

Surveying Alert



Cadastral surveying topics – Submitting plans, CSR review, Water boundaries, Large Scale Land Developments, Addresses for notices, Road names, Qld Globe

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Issue 33

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Requirements for submitting survey plans & enquiries

Recently, the department implemented a number of system and process changes that affect survey plan submission and processing. [Surveying Alert 32](#) advised of new email addresses for submitting surveying information (such as deposited plans, identification plans, Form 6, PSM maintenance forms and GNSS data).

With the changeover to the new submission email addresses, the process includes confirmation that the department has received your plan submission. Please be aware that since 3 March 2019, an automatic reply is sent back to all emails received. This notification will confirm that emails forwarded by surveyors to the respective regional mailboxes have been received. If you do not receive an auto-reply when submitting plans, then the department has not received your email. However, to assist in identifying whether all emails prior to 3 March 2019 have been received, a list of all plans entered into CISP since 1 July 2018 is available [here](#). Please resubmit any emails for plans that don't appear in this list.

It is preferable that all plan submissions are made by email. There is no longer any requirement to submit hardcopies of DPs, ISs or RCs where an image has been submitted by email. However, it is critical for the plan image file to comply with the following format:

- orientation must be Portrait (not landscape)
- colour mode must be Black & White (not greyscale or colour)
- resolution must be a minimum 300dpi (600dpi maximum)
- file type must be pdf, tiff or jpeg
- file size must be under 5MB
- one file per plan (not one file per sheet)
- file must be named DPxxxxxx or ISxxxxxx or RCxxxxxx as appropriate (not SPxxxxxx)
- subsequent versions must be named DPxxxxxx-v1 as appropriate
- do not include attachments in plan file (separate files for PM sketches, survey records)
- survey records must be named DPxxxxxx survey records

The department also stores surveyors' email addresses within CISP for advising them when their submitted survey plans have been passed or registered. It is possible to record multiple email addresses for receiving the notification. Please note that this address list is separate to email addresses that may be related to submission of survey plans or enquiries, and requires manual update. Therefore, whenever your CISP notification address changes or you wish to include an additional email address, you need to advise the department at Surveying@dnrme.qld.gov.au.

Proposed review of CSR v7.1

Version 7.1 of the Cadastral Survey Requirements (CSR) was released in 2015. Since then, there have been legislative changes that have impacted on how certain land actions must be dealt with. This means that the current version of the CSR contains some out-of-date information and is missing some relevant information. As a result, the department will be undertaking a review of the CSR during 2019 to bring the CSR in to line with the current legislative environment.

With this in mind, if there are significant areas of survey practice that require review, please prepare your thoughts for input into the upcoming review. More information will be released when the review process is commenced. However, if you wish to make a submission in the meantime you are welcome to do so at Surveying@dnrme.qld.gov.au.

Information on water boundaries

There are some simple steps that will assist surveyors in dealing with water boundaries.

1. Determine what the current feature is and what its location is on the ground.
2. Determine if the current feature is:
 - o (for tidal) – the same feature that was surveyed at the time of alienation, applying the ambulatory boundary principles since then.
 - o (for non-tidal) – the same feature that was most recently surveyed, applying the ambulatory boundary principles since then.
3. Determine which section of the SMI Act applies (refer to Appendix F.2 of CSR v7.1)
4. Describe in your Survey Report: the feature; its relationship to the previous/first plan; and why it has/hasn't been surveyed or compiled.

Things to note:

- Previously, the Department has been recommending that Section 82 be used wherever a "sanctioned" wall existed. However, there is no concept of "sanctioned walls" within the SMI Act. The existence of a wall on a tidal boundary has to fit the existing criteria within the Act.
 - o Section 82 requires that no plan ever adopted a natural feature (or the intersection of a tidal plane with a natural feature) for the tidal boundary – this can only apply to a wall in the case where the deed of grant for the land was issued with the tidal boundary defined by the wall.
 - o Section 81 requires a natural feature to currently exist and therefore cannot apply to a wall.
 - o Section 80 requires that the first plan adopted a natural feature. Where the deed of grant for the land was issued to a natural feature (creek, river, Bay, etc) and a wall was subsequently constructed, s80 will still apply, as the first plan adopted a natural feature. In these situations, the ambulatory boundary principles are applied to the original natural feature –
 - Where the original natural feature naturally accreted or eroded until the wall was constructed at the location of where the natural feature had reached, then the construction of the wall stopped the natural progression of the boundary and effectively fixed its location at that point in time. However, this is in relation to the location of the first wall constructed (and does not apply to the location of any subsequent reconstructions).
 - Where the wall was constructed at a location other than the existing natural feature or where the wall was constructed following a sudden event or interference, then the boundary was fixed at the last known location of the natural feature prior to the sudden event or interference.
- A pre 7 May 2010 survey plan generally can be taken to have surveyed a natural feature unless the plan or field notes indicate that an artificial feature or tidal plane (at a reduced level) was surveyed as the boundary.
- Section 105 (and section 108(4)) preclude a surveyor from adopting a different feature that is closer to the other side of the water than the feature that was last surveyed. Where the feature that was last surveyed is currently physically closer to the other side, section 105 and 108(4) do not apply, as this is the same feature that was last surveyed, just in a different location, rather than being a different feature.
- Historic aerial photography can assist in investigating the application of the ambulatory boundary principles.
- Source Material refers to the tenure of the parcel. New Source Material does not apply to a water boundary if a parcel already has tenure, regardless of whether the boundaries of the parcel have been surveyed before or not (eg. by about dimensions.)

- Reports should be specific to the plan and water boundary. 'Standard' reports should not be used.

Information on large scale land developments

It is advisable to always discuss with the department the proposed datum connection design for any proposed Large Scale Land Development Survey prior to undertaking the datum connection observations. A departmental surveyor has access to knowledge and information that may provide a more optimal datum connection outcome. Engaging the department at the planning stage of a Large Scale Land Development removes the risk of delays in processing plans when they are later deposited with the department. For applications to utilise standard 3.22 Large Scale Land Development Surveys, please see the [procedure](#).

Obtaining addresses of owners

Where a surveyor needs to give notice to an adjoining owner under section 18 of the SMI Regulation, the owner's address can be acquired through a search of the Valuations Roll, available from a DNRME [business centre](#) or from a property information broker, such as CoreLogic or Pricerfinder.

Conflicting road names

When auditing survey plans, the department uses SmartMap for assessing the correctness of adjoining information. The point of truth for road names lies with the local government. Where a surveyor finds that road names on SmartMap differ from the local government dataset, or any other sources such as the Globe or a street sign, then the surveyor should notify the department of the conflict by email to opendata@dnrme.qld.gov.au.

A free SmartMap can be generated from the Queensland Globe. Instructions are available in the FAQs – "How do I get a SmartMap or title search?" on the [help page](#).

Queensland Globe release 2.8

Queensland Globe version 2.8 has just been released and resolves a number of issues present in previous versions, as well as introducing new functionality - Queensland Globe Offline. Queensland Globe Offline lets you copy layers and place content in saved 2D maps to the browser cache on your laptop. This content can then be accessed when using the same device without internet access.

One of the issues in the previous release was distortion in distance and area obtained from the Globe compared to the surveyed values. Under release 2.8, the accuracy of measurements within Queensland Globe has returned to the standard of previous versions.

Previous releases of Queensland Globe have introduced features that may be of benefit to surveyors, such as a past imagery time slider that shows historical imagery and a view mode called "360" which enables viewing of 3D data both above and below surface level. Visit the Queensland Globe [help page](#) for information on these features, video tutorials and FAQs or subscribe to [Qld Globe Alerts](#) for information updates and more.

For troubleshooting or specific questions about Queensland Globe, email the team at opendata@dnrme.qld.gov.au,