



Plan Presentation Requirements Industry Consultation Paper

December 2024



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1. Background

Land Services SA (LSSA), in collaboration with both state and industry representatives, has undertaken a comprehensive review of the Plan Presentation Requirements (PPR) document. The primary objectives of this review were to reduce ambiguity in the preparation of plan lodgement to deliver efficiencies to the industry, while still maintaining the integrity of the Register and Cadastre

2. Scope of Consultation

This paper is published for consultation with industry to seek feedback on the proposed changes.

The scope of these changes is limited to non-legislative or regulatory amendments to the PPR. Any feedback or proposed changes identified during industry workshops that would require legislative or regulatory amendment have been outlined in Appendix C and will be referred to the relevant body for review as they are out of scope for this PPR review.

Through the early stages of Consultation, it was decided to incorporate the Digital Plan Lodgement CAD Standards (CAD Standards) into the PPR, bringing them within the scope of this review. The proposed amendments to the CAD Standards are highlighted in section 8 of this report and will come into effect upon the publication of the next version of the PPR.

While the Cadastral Survey Guidelines (CSG) is out of scope of this review, following publication of the new PPR version, the CSG will be reviewed to ensure alignment.

All legislative changes identified during industry workshops have been outlined in Appendix C which will be referred to the relevant body for review.

3. Consultation Process

3.1 Consultation Approach



3.2 LSSA Workshops

LSSA commenced the review process with an internal examination of the PPR. This initial phase focused on identifying key areas of ambiguity and opportunities for clarification based on analysis of high-volume enquiry and requisition types. Drawing on insights from our experienced plan examiners, we proposed enhancements to existing sections and developed additional content to improve clarity and usability. The outcome of this review was a high-level list of proposed changes, which served as the foundation for further discussion with state representatives.



3.3 State Workshops

Building on the internal review, LSSA engaged with the Office of the Surveyor-General (OSG) and the Office of the Registrar-General (ORG). Three dedicated State Workshop were conducted with nine participants from LSSA and State departments (participant details are listed in Appendix A). These discussions provided valuable feedback, enabling the identification of further sections requiring refinement. This collaborative process ensured alignment between LSSA and the State and allowed for a more robust set of proposed changes to be presented to industry representatives.

3.4 Industry Workshops

To gather broader industry perspectives, three industry workshops were conducted, involving a total of 23 participants from LSSA, State departments, and industry (participant details are provided in Appendix B). These workshops focused on reviewing and discussing complex, high-impact changes, while also exploring further opportunities for improvement.

The outcomes from these workshops have been summarised in the tables below. Changes that were accepted by the working group have been clearly marked, along with key areas requiring further consultation. Additional suggestions raised during the workshops are identified by their item ID, with those prefixed with 'IS' indicating industry suggestions that have now been incorporated into the overall proposed changes for approval.

3.5 Industry Wide Consultation

With the publication of this Consultation Paper, we are now entering an industry-wide consultation period, providing all industry practitioners the opportunity to review and provide feedback on the proposed changes.

This consultation builds on the insights gathered during previous workshops, ensuring that all changes are clearly communicated to and considered by Industry. A summary of the proposed changes has been provided in the tables below for your review and feedback.

4. Consultation Timeline and Next Steps

We invite you to review the proposed changes and provide your feedback during the consultation period, which will remain open until **14 February 2025**. During this time, industry members are encouraged to share their insights on the proposed changes and offer additional feedback as is appropriate with the scope of this Consultation. All feedback will be carefully reviewed by both LSSA and the State.

To submit your responses to this Consultation Paper, please email dpl@landservices.com.au, including the proposed change and your detailed feedback. To ensure sufficient time for review, we encourage stakeholders to submit their responses as early as possible.

Following the close of the consultation period, a comprehensive review of all feedback will be undertaken, and a final paper will be prepared for submission to the ORG for approval of the proposed changes.

LSSA will also publish a Consultation Response Paper prior to the publication of the new version of the PPR.



5. High Impact Proposed Changes

Item ID	PPR Section	Summary of Proposed Change	Comments Arising through Industry Workshops	Impact	Outcome
3	2.24	On Easement (Filed Plans) only show the servient land, the dominant land is not shown.	No Comments	High	Change Accepted
4	New Requirement	Show full data for all new easements (excepting Natural Boundaries).	<p>This change impacts the requirements for the survey of easement plans, where all new easement boundaries must be certified by Licensed Surveyor.</p> <p>An alternative was discussed where different requirements could be introduced for plans within the DSA and outside of the DSA.</p> <p><u>Within the DSA:</u> New easement boundaries must be fixed to the existing cadastral boundaries by certify survey. Requirement to survey the whole of the Serviant Land when under 2000m². If the Subject Land was created after the declaration of the DSA a data plan would be acceptable if not adopting occupation, certified by Licensed Surveyor. The authority for the data would be contained with the certificate note or could use the Last Plan reference.</p> <p><u>Outside DSA and freehold title</u> New easement boundaries must be fixed to the existing cadastral boundaries. No requirement to certify the whole of the parcel.</p> <p><u>Outside DSA and Crown Land</u> New easement boundary to be fixed to PSMs and the required spacing under CSG. No requirement to redefine existing cadastral boundaries. Easement to be related to occupation where applicable to demonstrate as proof the easement is contained within the subject land.</p>	High	Seeking further industry feedback



14	New Requirement	<p>Addition of balance parcels that are less than 2000m² must be fully defined and CALC distances cannot be used – with the exemption of boundaries that have previously been defined since DSA or road openings.</p> <p><i>In urban areas where allotments are being divided the likelihood of structures being built on or in reference to boundaries is greatly increased.</i></p>	No Comments	High	Change Accepted
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6. Moderate Impact Proposed Changes

Item ID	PPR Section	Summary of Proposed Change	Impact	Outcome
1 - A	2.30	<p>A certified survey plan defining the external boundaries of a parcel of land. It is optional to show existing easements on outer boundary plans. Where existing dominant or servient easements are not to be shown, a note is required in the Annotations panel, eg SEE CURRENT CERTIFICATE OF TITLE FOR EASEMENT DETAILS SEE CT 5748/195 FOR EASEMENT DETAILS (if the plan contains more than one title)</p> <p>Where there is a requirement for an outer boundary plan that creates or varies an easement a certified easement plan should be lodged not an outer boundary plan.</p>	Moderate	Change Accepted
6	2.30	<p>Update the way Substitute Community plan(s) and Strata plan(s) easements are shown. Where an easement is created in a Community / Strata the substitute (next version) will show it as Existing, and the title reference will be shown in the Land Burdened, Identifier and In Favour Of – This will help the conveyancer prepare their dealings see attachment for an example.</p>	Moderate	Change Accepted



10	Table 2.5	See Table 2.5 Update the requirements for when fresh LDC is required e.g. Where subject title details have not been shown, where the encroachment hasn't been shown, or there are height changes in a stratum plan or changes to height limits in a lot or unit subsidiary in a Community Strata or amendment to a Strata plan. Also update the requirements when fresh LDC is not required e.g. Where the title reference relating to the creation, variation or extinguishment of an easement hasn't been shown or has been shown incorrectly in the Other Titles Affected or where the title reference is not shown or incorrectly shown in the Other Titles Affected for an encroachment in a Community / Community Strata plan or an amendment to a Strata plan.	Moderate	Change Accepted
IS - 1	New Requirement	Show areas in road parcels.	Moderate	Change Accepted
IS - 17	New Requirement	Add annotation for natural boundary plotted from aerial photography including date flown.	Moderate	Change Accepted
IS - 36	New Requirement	When connecting reference marks to a survey, intervening corner(s) between the reference mark and the subject land must be shown as either surveyed or connection only lines to demonstrate: <ul style="list-style-type: none"> • The subject land's road alignment(s) are sufficiently redefined in accordance with existing surveys. • that adjacent parcels are not adversely affected by the survey of the subject land. The use of immoderate fixings from reference marks to the subject land to avoid showing relevant intervening corners and the geometry of previous fixings is unacceptable.	Moderate	Change Accepted

7. Low Impact Proposed Changes

Item ID	PPR Section	Summary of Proposed Change	Impact	Outcome
1 - C	New Requirement	Where there is more than one parcel, showing internal data is optional, unless that parcel is to be used as a separate outer boundary, or an existing easement, (when required) is shown then full data will be required.	Low	Change Accepted
5	2.30	<ul style="list-style-type: none"> • An amendment to a Strata Plan where the amendment is within 1 metre or less to the boundary. • A Strata Plan converted to a Community Plan, where the Strata Plan does not comply to 	Low	Change Accepted



		Section 2.30.4. • A Subdivision (Staged Development) plan		
12	New Requirement	Bearings must be shown to the nearest 10" (rounded mathematically) for distances less than 1000 metres, for distances over 1000 metres show to the nearest 01"	Low	Change Accepted
15	Introduction	DPL Drawing Standard to be included within the PPR. See Digital Plan Lodgement CAD Standards Changes sections for more details.	Low	Change Accepted
17	1.2	Replace Drafting Material with DPL Drawing Standards reference	Low	Change Accepted
18	1.5.1	Map Reference removed from the textual sheet layout	Low	Change Accepted
19	Figures 1.1, 1.3 and 1.4	Update Textual sheets in accordance with DPL, however examples of the textual sheet in other sections will not reflect the updated version that is shown in Figures 1.1 and 1.3	Low	Change Accepted
20	1.9.7	Addition of section where there are multiple parcels relating to a plan or appurtenance e.g. 102.103 (ALL IN D1234) or 202.203 (ALL MARKED X).204	Low	Change Accepted
21	Table 2.1	Remove the requirement relating to plans lodged using EPL and adding the plan purpose AMALGAMATION, EASEMENT AND REDESIGNATION	Low	Change Accepted
22	2.1	Removal of duplication relating to plans that cannot be lodged using DPL	Low	Change Accepted
23	2.2	Addition of including Sec 90C extinguishments allowed and clarification where an appurtenance of an existing easement can be extended without additional dealings	Low	Change Accepted
24	2.4	Addition of new plan purpose Amalgamation and Easement, also include where easements are to be extinguished, they must not be shown on the plan but extinguished prior to the dealing for the amalgamation, also when creating or varying an easement a separate dealing must be lodged before the dealing to create the amalgamation	Low	Change Accepted
25	2.5	Addition of new plan purpose Amalgamation, Easement and Redesignation	Low	Change Accepted
26	2.5.5	Development approval is not required	Low	Change Accepted



27	2.7 Part 4 Application	Addition of a certified survey is required. The plan purpose cannot include Division	Low	Change Accepted
28	2.8 Part 7A Application	Addition of a survey plan is required clearly delineating the land being applied for based on possession The plan purpose cannot include Division	Low	Change Accepted
29	2.10	Addition of background data must not be shown. Removal of links to website.	Low	Change Accepted
30	2.13.3	Addition of the Annotation required before the plan can be accepted for Filing	Low	Change Accepted
31	2.22	Addition of plan purpose 2.22 DIVISION AND APPLICATION UNDER SECTION 115A OF THE RPA, EASEMENT AND REDESIGNATION OF PARCELS to agree with Table 2.1 Plan Purpose Decision Table	Low	Change Accepted
32	2.24	Addition of extinguishment of easements should not be shown on an easement plan as a plan is not required to extinguish an easement. Service easements cannot be created on an easement plan. Removal of duplication with regards to the servient and dominant land that is already contained in section 5 Clarification of how to show land being Varied when AND EASEMENT is added in a division plan	Low	Change Accepted
33	2.26.4	Addition of a (s) to Diagram, as there may be more than one diagram sheet	Low	Change Accepted
35	2.31	Planning approval is not required	Low	Change Accepted
36	2.37	Addition of land can only be redesignated where it is directly related to the land being divided with the exemption of land being vested as Reserve	Low	Change Accepted
37	2.52	Removal of Map Reference	Low	Change Accepted



38	Table 2.3	Removal of Historical Information required as Historical Ref sections and numbers have been removed from the plan	Low	Change Accepted
39	2.55	Clarification when the Last plan is shown and removal of the requirement to show the last plan where data is introduced into a data plan	Low	Change Accepted
40	Table 2.5	Update the requirements for when fresh LDC is required e.g. Where subject title details have not been shown, where the encroachment hasn't been shown, or there are height changes in a stratum plan or changes to height limits in a lot or unit subsidiary in a Community Strata or amendment to a Strata plan. Also update the requirements when fresh LDC is not required e.g. Where the title reference relating to the creation, variation or extinguishment of an easement hasn't been shown or has been shown incorrectly in the Other Titles Affected or where the title reference is not shown or incorrectly shown in the Other Titles Affected for an encroachment in a Community / Community Strata plan or an amendment to a Strata plan.	Low	Change Accepted
41	3.1.1	Remove fax numbers	Low	Change Accepted
42	3.2.1	Update LTRO to LSSA	Low	Change Accepted
43	3.4.3	Addition where the certification of an amendment to a Community / Strata plan covers the whole of the Community / Strata plan	Low	Change Accepted
44	3.4.4	Addition of an annotation Field work completed (Date)	Low	Change Accepted
45	4.41 and 4.42	REFERENCE NUMBER removed. In accordance with the removal of Historic Reference Sections Examples 4.8, 4.10, 4.12, 4.15 and 4.16 have been removed and Examples 4.3-4.4, 4.6, 4.7, 4.9, 4.11, 4.13-4.14 and 4.17-4.22 have been updated	Low	Change Accepted
46	Table 4.2	Update to include PT LOT(S), PT COMMON PROPERTY(S) PT DEVELOPMENT LOT(S) and PT LOT(S) COMPRISING PIECES	Low	Change Accepted
47	4.12 and 4.13	Both Sections removed	Low	Change Accepted
48	5.1.5	Sec 5.1. has been amalgamated with 8.4.3 to clarify that where the dominant existing easement is complex and/or extensive or non-contiguous, the easement may be omitted from	Low	Change Accepted



		the diagram sheet provided another plan delineates the easement (contact the Plans Client Advice Officer).		
49	5.2.2	Service easements designated as (T/F) must not exceed four 4 metres in height from the surface of the land, unless WITH LIMITATIONS is added to the Easement Category	Low	Change Accepted
50	5.2.3	Addition of Service easements can be varied in a Filed plan	Low	Change Accepted
51	5.4	Addition of a space between the TG and the Dealing number in CREATION	Low	Change Accepted
52	Table 5.1	Update the Table re Clarification of the Land burdened Scenarios	Low	Change Accepted
53	5.6.2	Addition of RIGHTS OF WAY AS MAY EXIST and PROFIT A' PRENDRE and RIGHTS AS MAY EXIST to the Easement Category and remove RIGHT(S) AS MAY HAVE BEEN GRANTED	Low	Change Accepted
54	5.7.3	Clarification of the use of identifiers at the end of the alphabet	Low	Change Accepted
55	5.7.6	Clarification where separate easement identifiers must be used for each parcel	Low	Change Accepted
56	5.7.8	Clarification of allowing only one Easement Identifier to be shown where the easement may be for different purposes but over exactly the same portion of land	Low	Change Accepted
57	Table 5.3	With regards to A on D56897 remove reference to variation of an easement and add that where the plan has other land with the same identifier, this identifier is used rather than the prior land description.	Low	Change Accepted
58	5.8.2	Addition of "and the Form on the Easement Details must show LONG", where the existing easement has no purpose	Low	Change Accepted
59	Table 5.4	Clarification of the Scenario for the Dominant Land Decision Table	Low	Change Accepted
60	5.9.4	Appurtenance identifiers must use letters starting from the end of the alphabet	Low	Change Accepted
61	Table 5.5	Update to the Current Names for the Dominant Authority Decision table for Easements	Low	Change Accepted
62	Figure 5.1	Update of the Easement Details and Other Titles Affected where it's not a full extinguishment of the easement	Low	Change Accepted



63	5.17	Addition of the preference to extinguish an easement when the easement is no longer required due to the changes in the new boundary	Low	Change Accepted
64	5.17.4	Addition of where an Easement is being totally extinguished the prior land description must be referred to unless the extinguishment is over land that is being vested as Road/Reserve.	Low	Change Accepted
65	5.17.5	Clarification of when to only use the title reference in the Land Burdened and IN FAVOUR OF	Low	Change Accepted
66	5.17.6	Removal of previous section 5.17.6 Addition of consistency e.g. if a title reference is shown in the Land Burdened it should also be shown in the IN FAVOUR OF	Low	Change Accepted
67	5.17.7	Where portion of an easement or its appurtenance is being extinguished (e.g. Allotment 2 only is to retain the easement and the servient land is not part of the plan, the land description must not be referred to in the LAND BURDENED.	Low	Change Accepted
68	5.17.8	Where portion of an easement is being extinguished and its uniquely identified on the new plan, then this identifier is referred to Update of Figures and Tables used in the examples	Low	Change Accepted
69	5.18	Addition of the requirement to show easements as an annotation, where they are not required for plans lodged under the Land Acquisition Act 1969	Low	Change Accepted
70	Figure 5.2	Update of the Easement Details - leaving the LAND BURDENED blank	Low	Change Accepted
71	5.20	Clarification of what is deemed as an easement, e.g. it includes rights of way and free and unrestricted rights of way	Low	Change Accepted
72	Figure 5.3	Addition of Other Titles Affected requirements for Options 1, 2 and 3	Low	Change Accepted
73	5.21	Clarification of Rights of Way relating to Sec 90E e.g. including rights of way on foot etc	Low	Change Accepted
74	5.22	Clarification of the example in Figure 5.4	Low	Change Accepted



75	5.23	Clarification of an Easements pursuant to Sec 223LF(2)(b) e.g. (excluding rights of way or free and unrestricted rights of way)	Low	Change Accepted
76	5.23.3	Addition of where the easement is partially or totally extinguished by 223LF(2)(b) of the Real Property Act 1886 the LAND BURDENED must show the new allotment number with the respective Road / Reserve	Low	Change Accepted
77	5.23.4	Addition of where the intention is to totally extinguish the easement and only portion is by 223LF(2)(b) of the Real Property Act 1886 the prior land description must be referred to in the LAND BURDENED, IDENTIFIER and IN FAVOUR columns, The new allotments, allotment number with the respective Road / Reserve must not be shown in the LAND BURDENED	Low	Change Accepted
78	Figure 5.5	Addition of Other Titles Affected requirements	Low	Change Accepted
79	5.25 Cessation of Easements Pursuant to Section 223LF(6) of the Real Property Act 1886	Clarification of Easements for Section 223LF (6) e.g. rights of way and free and unrestricted rights of way	Low	Change Accepted
80	5.26.6	Removal of this requirement as an identifier from a title reference can be used	Low	Change Accepted
81	5.29 Easements in amendment to Community and Strata Plans	Addition of the preference is always to fully extinguish an easement and create a new one as the same consents will be required.	Low	Change Accepted
82	5.27.2	A Filed plan can also vary an easement, including a service easement (with the exemption where the service easement includes (T/F)	Low	Change Accepted
83	5.27.6	Addition of the requirements when the change to the data requires a variation of easement	Low	Change Accepted
84	5.27.7	Addition of the appurtenance of the dominant owner in a variation must be in the same ownership	Low	Change Accepted



85	Figure 5.7	Addition of Other Titles Affected requirements and showing consistency when the plan is referred to in the Land Burdened to also be in the in Favour of	Low	Change Accepted
86	5.30.2	Addition of Other Titles Affected requirements for both Variation and Extinguishment of Easements	Low	Change Accepted
87	5.33.1	Addition of the servient easement title reference is not shown in the Other Titles Affected This is where a closed road is merged with land that has a dominant right	Low	Change Accepted
88	5.42	Change in requirements from LSSA staff to the plan lodger to now check with epic energy if the new allotment(s) is over their easement	Low	Change Accepted
89	5.47.2	Addition of easements with Height limits to show them for existing easements	Low	Change Accepted
91	Table 6.1	Simplification of the annotations regarding the service infrastructure Addition of cancellation of Community Plan and Cancellation of Strata Plan and the addition of Field work completed for a Community plan	Low	Change Accepted
92	7.2.1	Remove section on textural sheet paper thickness	Low	Change Accepted
93	7.9.8	Addition of the Location Diagram must delineate the PSMs corner number (not the PSMs)	Low	Change Accepted
94	Table 7.2	Rendered - RND	Low	Change Accepted
95	7.26.5	Add that Roads/Thoroughfares that are vested must be numbered	Low	Change Accepted
96	7.24.6	Clarification of land being acquired/transferred for road re see Sec 7.75 sec 7.24.6	Low	Change Accepted
97	7.24.7	Clarification for land being declared as a public road re see sec 2.13	Low	Change Accepted
98	7.24.9	Addition the new parcel number shouldn't be the same as the prior parcel number.	Low	Change Accepted
99	7.25	Addition of for land that cannot be redesignated see sec 2.36	Low	Change Accepted
100	7.26.5	Roads or Reserves cannot be pieces	Low	Change Accepted



102	7.28.5	Where there isn't any data the parcel boundary must be left blank, ND must not be used.	Low	Change Accepted
103	7.28.6	An x may be used to clarify the extent of a distance	Low	Change Accepted
104	7.28.7	An arrow from a distance to the corner is allowed when a distance cannot be shown clearly in any other way	Low	Change Accepted
105	7.32.3 and 7.32.4	Clarification of when a bearing is left off the plan diagram for both Certified and uncertified plans	Low	Change Accepted
106	7.32.5	Addition of bearings to be shown in the same direction on all diagram sheets	Low	Change Accepted
107	7.33.7	An All distanced is the total length of a line until there is a change in the bearing	Low	Change Accepted
108	7.34.6	Clarify the requirements for showing copied data for land inside and outside a DSA and removal of the requirement where the survey is over 10 years	Low	Change Accepted
109	7.35.5	Remove the ability to use data from a combination of survey data	Low	Change Accepted
110	7.37	Update the last dot point to Where possible chord data should be shown on the plan	Low	Change Accepted
111	7.37.4	Update so that Curve data is not carried forward onto subsequent plans	Low	Change Accepted
112	7.37.5	Remove the requirement curve data consisting of chords to be shown on subsequent plans of survey as this is covered in 7.37.4	Low	Change Accepted
113	7.39.11	Individual diagram sheets must have diagrams including enlargements oriented in the same direction.	Low	Change Accepted
116	7.60.3	The reference marks schedule mustn't be within the boundaries of the subject land.	Low	Change Accepted
117	7.64.3	Addition of where a reference mark (PSM or other) has been refixed to a new position and it is not disturbed NEW FIX must not be shown	Low	Change Accepted
118	7.65.3	Addition of reference marks to be shown as NLF when previously connected to, since the operation of a DSA	Low	Change Accepted



119	7.66.2 and 7.66.5	Clarification of Subdivision (staged plans)	Low	Change Accepted
120	7.70.1	Update the requirements for the Bearing Datum to agree with the Cadastral Survey Guidelines	Low	Change Accepted
121	7.70.3	Update division of greater than 5 allotments to subdivision (staged development) and addition of Community plan	Low	Change Accepted
122	7.70.5	Removal of the use of GNSS from the Bearing datum now that surveyors are expected to coordinate marks, they can adopt a bearing datum using their own coordinates	Low	Change Accepted
123	7.70.5	Clarify the requirements when PSMs are shown on a Community Plan	Low	Change Accepted
124	7.74.10	Update the minimum length of the bar scale to 50mm	Low	Change Accepted
125	8.1 and 8.2.7	Combining the two notes to clarify that angles and easement widths must not be used to fix new easements	Low	Change Accepted
126	8.2.9	Removal of duplication where there is an easement limited in height	Low	Change Accepted
127	8.4.3	Removal of this duplication where the easement may be omitted from the diagram	Low	Change Accepted
128	9.9	Where the Primary Community Plan is a Primary Community Strata, the Secondary and Tertiary Community Plans must be a Secondary or Tertiary Community Strata.	Low	Change Accepted
129	9.15.3	Addition to the requirements where there is a change to the service infrastructure	Low	Change Accepted
130	9.16.2	Clarification of the labelling of the sheet where the service infrastructure is shown on the location plan	Low	Change Accepted
131	9.16.8	Simplification of the annotation requirement when the service infrastructure isn't known	Low	Change Accepted
132	9.17.2	Clarification of the requirements of the Site plan	Low	Change Accepted
133	9.18.1	Clarification of the requirements of the floor plans	Low	Change Accepted
134	9.18.12	Clarification for Labelling floor plans	Low	Change Accepted



135	9.31.7	Addition of secondary Community plans must not encroach over primary community plans	Low	Change Accepted
136	9.31.8	Addition of where a Community plan encroaches over another Community plan the same rules apply as an encroachment over adjoining private land	Low	Change Accepted
137	9.32.4	Addition of showing the encroachment on the floor plans for secondary and Tertiary plans	Low	Change Accepted
138	9.40-1	Updating LTRO to LSSA	Low	Change Accepted
139	9.43.2	The Annotation Cancellation of Community plan _____ is added to a plan of division that supersedes a community plan.	Low	Change Accepted
140	10.1.2	Clarification of the sheets being substituted where dispensation has been given to lodge the amended sheets in the common plan format	Low	Change Accepted
141	10.1.3	Clarification of the requirements for vesting a road / reserve in an existing Community plan	Low	Change Accepted
142	10.1.7	Update the “must” requirement to “should” for the creation of additional lots in a Community plan	Low	Change Accepted
143	10.1.9	Addition of the parcel numbering requirements when one piece is amended.	Low	Change Accepted
144	10.2	Removal of LTO from Forms Online	Low	Change Accepted
145	10.2.7	Addition of Subsequent amendments will not retain the prior titles in the Other Titles Affected	Low	Change Accepted
146	10.30	Addition of only a plan of division is required when land in a Community plan is acquired	Low	Change Accepted
147	10.26 and 10.33	Addition of dot points Where land (including a full lot) is truncated from a Community plan to form an allotment, where adjoining Community plans are amalgamated and where the boundaries of adjoining Community plans are changed and addition of new section explaining that substituted adjoining Community plans are required where the external boundaries of these plans are changed	Low	Change Accepted
148	11.3.8	Addition of Subsequent amendments will not retain the prior titles in the Other Titles Affected	Low	Change Accepted



149	11.13	Addition of only a plan of division is required when land in a Strata plan is acquired	Low	Change Accepted
150	11.16	The Annotation Cancellation of Strata plan _____ is added to a plan of division that supersedes a strata plan.	Low	Change Accepted
151	12.1.6	Addition of the survey requirements for land being vested as road	Low	Change Accepted
152	12.2.6	Addition of a pegged in accordance cannot be over another pegged in accordance plan.	Low	Change Accepted
153	14.1.1 and 14.1.5	Removal of section relating to the Textual and Diagram sheet requirements are the same for drainage reserves as reserves and clarify the requirements for a drainage reserve	Low	Change Accepted
154	14.1.1	Clarification where a reserve is being, or has been created by dedication or proclamation	Low	Change Accepted
155	14.1.3 & 14.1.4	Clarification of the Annotation regarding the adding the plan that created the Reserve.	Low	Change Accepted
156	14.1.5	Addition of section about diagram requirements for Drainage Reserve	Low	Change Accepted
157	16.3.6	Addition of see below for examples but not limited to.	Low	Change Accepted
158	16.7.2	Update See Section 12.5 to 12.6	Low	Change Accepted
159	16.10.1	Addition Where there are multiple parcels a notation ALL PARCELS ARE UNLIMITED IN HEIGHT is unacceptable; each parcel must have its own notation e.g.: YARD 1, GARDEN 2, CARPARK 4 ARE UNLIMITED IN HEIGHT	Low	Change Accepted
160	16.11.11	Clarification of labelling Outside Face of Wall	Low	Change Accepted
161	17	Update LTO to LSSA	Low	Change Accepted
162	18	Update Lands Title Registration office (LTRO) to LSSA	Low	Change Accepted
163	18.1.11	Where a plan is over an allotment / lot that is a stratum or portion of the allotment / lot is a stratum, and X with 1 / D1234 must be shown over the whole of the allotment or the portion that is a stratum with an Annotation: E.G:	Low	Change Accepted



		PORTION OF ALLOTMENT 2 MARKED X EXISTS BELOW A LEVEL OF 49.00 METERS AHD		
164	New Requirement	Only use IN or ON in the Easement Details	Low	Change Accepted
IS - 2	Introduction	DEFINITION OF TERMS (GENERAL) Add Subdivision - Refers to a plan of division that is a staged development	Low	Change Accepted
IS - 6	7.46.1	7.46.1 The total area panel must be completed for: <ul style="list-style-type: none"> • Plans of outer boundary • Plans of division • Community plans • Amendment to strata plans The total area must be derived from the bold black lines, being the external boundary of the subject land. Note: The total area may not agree with the summation of the individual areas of the parcels in a plan due to rounding issues of the individual parcels.	Low	Change Accepted
IS - 22	7.40.3	Remove: PPG 7.40.3 continuation can be on next sheet. This should be removed as a continuation should be on the same sheet.	Low	Change Accepted
IS - 24	All	Replace the word vide with refer.	Low	Change Accepted
IS - 37	11.2.11	11.2.11 Where a new outer boundary plan discloses an encroachment the strata plan must show the encroachment. See Sec 9.31 for Encroachment requirements.	Low	Change Accepted



8. Digital Plan Lodgement CAD Standards Changes

Item ID	CAD Section	Proposed Change	Impact	Outcome
CAD - 1	2.2	Update section title to 'Drawing Units and Origin Point'	Low	Accepted by OSG
CAD - 2	2.2.1	For all certified plans, except Lease and Community Strata plans, the DWG must adopt one permanent survey mark with existing MGA2020 coordinates as the drawing origin point.	Low	Accepted by OSG
CAD - 3	2.2.2	For uncertified plans, one corner of the subject land must have a derived MGA2020 coordinate as the drawing origin point. This may be derived from the DCDB Extract.	Low	Accepted by OSG
CAD - 4	2.2.3	The drawing linework can be either MGA grid distances or ground distances.	Low	Accepted by OSG
CAD - 5	2.2.4	The linework labels must be MGA2020 bearings and ground distance.	Low	Accepted by OSG
CAD - 6	2.2.5	For all certified plans except Lease and Community Strata plans, the Drawing Scale Factor (DSF) and the Origin Point must be displayed as an attribute within the Title Block. For Lease and Community Strata plans refer to 3.5.	Low	Accepted by OSG
CAD - 7	2.2.6	<p>The DSF shown on the plan indicates whether the digital linework is provided in ground distances or grid distances.</p> <ul style="list-style-type: none"> A DSF = 1 indicates the digital linework is ground distances. A DSF other than one indicates the digital linework is grid distances. DPL automatically applies the inverse of the DSF to annotate all lines with ground distance labels, irrespective of whether the digital data is provided in grid or ground distances. 	Low	Accepted by OSG
CAD - 8	2.2.7	Where the linework is ground distances, the origin point is the point used to reference the drawing to one MGA coordinated point. See points 2.2.1 & 2.2.2	Low	Accepted by OSG
CAD - 9	2.2.8	Where the linework is grid distances, the origin point is the point used to reference the drawing to one MGA coordinated point. See points 2.2.1 & 2.2.2	Low	Accepted by OSG



9. Proposed Formatting and Document Structure

Our consultation with Industry to date has determined that we will not be doing any major changes to the structure or form of the document. Instead, we will focus on reformatting of the document and the creation and publication of PPR Guidance Notes where we will outline the applicable sections of the PPR as they relate to Plan Headings.

The PPR will remain published in PDF format on the LSSA website, with various bookmarks and digital hyperlinks included with the document.

The PPR Guidance Notes will be released in due course following the publication of the next version of the PPR.



Appendix A State Workshop Group

Name	Organisation
Jenny Cottnam	Office of the Registrar-General
Bradley Slape	Office of the Surveyor-General
Simon Crowe	Office of the Surveyor-General
Peter Brinkley	Office of the Surveyor-General
Ruhi Afnan	Land Services SA
Steve Andrews	Land Services SA
Frank Triulcio	Land Services SA
Maria Klestinis	Land Services SA
Sam Menzel	Land Services SA

Appendix B Industry Workshop Group

Name	Organisation
Simon Crowe	Office of the Surveyor-General
Ruhi Afnan	Land Services SA
Steve Andrews	Land Services SA
Frank Triulcio	Land Services SA
Maria Klestinis	Land Services SA
Kane Ryan	Consulting Surveyors South Australia
Michael Nietschke	Geospatial Council of Australia
Noel Gehren	Geospatial Council of Australia
Andrew Haensel	SA Power Networks
Fred Tripodi	SA Power Networks
Jeremy Gaudet	Alexander and Symonds
Robert Fletcher	Alexander and Symonds
Kate Jared	Fyfe
Mark Pittman	Fyfe
Nick Papas	John Bested
Michael Spry	Sawley Lock
Birgit Forker	Pyper Leaker Survey
Brenton Christie	Steed Surveyors
Felicity Tregilgas	Steed Surveyors
Matthew Chapman	Mosel
Michael Liebelt	Mosel
Sue Liebelt	Mosel
Tim Sibly	State Surveys



Appendix C Legislative Changes Requested

Item ID	Summary of Proposed Change
IS - 3	Reduce the number of plan types if possible.
IS - 10	Show a purpose for all easements
IS - 11	Abolish easement titles (in gross)
IS - 15	Get rid of service infrastructure
IS - 16	Allow single storey community strata
IS - 27	Meaningful Common Property 1. Update PPR Section 9.1.1 to clarify Meaningful Common Property and what is required as a minimum for a Common Property Parcel 2. Remove requirement to have Common Property in a Tiered Development if all Common Property is in the tier above
IS - 29	Community Strata requires one Lot above another 1 Update the PPR to allow for single story Community Strata 2 In due course amendment to Community Titles Act Section 19 removing requirement for one lot above another
IS - 30	Development Lots requires creation of 2 Lots plus Development Lots Review interpretation of Community Titles Act If possible, update PPR to allow for creation of 1 Lot and Develop Lot(S)
IS - 31	Labelling of Common Property to be at the discretion of the developer and signing Surveyor. Quantum and naming
IS - 32	Allow flexibility with a Development Control to enable design and market changes

