

Notice

To Lodging Parties

1 August 2017

No 200

Plan Presentation Guidelines Amendments

The Lands Titles Office have reviewed and updated the Plan Presentation Guidelines (PPG).

The amendments (which are detailed in Appendix A) are to:

- Provide clarification of existing plan requirements
- Incorporate changes in relation to Redefinition and Outer Boundary Plans as stated in Notice to Lodging Party 195

The updated [PPG Version 9](#) is available to view or download on the [Land Services website](#).

Should you have any questions relating to these amendments, please contact the Plans Client Advice Officer on 08 8226 3983.



Brenton Pike
REGISTRAR-GENERAL
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Land Services

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Appendix A

PPG Ref Section	Amended Description
Contact Numbers	Update of Contact details within the Lands Titles Office
2.2.3	Update to include conditions when Development Assessment Approval is required for Plans of Amalgamation
2.28.5	Minor update for clarification of surveyors field measurements for Outer Boundary plans
2.28.9	New requirement for Outer Boundary plans that may need consents from affected parties that abut the subject land
2.34.1	Removal of reference to Duplicate Titles being required
2.34.2	New requirement for plans of Redefinition of Boundaries that may need consents from affected parties that abut the subject land
Table 2.3	Update to change in council names
Table 2.5	Update to the DAC Decision table where: <ul style="list-style-type: none"> The Plan Purpose doesn't agree with the Easement Details Status. Easements of Limited Duration are omitted. The Service Infrastructure has not been included or it has been changed.
3.4.1	Clarification of Surveyors Certification requirements
Table 3.1	Inclusion of the Certification for: <ul style="list-style-type: none"> The position of an easement. Alterations / Additions of finalised plans. Minor changes in the Certification Decision Table to the format of other existing certificates to reflect the electronic PPG template.
4.14.1	Inclusion in the Other Titles Affected of existing dominant easements title(s) over land opened or closed in a Road Plan
5.1.5	Clarification on when dominant existing easements are delineated on the plan
5.1.6	Addition of the requirement for the certification of an easement
5.1.7	Addition of the example of 13 (Development Lot) being also identified by numeric number and estate type
Table 5.10	Addition of an identifier for the STATUS of EXTINGUISH in the Summary of Possible Easement Combinations (Easement note 3)
5.26.8	Change of the requirement from may to must for the Identifier in the Vary to Row where the extent of the appurtenance has changed for a variation of easement
5.32.1	Addition of requirement to show all dominant titles in the OTHER TITLES AFFECTED for existing easements over land opened as road in a road plan
Figure 5.11	Addition of brackets around MARKED X in the IN FAVOUR OF
5.45.2	Statements deleted from 5.45.2 and moved to 5.45.3
5.45.3	New requirement to show a Certification and Annotation for Easements of Limited Duration and statements from 5.45.2
Table 6.1	Addition of Annotations for the easements of Limited duration
7.9.7	New requirement as regards the maximum number of diagram sheets that can be lodged
7.25.5 & 7.25.6	Removal of "labelled CONNECTION ONLY" for Tie lines
7.39.3 & 7.39.4	Update of wording of allotment, lot or piece to parcel
7.39.9	For clarity the text in 7.39.10 is added to 7.39.9
8.2.6	New requirement of showing CALC after easement distances where a new boundary intersects an existing easement.
9.17.7	Update to the requirement for showing the labels of building structures on the Site Plan
9.18.6	Removal of the mandatory requirement to show an annotation where a parcel exists on multiple floors

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PPG Ref Section	Amended Description
9.18.11	Clarification of the requirement of labelling each floor level
9.40	Addition of requirements for Single Storey Community Strata Plans
9.42.2-3 & 9.42.6	Addition of requirements for a Strata Plan adopting the Community Titles Act and subsequently amended
9.43.2	Clarification of Roads/Reserves vested in a Community Plan remaining in the Community plan when cancelling a Community plan under Section 70 of the Community Titles Act.
9.47	Amendment to the Garage Subsidiaries on the Ground Floor Plan Example
11	Clarification of the requirements of lodging a substitute sheet for amendment to Strata Plans that have been given dispensation to lodge an amended sheet in the Common Plan format
12.1.4	Clarification of the requirements that allow a data plan for a new boundary that is a join between points fixed by a previous survey
12.2	Update to the requirements for Plans of Division into two allotments outside a Designated Survey Area by adding "Subject to the requirements of Regulation 5 of the Real Property Regulations 2009" and clarification of the wording for the distances of corner cuts
12.2.2	Clarification of the wording for the distances of corner cuts
12.2.3	Removal of the text "the land is not commercial" as this is captured in Regulation 5 of the Real Property Regulations 2009 as referred to in Sec 12.2
12.3.7 & 12.3.9	Clarification of the requirements for Plans of Division Pegged in Accordance
Figure 13.4	Change to the requirement of showing distances to the Nth and Sth boundaries of a Party Wall easement
Figure 13.16	Amendment to the diagram showing the Party Wall extending for the full extent of the parcel
13.7.4	Addition of the easement Details example for a Party Wall that exists between a Community Strata and a Division plan
14.1.4	Clarification regarding the way the parcel identifier of a Reserves is shown
16.15.2	Removal of the word delineation regarding "see CT for delineation of easements" in a lease plan
19.1.4-5	Clarification of the requirements for Natural Boundaries
19.2.1	Minor change to clarify the describing of the natural feature
Figure 19.1	A new example for fixing a natural feature by MGA coordinates
19.2.2	Update to describe Figure 19.1 and Figure 19.2
19.2.3	Clarification of the way distances are shown to a natural boundary
19.2.4-5	Update to numbering after the inclusion of the new example of Figure 19.1
19.3.1	Update to examples of Annotations regarding the description of the natural boundary
19.4.1	The relocation of the Certification of a Natural Boundary to Table 3.1 – Certification Decision Table
21.1.6	Addition of note regarding the Certification of Alterations/Additions to Finalised plans
21.2.2	Update of the types of Alteration(s)/Addition(s) that are unacceptable
21.3	The Certification for the Alteration(s) / Addition(s) of finalised plans has been relocated to Table 3.1 and a new section relating to the requirements for lodging Alteration(s) / Addition(s) to Finalised plans
21.3.2	New section relating to the process for lodging an Alteration(s) / Addition(s) of finalised plans
21.4	
22.1	Update of the consents required for the Withdrawal of plans

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