

Surveying Alert



Cadastral surveying topics – Submitting plans, Lot numbers, IS plans of survey marks, Colour copies, Admin boundaries on wet leases, TMR actions, EDM range calibration

28 June 2019
Issue 34

In this issue:

- Requirements for submitting survey plans
- Use of certain lot numbers
- IS plans for marks placed &/or additional reference marks
- Obtaining colour copies of old plans
- Local government & Locality boundaries for wet leases
- References on plans for TMR actions
- EDM range calibration 2019

Requirements for submitting survey plans

[Surveying Alert 33](#) advised of the format requirements for submitting deposited plans, identification plans and RedCats to the department. However, some plan images submitted to the department have been at a reduced scale, which causes delays in plan processing and results in a poor quality image being archived. Therefore, it is necessary for **all** plan submissions to comply with the following image format:

- scan must be A3 size at 1:1 scale (not A4)
- 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
- file must contain all sheets of the plan (not one file per sheet)
- attachments must be in separate files (not in the plan file, ie. separate files for PM sketches, survey records, Form 10, lot calcs, etc)
- file must be named DPxxxxxx or ISxxxxxx or RCxxxxxx as appropriate (not SPxxxxxx)
- subsequent versions must be named DPxxxxxx-v1 as appropriate
- survey records must be named DPxxxxxx survey records

Please remember if you do not receive an auto-reply when submitting plans to the department, then the department has not received your email.

Use of certain lot numbers

Section 50 (1)(c) of the Land Title Act 1994 requires all lots to be identified with separate and distinct numbers. The [Queensland Parcel Identification Standard](#) allows for lot numbers to be up to 5 digits in length. However, presently there are limitations within DNRME systems that prevent certain lot numbers from being recorded across all systems. The outcome of this limitation is that a search of such lot numbers is unable to link to the survey plan that creates them.

Lot numbers between 1 – 9998 and 10000 – 32767 are not affected by this limitation. However, lot numbers above 32767 are unable to be recorded across all DNRME systems and are therefore impacted.

Also, please note that Lot 9999 is used as a lot identifier for Common Property, both in internal systems and for a multitude of organisations that consume our spatial data. Therefore we specifically request that Lot 9999 is not used as a lot number on a survey plan.

IS plans for marks placed &/or additional reference marks

An Identification survey plan is used to record corner marks and/or additional reference marks that are placed following plan registration for subdivisions involving large earthworks or staged developments (such as Large Scale Land Developments). CSR 3.21.1 describes the requirements for when a reproduction of the registered survey plan is used as the Identification survey plan.

However, the Identification plan does not have to be a reproduction of the registered survey plan. It can be a plan of only those lots for which corner marks and/or additional reference marks are placed. For example where no additional marks are placed on the balance lot, then the balance lot does not need to be part of the Identification plan.

Identification plans can also include adjoining descriptions as part of the description field, eg. *Additional reference marks affecting Lot 1 on SP123456 and adjacent to Lots 5 & 8 on SP123667.*

Obtaining colour copies of old plans

Colour copies of survey plans are saleable products and there are contractual arrangements in place regarding the supply and sale of them. When a surveyor needs to obtain a colour copy of an old survey plan because the information on the black & white version is indistinct, you will need to obtain the colour copy from the source where you obtained the black & white image. Where the B&W copy was purchased from:

- Broker – put your request to the Broker that you purchased the plan from.
- DNRME counter – put your request to any DNRME counter with proof of your purchase.
- DNRME online – put your request to propertysearch@dnrme.qld.gov.au with proof of your online purchase.

Local government & Locality boundaries for wet leases

Surveyors need to represent all Local government and Locality boundaries that affect the subject parcel/s on a plan (CSR 2.3). This includes where administrative boundaries adjoin the subject parcel/s. Often the Local government and Locality boundaries are coincident with the tidal and non-tidal water boundaries. Where a lot is surveyed for a tenure (lease, reserve, etc) beyond the tidal or non-tidal boundary and a Local government and/or Locality boundary coincides with the water boundary, the plan must show the location of the administrative boundaries as adjoining information.

References on plans for TMR actions

The CSR, section 5.17, categorises surveys on State land as being State land actions, and requires a SLAM file reference in item 4 (References) on the plan administration sheet. However, a number of constructing authorities are generating survey actions on State land that do not involve SLAM. These authorities are taking survey action under other heads of power, and therefore, are not State land actions. The best example is TMR road resumptions affecting State land parcels.

To ensure that there is a link between the action files within the constructing authority and the survey plan, it is now necessary to include the constructing authority file reference in item 4 on the plan. For example, the reference in this field for TMR actions will state "TMRxxxxxx". The TMR reference should be included for all TMR actions, including resumptions over freehold.

Where the action on State land is instigated by SLAM, continue to include the SLAM file reference in item 4 on the plan.

EDME range calibration 2019

DNRME is scheduled to undertake the biennial recertification of all Qld EDME baselines between late July and early September. It is strongly recommended that all EDME testing be postponed until after the recertification process has been completed and a new version of the baseline calibration software has been uploaded to the DNRME website. By doing so, any potential issues will be avoided

that could result from pillar movement, conflicting bookings during the recertification process or gaps between valid Regulation 13 certification periods.

Planning is underway to construct a new pillar for the Gold Coast baseline which will replace the disturbed pillar within the waste water treatment plant facility. In the event that this new pillar is not ready for certification in August, the Gold Coast baseline will be certified as a six pillar baseline and recertified again when the new pillar is ready. All other current Qld baselines are expected to be suitable for recertification.

A follow up notice will be circulated in a Surveying Alert once the recertification process for all baselines is complete.

For more information please visit the DNRME webpage for legal traceability of length or contact your local DNRME office.

<https://www.business.qld.gov.au/industries/building-property-development/titles-property-surveying/surveying/calibration-equipment>