easement to another easement where they intersect.
- 7.31.7 Part distances must not be used to fix to an allotment, lot or piece boundary, occupations, tie-lines and reference marks along road or street boundaries that are outside of the bold black line. Running chainages (see [Section 7.34 Running Chainages](#)) should be used see [Figure 7.14](#).

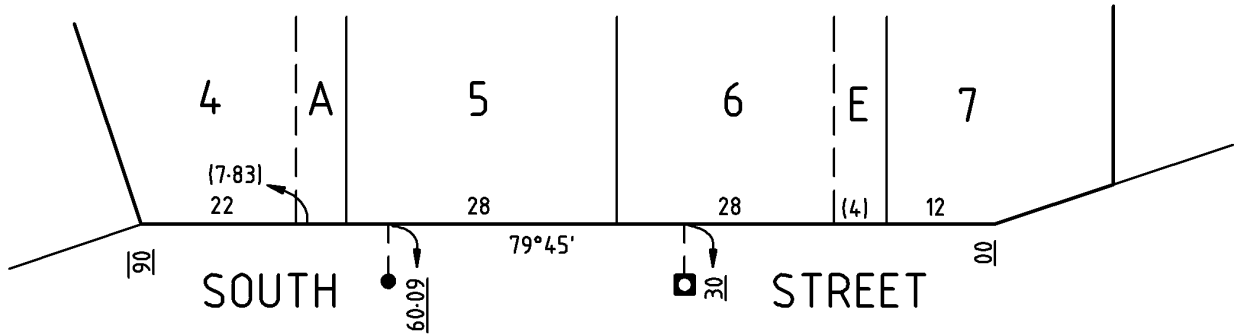


Figure 7.14

### 7.32 Bearings

All bearings on surveys in Designated Survey Areas (DSAs) and tertiary network areas are expressed as plane bearings. Outside these areas where the bearing datum is also based on the geodetic control network (as indicated in the bearing datum panel) it will be assumed, unless otherwise noted, that the bearings are plane. Angles can only be used to fix an existing easement if the easement cannot be fixed in any other way.

- 7.32.1 Where possible, bearings must be shown in a clockwise direction and on the other side of the line to the distance.
- 7.32.2 Bearings must be shown to the nearest 10" (rounded mathematically) but the preferred option is:
  - Degrees to the nearest 1° if in whole degrees.
  - Degrees and minutes to the nearest 1' if in whole minutes.
- 7.32.3 The degrees, minutes and seconds must not be spread along a line.
- 7.32.4 When an angular misclosure of greater than 0°01' is introduced by using a combination of surveyed and copied data, the bearing of the closing line (or most practical line) must be omitted provided the remaining copied data agrees with that shown on previous plans.

### 7.33 ALL Distances and Bearings

- 7.33.1 The label ALL for distances should be avoided wherever possible.
- 7.33.2 The label ALL must not be shown for bearings. Lines are assumed straight unless indicated by a change in bearing or a pop.
- 7.33.3 The label ALL should not be used on distances within the bold black lines as a summation distance is not required (see [Figure 7.15](#)).

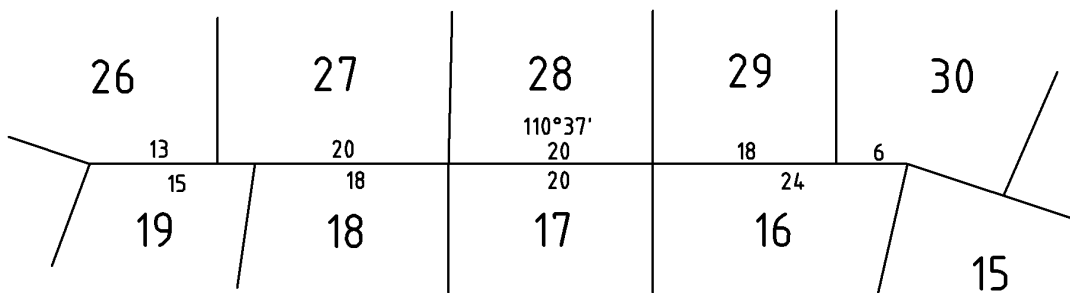


Figure 7.15

- 7.33.4 Where a summation of distances is necessary to clarify data, running chainages are preferred to the label ALL (see [Figure 7.14](#)).

### 7.34 Running Chainages

- 7.34.1 Running chainages may be used to clarify:
- Offsets to irregular boundaries from surveyed tie-lines
  - Datum pegs along an unfenced rural boundary
  - Offsets to a fenced boundary
  - A common boundary between adjoining sheets of a multiple sheet plan.
  - Other occupation details.
- 7.34.2 Running chainages may be used on uncertified plans when data cannot be shown clearly any other way.
- 7.34.3 A combination of survey, copied and calculated data may be used in running chainages.
- 7.34.4 Running chainages must be orientated in the direction of the ascending chainages and perpendicular to the reference line (except for road widths that are not surveyed on the prior outer boundary survey). See [Figure 7.14](#)
- 7.34.5 Distances for allotments, lots and pieces must not be shown solely by running chainages.
- 7.34.6 Easements must not be fixed to allotment, lot or piece boundaries solely by running chainages.
- 7.34.7 The commencement chainage 00 must be shown except along a series of straights where the end chainage of one straight implies the 00 chainage for the next.
- 7.34.8 On certified plans, running chainages depicting survey data must be underlined with a solid line.
- 7.34.9 On certified plans, running chainages depicting copied data must be underlined with a broken line.
- 7.34.10 End chainages must be shown with an underline and a line above. See [Figure 7.14](#)
- 7.34.11 On data plans, all running chainages must be underlined with a solid line.
- 7.34.12 The zero and end chainages must be shown at the extremities of the line wherever possible, unless data for some part of a straight line is not being provided.

### 7.35 Copied Data

- 7.35.1 Data that has not been measured on the ground as part of the new survey must be shown as copied or calculated (as set out in [Section 7.36 Calculated Data](#)).
- 7.35.2 Copied data must be shown with a broken underline, eg: 123.45.
- 7.35.3 Copied data must be taken from the one source (for exceptions see [7.35.5](#)). A combination of data from title and adjoining surveys that do not fully survey the land is not acceptable.
- 7.35.4 The whole of the subject parcel must be surveyed if the division (including subdivision) involves the creation of a new road or the substantial widening of an existing road, or if further division of the balance parcel is intended.
- Data for the balance parcel may be shown copied if such data is from certified survey whose date of field work is:
- Within a DSA
- After the date of operation of the relevant DSA.
- Outside DSA or before a DSA was created



- Within the previous two years, or
- Within the previous ten years providing a print of the survey is updated in red showing that all survey marks required by Survey Instructions are in place, the data is within prescribed tolerances, and approval is obtained from the Division Client Advice Officer.

7.35.5 Copied data may be used from a combination of more than one survey when the surveys are interconnected in such a way as to confirm the accuracy of the data.

**7.36 Calculated Data**

There is no provision for DEDUCED data. Deduced data must be expressed as CALCULATED data on all plans.

- 7.36.1 Calculated data must be shown with the suffix CALC (eg: 23.56 CALC).
- 7.36.2 Calculated data may be used for a join between two previously defined points.
- 7.36.3 Calculated data may be used as the balance distance when an existing (copied) distance has been subtracted from a survey distance (see [Figure 7.16](#) — 30.2 CALC).
- 7.36.4 Calculated data must be shown as the balance distance when a survey distance has been subtracted from an existing (copied) distance (see [Figure 7.16](#) — 75.43 CALC).

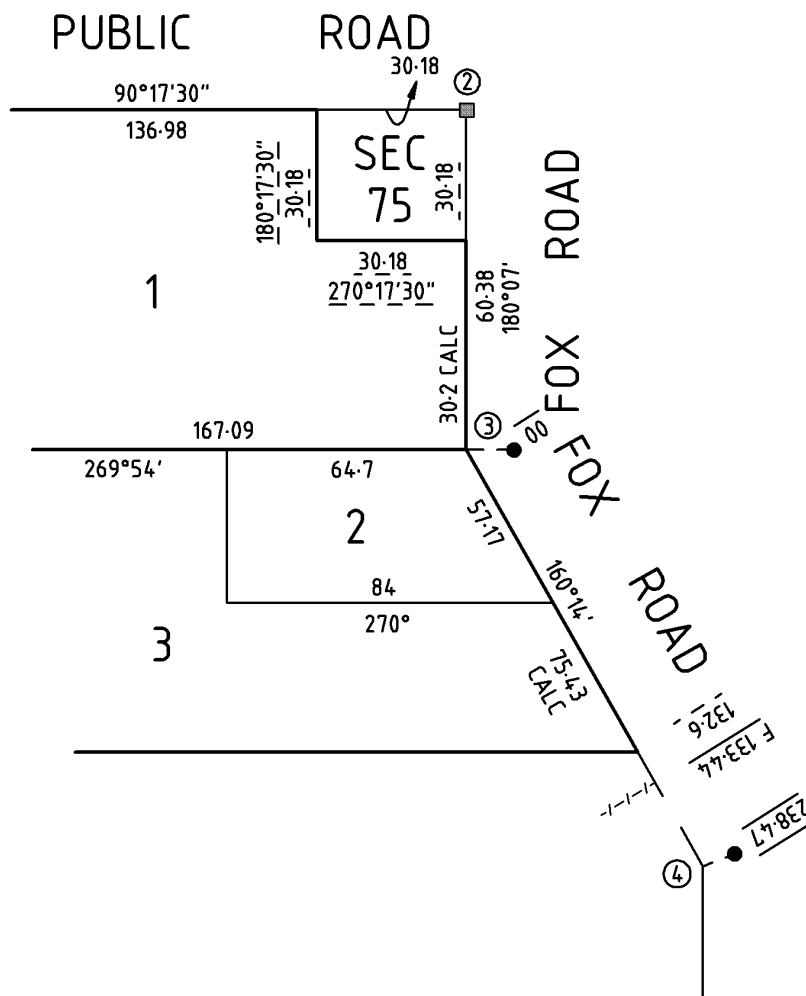


Figure 7.16

7.36.5 Calculated data must not be used to provide acceptable closures for an unsurveyed boundary of a parcel.

### 7.37 Curve Data

The boundaries of Channel Reserves and Railways were often defined as curved lines on Diagram Book Page surveys.

7.37.1 Plans that include all or part of channel reserves and railway boundaries may show:

- The radius of the curve.
- An arc length of the curve.
- A tangent bearing to the curve or a bearing for the long chord joining the ends of the arc.
- Tangent points marked TP to clearly indicate that the preceding line is at a tangent to the curve.
- Where possible, sufficient data (independent of any closed figure containing the curve) to calculate a chord bearing.

7.37.2 New boundaries, on a certified plan, comprised of chords of a curve must show:

- An alpha (or alpha/numeric) identifier, distinct from other identifiers used elsewhere, to identify the curve(s) on the diagram (eg: Curve C or Pt Curve A1 etc).
- A schedule, on the same sheet as the curve, showing the Curve Identifier, Radius, Intersection Angle and Tangent Length as indicated as follows.

Curve	Radius	Int. Angle	Tangent
A	96.55	15°37'32"	13.25
B	84.55	15°37'32"	11.6
C	66.36	23°25'22"	13.76
D	78.36	23°25'22"	16.24

7.37.3 The width of the schedule must not exceed 10cms.

7.37.4 Curve data for parcel boundaries consisting of chords must not be shown on subsequent uncertified plans.

7.37.5 Curve data for parcel boundaries consisting of chords may be shown on subsequent certified plans (if required).

### 7.38 Authority for Data Plan Requirements for Uncertified Plans

7.38.1 Where a plan is lodged over RPA land, existing data from either the plan listed in the title description or the title diagram (where it exists) must be used unless a more recent survey plan redefines all of the subject land. Where the survey data is used the plan number must be shown in the LAST PLAN field on the Textual sheet. Data on uncertified plans must not be shown as adopted.

7.38.2 Where a plan is lodged over Crown land and the data is sourced from:

- Direct data shown on previous plans.
- A join between points fixed by a previous survey.
- Data derived from boundaries defined by tie-line offsets on previous surveys.

The authority for data must be shown in the Annotations panel on the Textual Sheet, eg:

AUTHORITY FOR DATA VIDE DIAGRAM BOOK PAGES 6 AND 45.

### 7.39 Enlargements

7.39.1 Enlargements must be used when part of a plan is obscure or when there is not enough space to show the required data.

- 7.39.2 When enlargements are necessary they must be, wherever possible, shown on the sheet to which they relate.
- 7.39.3 Enlargement(s) depicting the whole of a parcel must be drawn to scale.
- 7.39.4 Portion(s) of a parcel must not be shown on any sheet unless it appears as a whole on another sheet.
- 7.39.5 Where there is only one enlargement on the plan it maybe labelled as ENLARGEMENT (see [Figure 7.17](#)) or arrowed out.
- 7.39.6 Where there is more than one enlargement on a plan they must be identified using unique alpha/numerical identifiers. The numerical identifier must relate to the respective sheet number that the enlargement is shown on eg. E3 is an Enlargement on sheet 3.
- 7.39.7 Where an enlargement has been drawn to scale, a bar scale of 50mm minimum length must be shown under the enlargement label.
- 7.39.8 Where an enlargement has not been drawn to scale, the notation NOT TO SCALE must be shown under the enlargement label (the abbreviation NTS is not acceptable).
- 7.39.9 A notation must be placed on the main diagram to refer to the enlargement eg:  
 VIDE ENLARGEMENT E3  
 VIDE ENLGT G5  
 No reference to "Sheet \_\_" is shown.
- 7.39.10 Individual diagram sheets must have diagrams including enlargements orientated in the same direction.
- 7.39.11 Enlargements should only show one common piece of data (preferably a distance) from the main diagram with minimal road name and parcel numbers to connect the enlargement to the main diagram (see [Figure 7.17](#)).

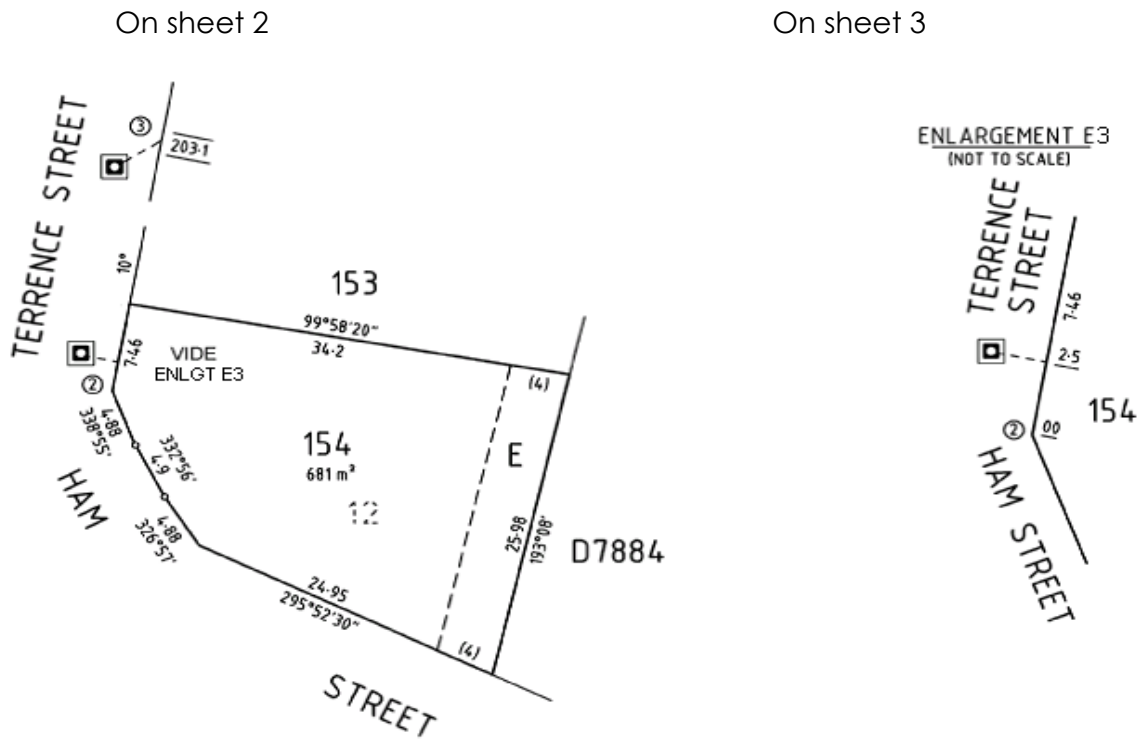


Figure 7.17

## 7.40 Continuations

- 7.40.1 Vide Continuation may be used where there is not enough space to accurately depict the main diagram. The diagram must be broken into segments at the same scale.
- 7.40.2 Where the diagram is continued on the same sheet above or below, VIDE CONTINUATION ABOVE and VIDE CONTINUATION BELOW can be used.
- 7.40.3 Where the diagram is not on the same sheet the continuation must be on the following sheet. VIDE CONTINUATION XX is shown on the first sheet and CONTINUATION XX is shown on the following sheet.

## 7.41 Areas

- 7.41.1 Areas must be shown for each new allotment and pieces in a Division Plan except allotments vesting as public road under the Real Property Act 1886, the Crown Land Management Act 2009 and the Community Titles Act 1996 (walkways and thoroughfares are classed as public roads).
- 7.41.2 Areas must be shown for each allotment shown on a plan as a result of a redesignation.
- 7.41.3 Areas must be shown for each defined parcel of land on a Filed Plan with no new identifiers (FX) when the parcel(s) shown thereon constitute allotment(s) defined by Section 223LA of the Real Property Act 1886.
- 7.41.4 Areas must be shown for allotments to vest as a Reserve or other similar open space in a Community Plan.
- 7.41.5 Areas must be shown for each lot or piece fixed by data in a plan of community division.
- 7.41.6 Areas must not be shown for lots or pieces fixed solely by monument or a combination of data and monument in a plan of community division.
- 7.41.7 Areas must not be shown for lots in a plan of community strata.

## 7.42 Areas - Presentation

- 7.42.1 Areas of allotments, lots and pieces must be shown as calculated areas when the allotment, lot or piece closes within prescribed tolerances.
- 7.42.2 Areas of allotments and pieces must be shown as approximate when a calculated area cannot be shown.
- 7.42.3 Areas of allotments and pieces must be shown with the following abbreviations, using lower case letters where indicated:
- square metres = m<sup>2</sup>
  - hectares = ha
  - square kilometres = km<sup>2</sup>
  - approximate = approx or APPROX
- 7.42.4 Areas must be shown in:
- Square metres when less than 1 hectare
  - Hectares when in the range 1 hectare to 9999 hectares
  - Square kilometres when greater than 9999 hectares.
- 7.42.5 Areas for pieces must be shown in brackets to indicate the area is only part of the total area for an allotment or lot.

### 7.43 Areas - Delineation

7.43.1 Areas must be shown on the plan in one of two ways (a combination of both is not acceptable):

- Under the allotment, lot or piece number; either on the main diagram or enlargement(s) but not both for the same parcel.
- In a schedule where the scale of a plan prohibits areas being shown on the diagram as follows.

ALLOTMENT	AREA
1	300m <sup>2</sup>
2	450m <sup>2</sup>
3	600m <sup>2</sup>
4	600m <sup>2</sup>
10	1.651ha
11	9957m <sup>2</sup>
12*	(7.123ha)
13*	(2.34ha) approx

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

7.43.2 The schedule(s), for multiple diagram sheets, must only depict the allotments, lots or pieces that relate to the sheet on which the schedule is shown.

7.43.3 Where the areas of pieces have been shown in a schedule, a Pieces Schedule is still required. Refer to [Figure 7.12](#) and [Figure 7.13](#).

7.43.4 The area of each parcel must be shown only once throughout the plan.

7.43.5 Where an area schedule is used, all parcel areas must be shown in the schedule. Refer to Section 18 Stratum Divisions for exceptions.

### 7.44 Calculated Areas

7.44.1 Calculated areas must be shown when the parcel data closes within prescribed tolerances as set out in Surveyor-General's Direction Number 1. These areas are referred to as calculated although the word calculated (or calc) must not be shown.

7.44.2 Plan data must be used to calculate the area.

7.44.3 Calculated areas must be adjusted using the Bowditch Rule then rounded (not truncated).

7.44.4 Calculated areas (See [Table 7.6](#) for examples) are shown rounded mathematically as follows;

- To one decimal place for areas less than 1m<sup>2</sup>.
- To the nearest square metre for areas less than 1ha (and greater than 1m<sup>2</sup>).
- To 4 significant figures for areas of 1ha and above.

*Table 7.6 – Area Rounding Presentation*

Calculated Area	Rounded Area Required
0.65m <sup>2</sup>	0.7m <sup>2</sup>
0.84m <sup>2</sup>	0.8m <sup>2</sup>
0.95m <sup>2</sup>	1m <sup>2</sup>
24.49m <sup>2</sup>	24m <sup>2</sup>
96.5m <sup>2</sup>	97m <sup>2</sup>
244.3m <sup>2</sup>	244m <sup>2</sup>
327.7m <sup>2</sup>	328m <sup>2</sup>
1243.4m <sup>2</sup>	1243m <sup>2</sup>
2156.6m <sup>2</sup>	2157m <sup>2</sup>
9999.4m <sup>2</sup>	9999m <sup>2</sup>
9999.5m <sup>2</sup>	1.000ha
1.0054ha	1.005ha
2.4567ha	2.457ha
15.674ha	15.67ha
23.985ha	23.99ha
456.73ha	456.7ha
561.22ha	561.2ha
600.06ha	600.1ha
7889.1ha	7889ha
8801.5ha	8802ha
9999.4ha	9999ha
9999.5ha	100.0km <sup>2</sup>
111.11km <sup>2</sup>	111.1km <sup>2</sup>
234.15km <sup>2</sup>	234.2km <sup>2</sup>

## 7.45 Approximate Areas

- 7.45.1 Approximate areas must be shown where the area has been determined by digitisation or other similar methods, eg:
- An allotment, lot or piece has a natural boundary (river, coastline etc).
  - Is related to a natural boundary by a set distance (eg: the subject land abuts a coastal reserve 30.18 metres wide).
  - There is no data available for an allotment or piece and an area cannot be taken from a certificate of title, crown lease or a previous plan.
- 7.45.2 Approximate areas must be shown where there is incomplete data for a Section, Block-Allotment, or Piece that does not have a natural boundary, and an area has been deduced from available data.
- 7.45.3 Approximate areas must be shown where a Section, Block, Allotment, or Piece does not close within prescribed tolerances and the area has been shown on a certificate of title, crown lease or previous plan in square metres, hectares or square kilometres (or can be converted from an area thereon shown in Acres, Roods and Perches).
- 7.45.4 Approximate areas must be shown where the data for a Section, Block, Allotment or Piece does not close within prescribed tolerances and an area can be obtained by subtracting from the total area shown on a certificate of title, crown lease or a previous plan, the sum of the calculated areas for rest of the subject land.

7.45.5 Approximate areas are derived using the following order of preference:

- From a Certificate of Title, Crown Lease or previous plan in square metres, hectares or square kilometres (or can be converted from an area shown in Acres, Roods and Perches).
- Subtracting the calculated area from the total area shown on a Certificate of Title, Crown Lease or a previous plan.
- Deduced from available data.
- Digitisation or other similar methods eg. Where the parcel has a natural boundary, or is related to a natural boundary by a set distance, or there is no data available for an allotment or piece and an area cannot be taken from a Certificate of Title, Crown Lease or a previous plan.

7.45.6 Approximate areas (See [Table 7.7](#) for examples) are shown rounded as follows:

- To the nearest square metre for areas less than 10m<sup>2</sup>.
- To the nearest 10 square metres for areas 10m<sup>2</sup> or greater and less than 1ha.
- To 3 significant figures for areas of 1ha and above (trailing zeros are not truncated).

*Table 7.7 - Approximate Area Rounding Presentation*

Area	Rounded Area Required
0.5m <sup>2</sup>	1m <sup>2</sup> Approx
9.4m <sup>2</sup>	9m <sup>2</sup> Approx
9.5m <sup>2</sup>	10m <sup>2</sup> Approx
14.9m <sup>2</sup>	10m <sup>2</sup> Approx
15.0m <sup>2</sup>	20m <sup>2</sup> Approx
94.3m <sup>2</sup>	90m <sup>2</sup> Approx
96.5m <sup>2</sup>	100m <sup>2</sup> Approx
210.4m <sup>2</sup>	210m <sup>2</sup> Approx
227.7m <sup>2</sup>	230m <sup>2</sup> Approx
1243m <sup>2</sup>	1240m <sup>2</sup> Approx
2156m <sup>2</sup>	2160m <sup>2</sup> Approx
9994m <sup>2</sup>	9990m <sup>2</sup> Approx
9999m <sup>2</sup>	1.00ha Approx
1.003ha	1.00ha Approx
1.455ha	1.46ha Approx
25.63ha	25.6ha Approx
28.95ha	29.0ha Approx
356.4ha	356ha Approx
361.5ha	362ha Approx
4881ha	4880ha Approx
4895ha	4900ha Approx
9994ha	9990ha Approx
9995ha	100km <sup>2</sup> Approx
302.2km <sup>2</sup>	302km <sup>2</sup> Approx
2715km <sup>2</sup>	2720km <sup>2</sup> Approx

## 7.46 Total Area

- 7.46.1 The total area (panel/schedule) must be completed only for:
- Plans of outer boundary
  - Plans of division of more than 5 allotments following an outer boundary
  - Community Plans
- 7.46.2 A total area schedule must be shown only for:
- Pieces comprising one allotment. Refer to [Figure 7.12](#).
  - Pieces, all defined by data, comprising a lot in a plan of Community Division. Refer to [Figure 7.13](#).
  - Parcels in stratum divisions forming one allotment (using a Total Area schedule). Refer to Section 18 Stratum Divisions.
- 7.46.3 Where one or more parcels require an approximate area the total area must be shown as approximate.

## 7.47 Background Information

Background information (the current land identity), is required on new plans in certain situations to clarify the intent of the plan. The criteria for showing or not showing this information is set out below. In all other cases showing background information is optional.

- 7.47.1 Background information must be shown where the boundary of an allotment in a new Deposited Plan or a Filed Plan is related to a boundary of the current identifier (eg: coinciding with, on production of etc).
- 7.47.2 Background information must be shown where a closed road is to merge with the adjoining land pursuant to the Roads (Opening and Closing) Act 1991.
- 7.47.3 Background information must be shown where the subject land has more than one current identifier and at least one of the current identifiers comprises a Section, Town Acre or Allotment in a Government Town.
- 7.47.4 Background information must be shown where the subject land of a plan of division comprises common property in a Strata Plan pursuant to the Strata Titles Act 1988.
- 7.47.5 Background information must be shown where the subject land of a plan of division comprises common property, lots or, development lots in a Community Plan.
- 7.47.6 Background information must be shown where the subject land of a No New Identifier Filed Plan (FX plan) comprises parcels in more than one plan that have the same parcel identifier. Background information must only be shown for those parcels with the same identifiers and must not be shown for those parcels with one current identifier.
- 7.47.7 Background information must not be shown where the subject land has one current identifier.
- 7.47.8 Background information must not be shown where the showing of the current identifiers would unnecessarily clutter the diagram sheet, except where the background identifiers are essential (where the subject land has more than one current identifier and at least one of the current identifiers comprises a Section, Town Acre or Allotment in a Government Town).
- 7.47.9 Background information must not be shown on Strata Plans.
- 7.47.10 Background information must not be shown on Community Plans.
- 7.47.11 Background information must not be shown on Division Plans of more than five (5) allotments that have been preceded by an Outer Boundary Plan.



7.47.12 Background information must not be shown for boundary lines amended under Section 223J of the Real Property Act 1886.

#### **7.48 Background Information - Presentation**

7.48.1 Historical information must be shown clear of other data and boundaries. (Refer to [Section 7.15 Line Types](#) for information about priority where a historical boundary is coincident with other boundary types.)

7.48.2 Where it is a requirement to show background data, all the background identifiers must be shown on the diagram.

7.48.3 Data must not be shown along dotted historical boundaries

7.48.4 The principal identifier (an allotment or lot number, without the prefix ALLOTMENT or LOT) must be shown when the subject land is in a:

- Plan that has been accepted for deposit or filing in the LTO.
- NDP or a Government Town (other than the City of Adelaide).

7.48.5 The plan number must be shown below the parcel number where the subject land comprises parcels with the same number from different plans.

7.48.6 When reference to an allotment number cannot be made, the Block, Section or Town Acre number (including the appropriate prefix of BLK, SEC or TA) must be shown.

7.48.7 The label CLOSED ROAD must be shown when a road has been closed pursuant to the Roads (Opening and Closing) Act 1991

7.48.8 The label COMMON PROPERTY followed by the appropriate plan number must be shown where the subject land includes Common Property in a Strata Plan or Community Plan, (see [Figure 7.19](#)) eg:

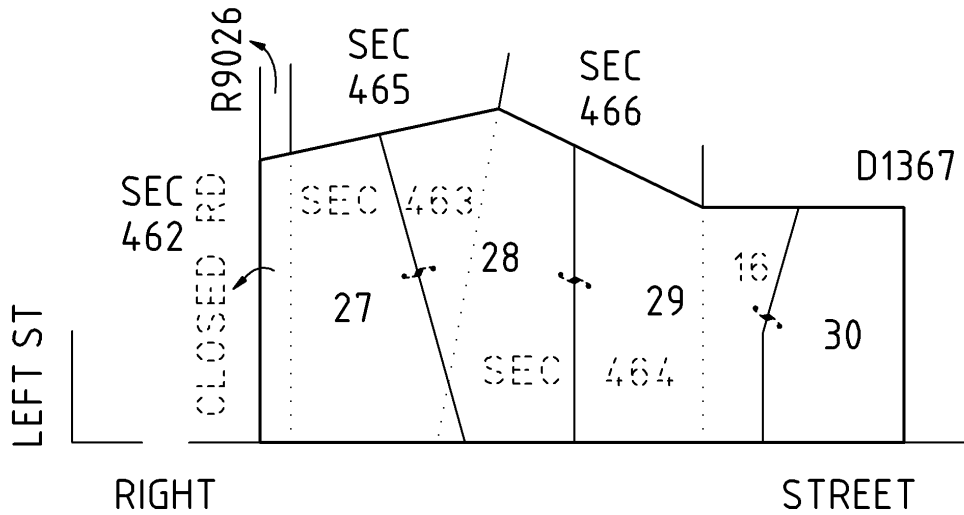
COMMON PROPERTY C21345 or COMMON PROPERTY S10981.

7.48.9 The label PORTION OF FORESHORE must be shown for land between the Medium High Water Mark and the Low Water Mark.

7.48.10 The label PORTION OF SEABED must be shown for land the sea ward side of the Low Water Mark.

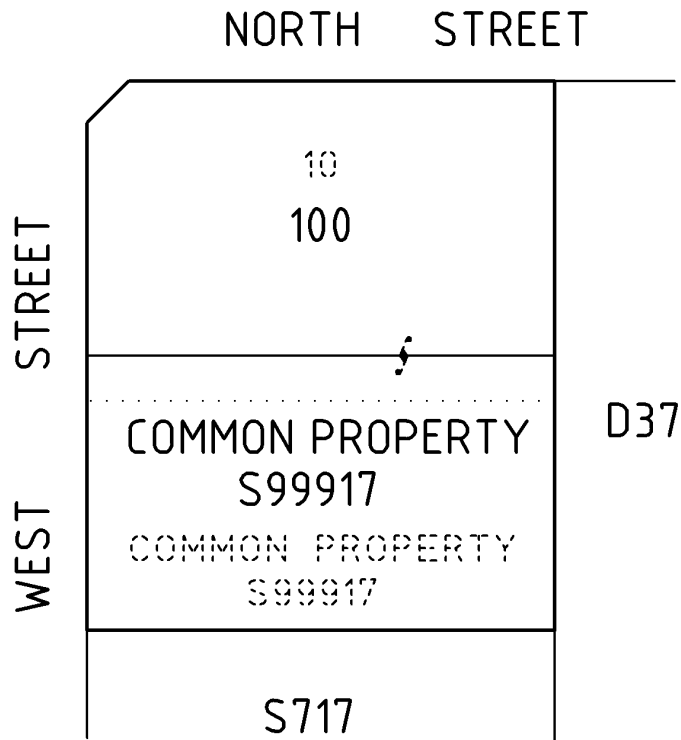
**7.49 Background Information - Examples**

[Figure 7.18](#) shows a plan of division of three titles in different ownerships into four allotments. Background information is shown as the subject land comprises more than one section.



*Figure 7.18*

[Figure 7.19](#) shows a plan of division for the addition of portion of Allotment 10 in D37 to the Common Property in S99917. Background information is required. The common property is not given a new allotment number, as it remains Common Property in S99917 (eg: S99917 is shown in solid lines).



*Figure 7.19*

## 7.50 Abuttals

Abuttals assist in delineating the extent of the subject land and in the recognition of boundaries between land parcels. Abuttals also determine the location of a parcel of land in relation to other parcels.

### 7.51 Abuttals - Presentation

- 7.51.1 Where a plan assigning new identifiers is deposited or filed in the Lands Titles Office all subsequent abutting plans must use that plan number as the abuttal.
- 7.51.2 Where the abutting land is contained in plans lodged in the Surveyor-General's Office prior to the introduction of the Common Plan format (eg: Diagram Book Pages and Township plans) the abuttal shown must be the parcel type (eg: Section or Block, Town Name, Town Acre) and parcel identifier.
- 7.51.3 Abuttals must be shown in accordance with [Table 7.8 – Abuttals Format Table](#).

*Table 7.8 - Abuttals Format Table*

Plan Type	Abuttal Example
Community Plan	C20123
Deposited Plan	D45674
Filed Plan	F135675
GRO Enrolled Plan	E3/53
GRO Deposited Plan	G253/1856
Strata Plan	S13456
Road Plan	R1234
Section	SEC122

- 7.51.4 No New Identifier Plans (eg: FX Plans) must not be used as abuttals.

### 7.52 Stratum Abuttals

Refer to Section 18 Stratum Divisions.

### 7.53 Parcel Identifier Abuttals

- 7.53.1 Where there is no plan for the abutting land (eg: Sections or blocks in a Hundred, Government Towns and the City of Adelaide), the parcel identifier must be used as follows:
- 7.53.2 The section/block number must be prefixed by SEC or BLK. Where the abutting section is a dedicated Reserve, showing the type of reserve under the section number is optional.
- 7.53.3 If the adjoining land is railway land and is not a dedicated Railway Reserve, the label RAILWAY must not be included in the abuttal.
- 7.53.4 Where applications to bring land under the provisions of the Real Property Act 1886 have revealed the existence of unregistered private subdivisions, they must be referred to as NO DEPOSITED PLAN (NDP) and are identified by the original subdivision name followed by the label NDP.
- 7.53.5 Where the original subdivisional name in the NDP differs from the current area name, the current area name must be shown in brackets eg: SOUTH RICHMOND (MARLESTON) NDP
- 7.53.6 Where the subject land and the abutting land are both within a Government Town (or NDP), the abutting allotment numbers and boundaries must be shown as broken lines and the name of the town (or NDP) in firm lettering eg: GLENELG NDP

- 7.53.7 Where the subject land of a plan is not in a Government Town (or NDP) but abuts a Government Town (or NDP), only the name of the Town (or NDP) must be shown as the abuttal eg: TOWN OF JERVOIS, NORWOOD NDP.
- 7.53.8 Where the abutting land identifier is a Town Acre in the City of Adelaide the abuttal must be shown in firm lettering eg: TA 98.

#### **7.54 Roads and Streets**

- 7.54.1 Where an abutting public road or street has a name, the name must be shown on the plan.
- 7.54.2 Where the width of a road plots less than one centimetre on the plan, the road offside must be shown.  
Where the width of a road plots more than one centimetre on the plan, showing the road offside is optional, unless on certified plans occupation etc. is related to the offside.
- 7.54.3 On certified plans, only show a road width where the offside has been shown
- 7.54.4 Where a road offside has been shown on a plan, abuttals to the other side of the road are not required.
- 7.54.5 Road widths must be shown along or as near as practical to the centre line of the road.
- 7.54.6 Road widths must not be shown on uncertified plans.
- 7.54.7 Road widths must not be shown in brackets.
- 7.54.8 When the road width is irregular, the notation IRREGULAR WIDTH may be shown near the centre-line of the road.
- 7.54.9 Road names must be shown wholly within the road boundaries or arrowed out when space does not permit (road names must not straddle boundaries).
- 7.54.10 Where a road was not previously shown on a certificate of title or a plan as an abuttal, the road must not be shown on a new plan as an abuttal unless it is clear that it is a public road.
- 7.54.11 Where an abutting public road or street has a name, the name must be shown on the plan in accordance with that shown on the Property Location Browser (PLB) (the online access point to South Australian property information).
- 7.54.12 Where a road name differs to that shown on the (PLB), a letter of confirmation from the local government authority is required before that name can be used.
- 7.54.13 Where no road name is shown on the (PLB), the road name shown on the approved DAC certificate may be used.
- 7.54.14 Reference to the Road Plan number must not be shown for roads opened pursuant to the Roads (Opening and Closing) Act 1932.
- 7.54.15 Where the name of a public street or road cannot be ascertained, the street or road must be shown as PUBLIC ROAD (after confirming that the status of the parcel is public road), including roads shown on titles and previous plans as New Road, Government Road and Main Road.  
(See the Local Government Act 1999 for definitions of public streets and roads).
- 7.54.16 Roads intersecting the subject land on a certified plan must be fixed along the bold black line by a distance to the road, across the road and a bearing along the road.
- 7.54.17 Roads intersecting the subject land on a data plan must be fixed along the bold black line by a distance to the road, across the road and a bearing along the road if the data is shown on the Certificate of Title or previous plan.

## 7.55 Private Roads

When a road or street that is not public is shown as an abuttal on a plan or certificate of title, rights of way are implied where no registered rights are defined. On current certificates of title these roads are usually shown as Private Road, Right of Way or Road. It is essential that a rights search be made of both the subject land and the abutting land to ascertain their current status.

7.55.1 Where the subject land certificate of title implies a right by showing PRIVATE ROAD, RIGHT OF WAY or ROAD and the servient certificate of title originally has the road shown as Private Road (by notation or brown wash in the case of an imperial title), the abuttal must be shown as PRIVATE ROAD or RIGHT OF WAY in accordance with the subject land certificate of title.

7.55.2 Where the subject land certificate of title implies a right by showing PRIVATE ROAD, RIGHT OF WAY or ROAD and the servient certificate of title originally does not delineate the road, the abuttal must be shown as ROAD.

7.55.3 Where a private road has a street or road name in a division plan (excluding community Plans) the label PRIVATE or PRIVATE ROAD must be shown in brackets together with the street or road name, eg:

SMITH (PRIVATE) ROAD

JONES (PRIVATE ROAD) STREET

## 7.56 Administrative Names / Boundaries

The following types of administrative boundaries are applicable:

- Area Name.
- Government Town.
- Hundred.
- Irrigation Areas and Divisions.
- Local Government.

7.56.1 Where the term TOWN appears in a name (eg: BORDERTOWN) the abuttal must be shown as BORDERTOWN not Town of Bordertown.

7.56.2 Administrative boundaries and labels must be shown only:

- On the plan where the boundary traverses the subject land (see [Figure 7.20](#)) or
- Where a plan has parcels within the bold black line that extend either side of the administration boundary or
- Where the abuttal(s) is a section in a different hundred(s)

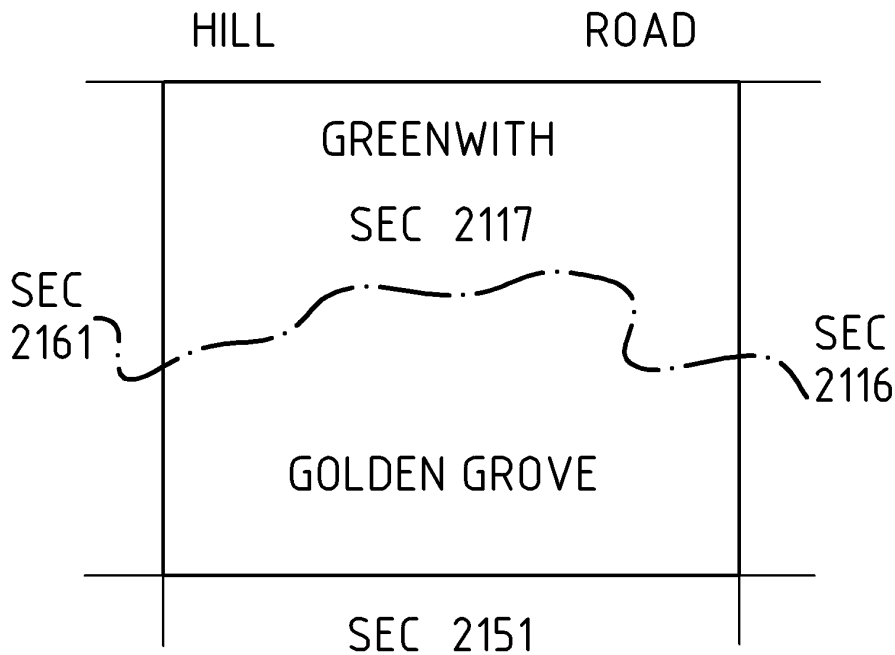


Figure 7.20

- 7.56.3 Where more than one administrative type shares a common boundary, only one administrative boundary line must be shown (See [7.15](#)).
- 7.56.4 The line weight of administrative boundaries must be 0.5mm and the character height of names must be 5mm (see [Figure 7.21](#))

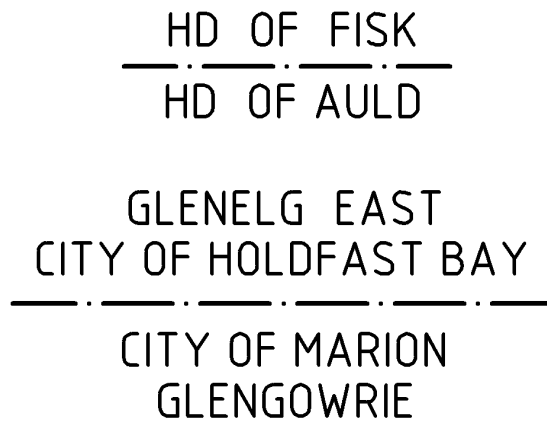


Figure 7.21













**7.57 Survey Mark Symbols**











For the purpose of this Section both the Permanent Survey Marks (PSMs) and State Survey Marks (SSMs) placed on cadastral plans are referred to as PSMs.

- 7.57.1 Uncertified plans must not show survey marks.
- 7.57.2 Divisions of more than five (5) allotments that require a preceding outer boundary survey must not show survey marks as found that have not been shown on the outer boundary plan without prior approval of the Plan Client Advice Officer.
- 7.57.3 The reference mark type and whether it has been placed or found must be shown in a Reference Mark schedule Reference marks must be identified on the diagram sheet using the approved abbreviations and symbols. Refer to [Table 7.2 – Approved Abbreviations Format Table](#) and [Table 7.9 – Survey Mark Format Table](#).

- 7.57.4 The reference mark notations MP, MP FD etc. or PSM, PSM FD are optional on the diagram but if shown they must be shown throughout the whole diagram sheet and all other diagram sheet(s).
- 7.57.5 Notations of explanation (eg: ● in KB, ● NLF CONC FOOTPATH etc.) may be shown on the plan drawing space.
- 7.57.6 GONE, DSTB and NLF notations must be used on the diagram.
- 7.57.7 The symbols shown in [Table 7.9 – Survey Mark Format Table](#) are accepted survey mark symbols and a legend describing these symbols is not required on the diagram sheet.

Table 7.9 - Survey Mark Format Table

Survey Mark	Symbol	Symbol Dimension
Trig Station.		
Network permanent survey marks (PSM) placed or found.		Outer box: 5.5mm x 5.5 mm Inner box: 3.5 x 3.5 mm Circle: 2.0mm diameter
Network permanent survey marks gone (includes marks found destroyed).		Outer box: 5.5mm x 5.5 mm Inner box: 3.5 x 3.5 mm Circle: 2.0mm diameter
State survey marks (SSM) placed or found.		Outer box: 3.5 x 3.5 mm Circle: 2.0mm diameter
State survey marks not looked for.		
State survey marks gone (includes marks found destroyed).		
Tertiary network traverse station placed or found.		Outer circle: 3.5 mm diameter Inner circle: 2.0mm diameter
Tertiary network traverse station not looked for.		
Tertiary network traverse station gone (includes marks found destroyed).		
Other reference marks such as metal pins, bolts, spikes, galvanised iron pipe, drill holes, droppers** and plastic rods etc placed or found.		Circle: 2.0mm diameter *
Other reference marks such as metal pins, bolts, spikes, galvanised iron pipe, drill holes, droppers** and plastic rods etc not looked for.		
Other reference marks such as metal pins, bolts, spikes, galvanised iron pipe, drill holes, droppers and plastic rods etc gone (includes marks found destroyed).		

Survey Mark	Symbol	Symbol Dimension
<p>* Symbol for DH and wings may have  or  added to  to indicate the wing.</p> <p>**An alternative symbol for a dropper is </p>		
Trenches found	 OT or STE T FD	2.0mm x 2.0mm
Old peg and trench found	 OPT	2.0mm x 2.0mm
Corner pegs found	 PEG FD (or OP FD)	2.0mm x 2.0mm
Substitute for corner or datum peg placed	 MN (or MP etc)  DPR	Circle: 2.0mm diameter *
Datum peg found	 DP FD	2.0mm x 2.0mm

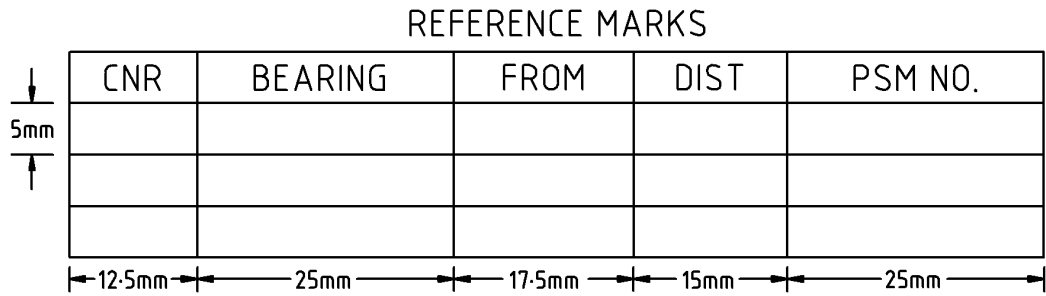
### 7.58 Corners Witnessed by a Reference Mark

- 7.58.1 Corners witnessed by a reference mark must be joined to the reference mark by a tie-line.
- 7.58.2 Corners witnessed by a reference mark must be numbered on the diagram with the number shown within a circle.
- 7.58.3 The corner number character height must be 2.5mm. The diameter of the circle is the smallest size that accommodates the corner numbers without touching the number and must be the same size throughout the plan.
- 7.58.4 The corner number must be shown adjacent to the corner or arrowed out if space does not permit.
- 7.58.5 On divisions of more than 5 allotments that are preceded by an outer boundary survey where PSMs are to be added after deposit of the plan, sufficient space must be left at the appropriate corners to accurately depict the PSM symbol and the tie-line to the corner.

### 7.59 Reference Mark Schedule

- 7.59.1 Details for all reference marks relevant to the survey as required in the Cadastral Survey Guidelines and the Surveyor-General's Directions must be shown in a schedule labelled Reference Mark Schedule.
- 7.59.2 The reference mark schedule must be shown on each diagram sheet and includes only those reference marks delineated on that sheet.
- 7.59.3 The reference mark schedule must be located in a convenient position within the plan drawing space.
- 7.59.4 Marks placed on boundaries as alternatives to boundary pegs must not be included in the reference mark schedule Cadastral Survey Guidelines.
- 7.59.5 The reference mark schedule must consist of the following columns labelled from left to right CNR, BEARING, FROM, DIST and PSM NO.
- 7.59.6 The reference mark schedule column dimensions must be 12.5mm, 25mm, 17.5mm, 15mm and 25mm respectively. See [Figure 7.22](#).



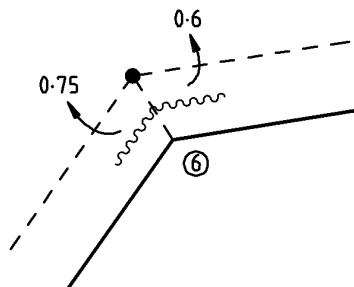


*Figure 7.22*

- 7.59.7 The bearing must be shown from the reference mark to the corner or point witnessed.
- 7.59.8 The bearing must be shown in degrees or degrees and minutes only, as per boundary presentation. Where the reference mark is placed on the production of a surveyed line, the bearing shown must be the bearing of the line (directed towards the corner) with the seconds truncated (eg: 348°15' 40" is shown as 348°15').  
  
In situations where the reference mark is at some distance from the corner and a displacement in position of greater than 1 cm will be the effect if the seconds are omitted from the bearing, the bearing may be shown in degrees, minutes and seconds.
- 7.59.9 When a metal pin has been found and replaced by a PSM, only the notation PSM must be shown in the FROM column of the schedule. The mark must be shown on the diagram as:
  - ▣ MP FD NOW PSM
- 7.59.10 Existing reference marks and PSMs found in the field but not previously disclosed on a survey registered on the cadastre must be shown in the schedule as FD. The notation FIRST FIX must be noted alongside the schedule adjacent to the reference mark to clarify that these marks have not been connected on previously lodged surveys.  
  
The following notations may be used on the main diagram but must not be shown in or alongside the Reference Mark Schedule:
  - UNREG or MP FD UNREG
  - ▣ UNREG, or FD UNREG, or BM FD NOW PSM

**7.60 Reference Mark Relocation**

- 7.60.1 Reference marks fixed from adjacent occupation or physical features maybe shown as in [Figure 7.23](#), [Figure 7.24](#) and [Figure 7.25](#).



*Figure 7.23*

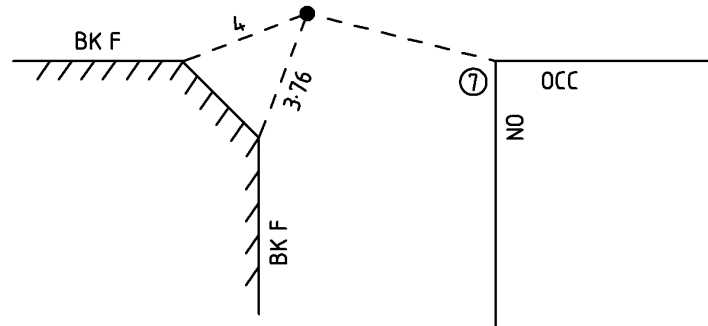


Figure 7.24

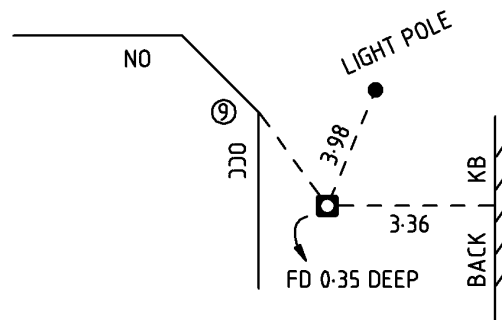


Figure 7.25

### 7.61 Mark Numbering

All PSMs placed are registered and allocated a unique reference number (eg: 6628/1032) and relevant information is stored in the Survey Data Base.

- 7.61.1 All surveyors placing a new PSM must obtain the appropriate reference number and add it to the reference mark schedule on the survey plan prior to lodging the plan. The reference number can be obtained from the Mark Maintenance Section (Refer to Contact Numbers).
- 7.61.2 The PSM and tertiary network traverse station numbers must be shown in the schedule.

### 7.62 Marks Gone

- 7.62.1 Where survey marks are required to be picked up as set out in the Cadastral Survey Guidelines, but cannot be located in the field, the appropriate symbol must be shown on the diagram sheet and be labelled as GONE.
- 7.62.2 Gone reference marks, except PSMs, must not be shown in the reference mark schedule.
- 7.62.3 Where a PSM mark is gone, the label PSM GONE, the mark number and corner number must be shown in the reference mark schedule (see [Figure 7.26](#)) and a report in accordance with Surveyor-General's Direction Number 4 is required.

### 7.63 Marks Disturbed or Refixed

- 7.63.1 Where a reference mark has been found significantly disturbed and considered by the surveyor as unacceptable as a reference mark, the mark must be shown on the diagram as DSTB (disturbed), and if a PSM, must be shown as PSM GONE in the reference mark schedule, (see [Figure 7.26](#))

7.63.2 Where a surveyor decides to replace the disturbed PSM mark in its original position, the original PSM number must be shown in the reference mark schedule and the following notation shown on the diagram sheet, eg.

- DSTB REPLD or ■ FD DSTB REPLD

7.63.3 Where the PSM is replaced in a different position, the PSM must be shown as a new PSM (see [Figure 7.26](#)).

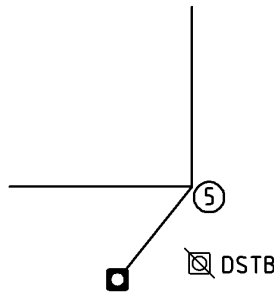
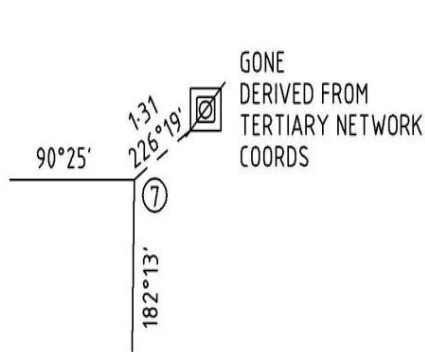


Figure 7.26

5	49°36'	PSM	2.08	6628/60166
5	-	PSM GONE	-	6628/27127

7.63.4 The notation NEW FIX must be shown alongside a schedule to highlight a reference mark fixing altered from the prior plan connection (not applicable to 7.63.2 and 7.63.3)

7.63.5 Where the coordinates of a gone PSM is used for cadastral redefinition in accordance with the Cadastral Survey Guidelines (see [Figure 7.27](#))



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
5				
6				
7	-	PSM GONE	-	6725/3842

Figure 7.27

### 7.64 Marks not Looked For

See Cadastral Survey Guidelines for criteria for the usage of NOT LOOKED FOR (NLF).

7.64.1 Where the criteria for the usage of NLF is met and thus it is deemed unnecessary to connect to the reference mark, the notation NLF must be added to the mark description adjacent the symbol representing the mark, eg.

- GIP NLF (CONC FOOTPATH)
- MP NLF

## 7.65 Fixings to Occupations


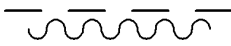
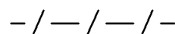
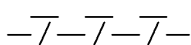

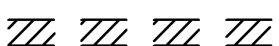
See [Section 7.59 Reference Mark Schedule](#) or reference mark occupation connections.

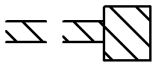
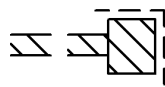
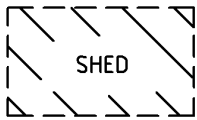
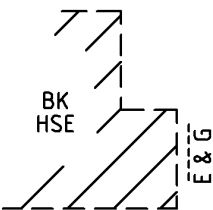
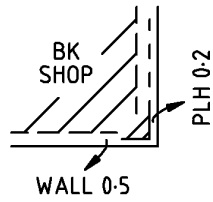

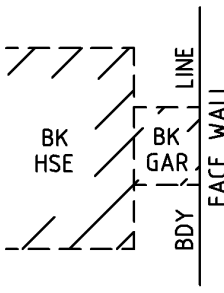
- 7.65.1 Unless shown otherwise, occupation offsets to urban road or street boundaries must refer to the face of any wall, fence etc. For side boundaries and rural road boundaries occupation offsets must refer to the centre line of the occupation.
- 7.65.2 Occupation fixings to all defined boundaries of the subject land must be shown except:
- Plans of division of more than five (5) allotments that have been preceded by an outer boundary survey. (This exception does not apply to new internal boundaries that are occupied.)
  - Community Plans (This exception does not apply to new internal boundaries that are occupied.)
  - Strata Plans.
- 7.65.3 Offsets must be shown adjacent and parallel to boundaries as close to the relevant point as possible.
- 7.65.4 Uncertified plans (including pegged in accordance plans) must not show occupation. A certified survey must be used if new boundaries are related to occupation.
- 7.65.5 Unoccupied boundaries of the subject land defined on certified surveys must be shown with the label NO OCC except for:
- Plans of division of more than five (5) allotments that have been preceded by an outer boundary survey.
  - Community Plans.
  - Strata Plans.
  - When the annotation note NO OCCUPATION UNLESS OTHERWISE SHOWN is used.

## 7.66 Symbols for Common Occupation

- 7.66.1 The symbols shown in [Table 7.10 – Common Occupation Symbols Format Table](#) are accepted common occupation symbols.

*Table 7.10 - Common Occupation Symbols Format Table*

Symbol	Meaning
Fences:	
	Corrugated galvanised iron/cement-fibre/colorbond cladding on post and rail.
	Corrugated galvanised iron/cement-fibre/cement/colorbond cladding with concrete or brick base.
	Post and wire, weldmesh, post and rail, brush, paling, etc (describe fence material used).
	Post and wire, weldmesh, post and rail, brush paling etc. on concrete or brick base (describe material used).
	Fence post, round or square.
	Brick, stone or concrete fence or wall (describe material).

Symbol	Meaning
	Brick or stone pillar (describe material).
	Brick or stone pillar with plinth; describe material and points located by measurement.
Buildings:	
	Describe by materials used in main walls.
	Show eave and gutter if encroaching over adjoining land.
	Describe by material used in main walls and point located by measurement from boundary.
	Describe by number of floors and material used in main walls.
	Describe by material used in main walls, relate to side boundary if relevant.

7.66.2 Allotment, piece or lot numbers must not be shown inside a closed symbol representing a structure.

### 7.67 Relationship of Occupations to Boundaries

7.67.1 Relationship of occupations to boundaries must be shown arrowed out or chainage style. If the latter, no zero chainage or underlining is required. See [Figure 7.27](#) for rural occupation example and [Figure 7.28](#) for urban occupation example.

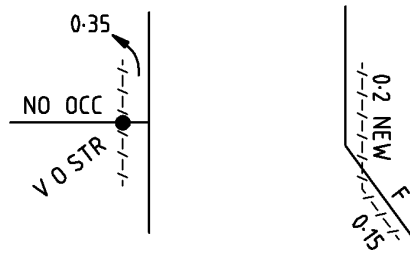


Figure 7.27

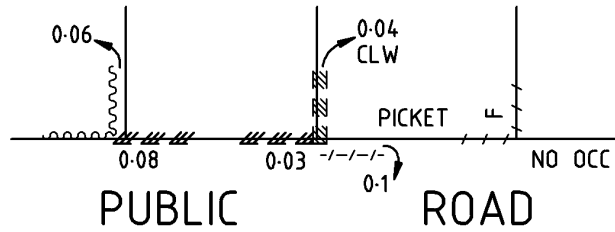


Figure 7.28

### 7.68 Measurements to Occupations along Street Frontages

7.68.1 Measurements to occupations along street frontages may be shown using the following methods:

- Direct measurement between occupations. (See [Figure 7.29](#))
- Running chainage from fixed origin. (See [Figure 7.30](#))
- Relating occupations to boundary data. (Only valid where existing boundary data is re-laid from road corners). (See [Figure 7.31](#))

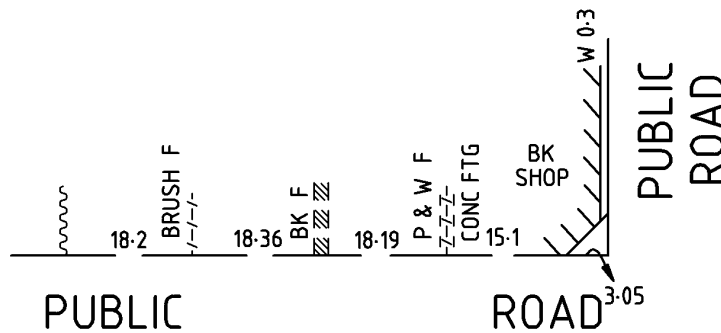


Figure 7.29

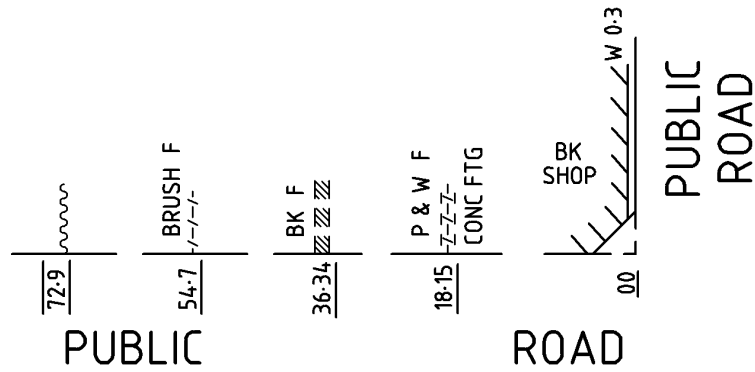


Figure 7.30

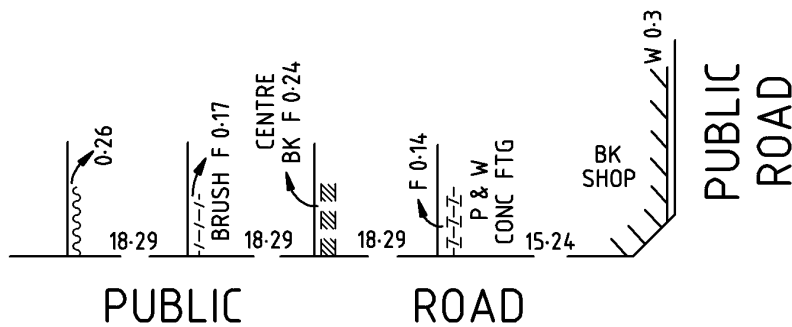


Figure 7.31

## 7.69 Certified Plan Bearing Datum

- 7.69.1 Each new plan within a DSA or tertiary network area must be oriented to the current published MGA94 coordinates of two PSMs straddling the subject survey. The two PSMs selected for this orientation must be far enough apart to minimise the contribution of extrapolation errors in bearing comparisons to other PSMs. The two PSMs selected for the orientation must be shown at DERIVATION in rule 7.69.2.
- 7.69.2 The Bearing Datum (Panel/Schedule) on the diagram sheet must be completed showing the PM numbers connected to and the ZONE, eg:

BEARING DATUM: MGA 94 ZONE 54

DERIVATION:PSM 6628/1275 TO 6628/2541

- 7.69.3 A bearing from an earlier plan, although calculated from coordinated PSMs, must not be used.

The exception is where a division of greater than five (5) allotments is part of a staged development. The outer boundary bearing datum may then be used with the Bearing Datum Panel shown as per the outer boundary survey, although the coordinated PSMs used to derive the bearing datum are not shown on the new plan

- 7.69.4 Surveys adjusted to the coordinates of survey marks may be indicated by annotation on the textual sheet such as

SURVEY ADJUSTED TO MGA COORDINATES OF 6628/1275, 2541, 6627/10364, 10366

The annotation must not refer to adjustment without specifying point numbers. For example annotation such as “survey adjusted to MGA coordinates of all PSMs” will not be accepted.

Irrespective of adjustment the bearing datum panel on the diagram sheet must be completed as for rule 7.69.2, that is, a pair of PSMs must be nominated for the derivation.

7.69.5 In areas where local geodetic control is unavailable, surveys may be orientated to MGA94 through the use of GNSS (Global Navigation Satellite System) and the notation DERIVATION: GNSS must be shown in the bearing datum panel.

7.69.6 In areas where local geodetic control is unavailable and the survey is not orientated to MGA94 through the use of GNSS, the survey must adopt the best available bearing datum of contiguous surveys (adopting a bearing datum from a plan derived by GNSS is preferable to a scaled derivation).

BEARING DATUM: (5)–(6) 85°50'

DERIVATION: F21663 ADOPTED

7.69.7 In areas where local geodetic control is unavailable and surveys are not orientated to MGA94 through the use of GNSS and no bearing datum is available from contiguous surveys, the bearing datum must be scaled from the most suitable map or plan, using the longest line possible for accuracy.

BEARING DATUM: (5)–(6) 85°50'

DERIVATION: 6628-11-B SCALED

7.69.8 Community Plans that do not show PSMs must adopt the bearing datum from the LAST PLAN reference eg.

BEARING DATUM: (1)–(2) 81°50'

DERIVATION: F21663 ADOPTED

Where the Community Plan shows two or more PSMs the bearing datum must be as described in 7.69.2.

## 7.70 Bearing Datum for Uncertified Plans

7.70.1 Bearings on uncertified plans must be derived, in the following order of preference, by one of the following methods and shown in the Bearing Datum Panel as indicated:

- Adoption of a bearing from a previous plan based on coordinated marks.

BEARING DATUM: (1)–(2) 90°30'

DERIVATION: F21663 ADOPTED.

- Adoption of bearing from a previous plan not based on coordinated marks.

BEARING DATUM: (1)–(2) 90°30'

DERIVATION: F21663 ADOPTED.

- Scaling from the most suitable standard map as described in 7.69.7.

BEARING DATUM: (1)–(2) 90°30'

DERIVATION: 6628-10-C SCALED.

## 7.71 More than One Datum Bearing

7.71.1 Two (or more) datum bearings may be shown where the bearing relationship between different tenements or unconnected data is unknown and cannot be determined, eg:

- Where the servient land is physically separated from the dominant land (see [Figure 7.32](#)).
- Where a CT or previous plan shows incomplete data and the data shown is unconnected.



7.71.2 The first bearing datum must be derived as described in [Section 7.69](#) and the second datum bearing must be derived by scaling from a map sheet the angular relationship between the different tenements or data, and applying that relationship to the first bearing datum.

7.71.3 The second bearing datum must be shown as SCALED.

The Bearing Datum Panel must be shown as the following example:

BEARING DATUM: (1)–(2) 90°  
 DERIVATION: F21663 ADOPTED  
 BEARING DATUM: (3)–(4) 10°30'  
 DERIVATION: 6727-31 SCALED

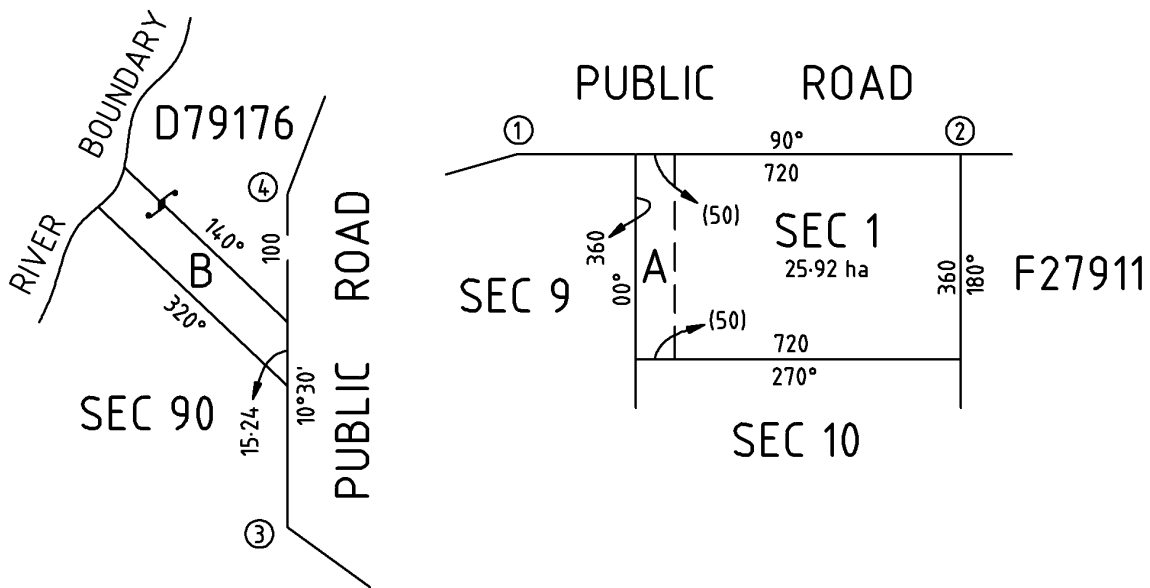


Figure 7.32

The datum bearing for the dominant land (Section 1) has been adopted from F21633 and all the bearings for Section 1 relate to that datum.

The datum bearing for the servient land (marked B) has been derived from the scaled relationship from a map sheet between the servient and dominant land. The bearings for land marked B relate to that datum.

7.71.4 Bearings derived from different datum are not permitted for adjacent boundaries on a diagram sheet. Where this situation occurs a bearing from one of the adjacent boundaries must be omitted.

7.71.5 Where two (or more) datum bearings are used a notation must be shown on the diagram sheet, eg:

THE TWO DATUM BEARINGS HAVE BEEN DETERMINED INDEPENDENTLY OF ONE ANOTHER AND MAY NOT REFLECT THE TRUE RELATIONSHIP

**7.72 Firm Identification Box**

7.72.1 If used, the Firm Identification box must contain:

- The name of the survey company and its Australian Company Number (ACN).
- The name of the lodging party or drafting agent for plans not drafted by a survey company.
- Address, telephone, fax number and e-mail address.

- 7.72.2 The memorandum or articles of association of the survey company must comply with the Survey Act before the company's name can appear in the panel on certified plans.
- 7.72.3 Information must be shown in unobtrusive lettering of 0.25mm height within a box no greater in area than 27 square centimetres, eg: a 9x3cm panel (see [Figure 7.33](#)).
- 7.72.4 Logos and advertising must not be shown.
- 7.72.5 The Firm Identification Box must not be positioned adjacent the Plan Number panel.



[Figure 7.33](#)

### 7.73 Complex or Multi Sheet Plans

To enable more data to be displayed on A3 sized plans and reduce the number of sheets required for some complex or multi sheet plans, a reduction in data size has been included.

The reduced sizes are approximately 80% of the current minimums.

The reduced font sizes apply to the diagram sheets only and not the textual sheets.

The use of the smaller font on a plan is at the Registrar-General's discretion. If in doubt, advice can be obtained from the Plans Client Advice Officer.

- 7.73.1 Alpha capitals must be used. Lower case characters must be used for the conventional symbols m<sup>2</sup>, km<sup>2</sup> and ha.
- 7.73.2 All lettering (alpha and numeric characters) must be vertical.
- 7.73.3 All characters must be consistently open in form and construction.
- 7.73.4 The pen point size to character height relationship must be as indicated in [Table 7.11](#).
- 7.73.5 The minimum clear internal space, enclosed or partly enclosed, in any part of the character must be such that it will accommodate a 0.6 mm diameter disc for letters 2.0 mm high, 0.7 mm diameter disc for letters 2.5 mm high and a 1mm diameter disc for letters 3.5 mm high and above.
- 7.73.6 Fonts are to conform to ISO 3098/1 Type B, upright characters such as ISOCPZ.SHX and ISO3098.SHX.
- 7.73.7 Character height must be consistent throughout the plan as indicated in [Table 7.11](#).

*Table 7.11 - Character Height Format Table (Complex Plans)*

Text Purpose	Character Height	Pen Point Size
Abuttals	3.0 mm	0.30 mm
Road Names	or	or

Text Purpose	Character Height	Pen Point Size
Allotment / Pieces / Lot / Unit Identifiers Easement Identifiers Historical Identifiers Plan Identifiers (Site Plan etc.)	4.0 mm	0.40 mm
Areas Data Schedule Information	2.0 mm	0.20 mm

7.73.8 The bold black line (BBL) that delineates the extent of the subject land of a plan must be 0.3 mm to 0.6 mm thick. All other lines must be 0.20 mm to 0.30 mm thick unless stated otherwise.

7.73.9 The following scales

1:100 1:125 1:150 1:200 1:250 1:300 1:400 1:500 1:600 1:750 1:800  
1:1000

(or greater multiples of 10) must be used in accordance with the information shown in [Table 7.12](#).

Table 7.12 - Minimum Diagram Scale Format Table

Minimum Parcel Size	Minimum Scale Required
300m <sup>2</sup> or less	1:750
More than 300m <sup>2</sup> and less than 2000m <sup>2</sup>	1:1000
Over 2000m <sup>2</sup> and under one hectare	1:2500
One hectare or over	Such that each parcel is not less than 9 cm <sup>2</sup> in size

7.73.10 A bar scale of a minimum length of 40 mm must be shown for both the main diagram and enlargements drawn to scale and include the labels SCALE and METRES (see [Figure 7.34](#)). Use of the scale value ratio 1:750 (without a bar scale) is not acceptable.

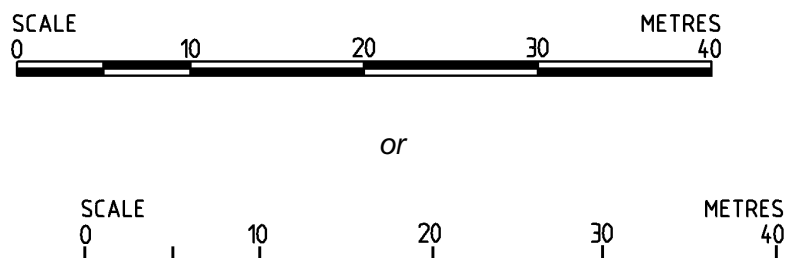


Figure.7.34

7.73.11 All allotments comprising pieces must be detailed in a Pieces Schedule as shown in [Figure 7.35](#).

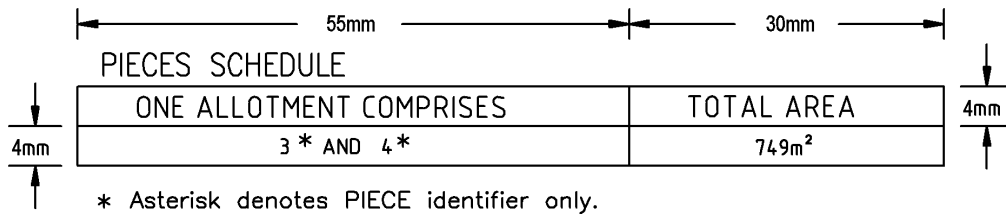


Figure 7.35

7.73.12 All lots comprising pieces must be detailed in a Pieces Schedule as shown in [Figure 7.36](#).

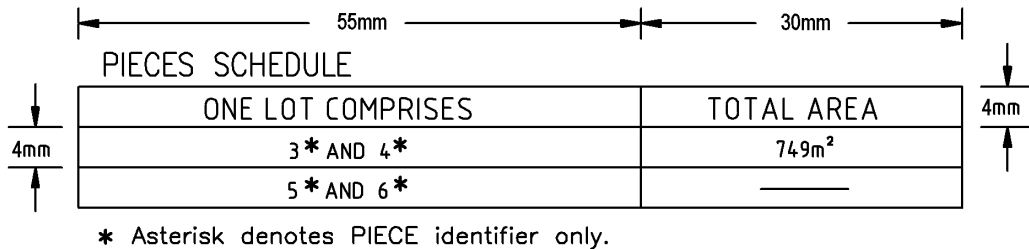


Figure 7.36

7.73.13 The line weight of administrative boundaries must be 0.4 mm and the character height of names must be 4 mm (see [Figure 7.37](#)).

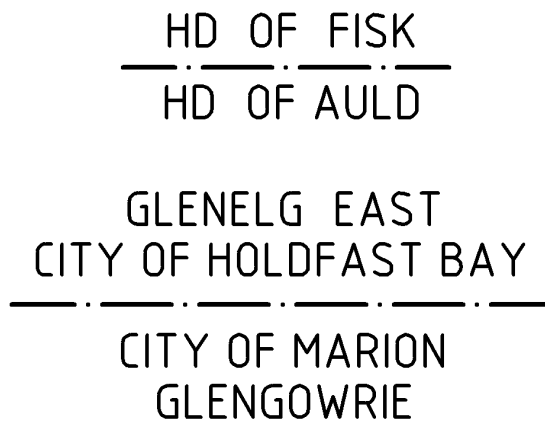






Figure 7.37

7.73.14 Survey Mark Symbols – Refer to [Table 7.13](#).

Table 7.13 - Survey Mark Symbols (Complex Plans)

Survey Mark	Symbol	Symbol Dimension
Trig Station.		
Network permanent survey marks (PSM) placed or found.		Outer box: 4.5 mm x 4.5 mm Inner box: 3.0 mm x 3.0 mm Circle: 1.5 mm diameter
Network permanent survey marks gone (includes marks found destroyed).		Outer box: 4.5 mm x 4.5 mm Inner box: 3.0 mm x 3.0 mm Circle: 1.5 mm diameter
State survey marks (SSM) placed or found.		Outer box: 4.5 mm x 4.5 mm Inner box: 3.0 mm x 3.0 mm Circle: 1.5 mm diameter
State survey marks not looked for.		Outer box: 4.5 mm x 4.5 mm Inner box: 3.0 mm x 3.0 mm Circle: 1.5 mm diameter
State survey marks gone (includes marks found destroyed).		Outer box: 4.5 mm x 4.5 mm Inner box: 3.0 mm x 3.0 mm Circle: 1.5 mm diameter
Tertiary network traverse station placed or found.		Outer circle: 3.0 mm diameter Inner circle: 1.5 mm diameter
Tertiary network traverse station not looked for.		Outer circle: 3.0 mm diameter Inner circle: 1.5 mm diameter
Tertiary network traverse station gone (includes marks found destroyed).		Outer circle: 3.0 mm diameter Inner circle: 1.5 mm diameter
Other reference marks such as metal pins, bolts, spikes, galvanised iron pipe, drill holes, droppers** and plastic rods etc placed or found.		Circle: 1.5 mm diameter *
Other reference marks such as metal pins, bolts, spikes, galvanised iron pipe, drill holes, droppers** and plastic rods etc not looked for.		Circle: 1.5 mm diameter *
Other reference marks such as metal pins, bolts, spikes, galvanised iron pipe, drill holes, droppers and plastic rods etc gone (includes marks found destroyed).		Circle: 1.5 mm diameter *
<p>* Symbol for DH and wings may have  or  added to  to indicate the wing.</p> <p style="text-align: center;"></p> <p>**An alternative symbol for a dropper is</p>		
Trenches found		1.5 mm x 1.5 mm
Old peg and trench found		1.5 mm x 1.5 mm
Corner pegs found		1.5 mm x 1.5 mm

Survey Mark	Symbol	Symbol Dimension
Substitute for corner or datum peg placed	● MN (or MPetc) Y DPR	Circle: 1.5 mm diameter *
Datum peg found	■ DP FD	1.5 mm x 1.5 mm

- 7.73.15 The corner number character height must be 2.0mm. The diameter of the circle is the smallest size that accommodates the corner numbers without touching the number and must be the same size throughout the plan.
- 7.73.16 The reference mark schedule column dimensions must be 10mm, 20mm, 14mm, 12mm and 20mm respectively (see [Figure 7.38](#)).

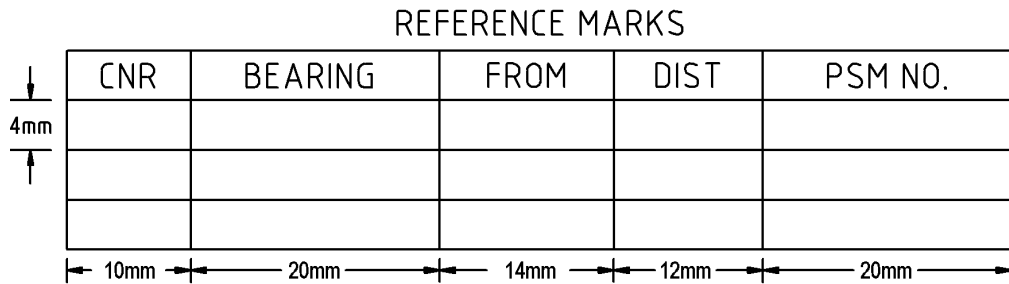


Figure 7.38

**7.74 Renmark Reservations**

Where a title has under the heading of SCHEDULE OF ENDORSEMENTS "SUBJECT TO THE RESERVATIONS PROVISIONS AND CONDITIONS STILL SUBSTITUTING AND CAPABLE OF TAKING AFFECT CONTAINED IN LAND GRANT VOL \_\_\_ FOLIO \_\_\_"

- 7.74.1 The Renmark Reservation is only shown on a plan where the title(s) containing the Renmark Reservation note is over portion of an Allotment / Lot.
- 7.74.2 The Renmark reservation is shown as an appurtenancy on the diagram see Section 8.2 and 8.3.
- 7.74.3 The Renmark Reservation is not carried forward over land vesting for Road / Reserve.
- 7.74.4 The following ANNOTATIONS can be shown:

- Where the Renmark Reservation is over the whole of an Allotment(s) and portion of an Allotment(s) in a plan the following ANNOTATION must be shown on the Textual sheet:

ALLOTMENT(S) \_\_ AND PORTION OF ALLOTMENT(S) MARKED \_\_ IS SUBJECT TO RENMARK RESERVATIONS AS CONTAINED IN LAND GRANT VOLUME \_\_ FOLIO \_\_

- Where the Renmark Reservation is over portion of an Allotment(s) in a plan the following ANNOTATION must be shown on the Textual sheet:

PORTION OF ALLOTMENT(S) MARKED \_\_ IS SUBJECT TO RENMARK RESERVATIONS AS CONTAINED IN LAND GRANT VOLUME \_\_ FOLIO \_\_

- Where the Renmark Reservation is over the whole of a LOT(S) and portion of a LOT(S) in a plan the following ANNOTATION must be shown on the Textual sheet:

LOT(S) \_\_ AND PORTION OF LOT(S) MARKED \_\_ IS SUBJECT TO RENMARK RESERVATIONS AS CONTAINED IN LAND GRANT VOLUME \_\_ FOLIO \_\_

- Where the Renmark Reservation is over portion of a LOT(S) in a plan the following ANNOTATION must be shown on the Textual sheet:

PORTION OF LOT(S) MARKED \_\_ IS SUBJECT TO RENMARK RESERVATIONS AS CONTAINED IN LAND GRANT VOLUME \_\_ FOLIO \_\_

### 7.75 Acquisition Plans

These plans can be pursuant to the Land Acquisition Act 1989 (Commonwealth) or the Land Acquisition Act 1969 (State).

7.75.1 An area must be shown for the Allotment being acquired.

7.75.2 The purpose for the land acquisition must not be shown.

7.75.3 Annotations must be shown in the Annotations Panel eg:

ALLOTMENT(S) 7 IS TO ISSUE TO THE COMMISSIONER OF HIGHWAYS  
 LAND ACQUISITION ACT 1969 APPLIES TO THIS PLAN  
 ALLOTMENT(S) 7 IS TO ISSUE TO THE COUNCIL FOR THE AREA  
 LAND ACQUISITION ACT 1969 APPLIES TO THIS PLAN

### 7.76 SSM Coordination in DSAs Numbered 500 Onwards

Certified Survey Plans have different PSM/SSM requirements in DSAs numbered above 500, to those numbered below 500, because in the tertiary network for DSA's below 500 no new PSMs are placed or existing SSM's are coordinated.

For the purpose of these rules uncoordinated SSMs includes those with 9<sup>th</sup> order coordinates.

To improve the cadastre in DSA's 500 onwards, a direct, unadjusted, bearing and distance (ground distance) is required between each SSM placed or uncoordinated SSM connected and the closest or most suitable Network PSM. Distances must be shown to 0.001m and bearings to 1", without truncation of trailing zeroes.

The connection must be plotted on the plan directly between SSM/PSMs or shown on the plan in a table format.

LINE	BEARING	DISTANCE
6627/11111 – 6627/22222	10°34'19"	800.110
6627/33333 – 6627/44444	20°29'00"	2000.291