



LANDS surveying alert

Cadastral Survey Requirements - version 8

22 October 2021
Issue 46

Cadastral Survey Requirements

Version 8 of the Cadastral Survey Requirements has now been approved. The new version is effective for all plans signed from 1 November 2021.

From 1 November 2021, the CSR v8 will be available on the surveying pages of the [Business Queensland](#) website. An advance copy of CSR v8 and a version showing all changes since v7.1 is now available [here](#)

The CSR v8 includes an amendment table which lists all the amendments, and a brief explanation of the reason for the changes.

Key changes

A brief description of the key changes are described below:

eLodgement of plans

A number of individual standards have been amended to reflect that a plan can now be produced and lodged as an image file as an alternative to paper. This supports eLodgment of survey plans with the Titles Registry.

In order to facilitate these activities, there is no longer a requirement for the signature to be 'wet' or for the barcode to be a physical label. Both the signature and barcode requirements now enable the signature and barcode to be embedded within the plan file. (Barcode images are available [here](#)). There is also recognition of the use of Form 18 (Titles) consents/approvals, such as for allocations of reservations in title.

Exemptions

Where an exemption has been granted, instead of supplying the exemption authorisation letter with the survey plan, the exemption will be shown by notation on the plan.

Adjoining Information

Only those adjoining secondary interests that relate to the rights and interests of the subject lot are required to be shown.

Areas

Generally, a calculated area will be required for all parcels (including balance parcels) that close within limits. Balance areas will only be used where the parcel contains a water boundary that is compiled or where the balance lot does not meet the closure specifications.

Improvements on or near a boundary

The requirements surrounding improvements, encroachments and notifications have been distilled down into separate requirements. This separation of the requirements enabled the section to be amended to reflect the current legislative environment, particularly with respect to fencing.

The fundamental requirement now is that all improvements that exist on or near any surveyed boundary of the subject lot/s are to be recorded on a plan.

A surveyor is then required to assess which improvements meet the

definition of encroachments, taking into account the application of the Property Law Act 1974 and the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011.

Notifications are required where an encroachment exists or where an improvement, such as a retaining wall, may be adversely affected by the surveyed boundary. Notification requirements are now tied to the uncertainty of the survey.

Large scale land development surveys

The scope of surveys that the large scale land development survey standard may be applied to has been expanded to also include surveys where the lot or lots span more than 1km.

Marking

The definition of 'physically impractical' has been modified to recognise safety issues and denial of access preventing the marking of a corner. Where a corner is not able to be marked, alternate marking is required, and it will be a requirement to clearly show the alternate marking on the plan and explain the impracticability in the survey report.

There is now a requirement to describe all reference marks that exist at a corner, whether connected to or not in the course of the survey. Those reference marks not used will be noted as being 'not searched'.

Connection to datum

The requirement to connect to datum has been extended to include surveys of any lot or series of lots (including secondary interest lots) that span more than 1km.

Where a survey connects to datum, even if not required to but connects anyway for meridian or PSM connection purposes, such a survey will be required to meet all the requirements of connection to datum.

A surveyor will no longer be required to seek written exemption from connection to datum for surveys where the underlying plan being cancelled is already connected to datum. Where an underlying Identification survey is connected to datum, an exemption will still be required.

Reinstatement reports

The requirement to prepare a reinstatement report has now been extended to include secondary interest survey plans.

A survey report is required even where all boundaries of the subject land have been reinstated directly from existing monuments. This will provide consistency of application of the standard, and reports for such plans will be very quick and simple to prepare.

Water boundaries

Water boundaries that have been subject to sudden change are no longer to be labelled on the plan as 'fixed'. As these boundaries are being compiled in a previous location, they are to be treated the same as any other compiled boundary.

The notation on the face of the plan relating to the provision of the SMI Act under which the water boundary is defined is to be discontinued. This information is required to be in the survey report.

Information sessions

The department will be providing a briefing on these changes at the upcoming SSSI conferences in Townsville, Brisbane and Bundaberg.

The briefing will also be provided via three (3) online sessions following these conferences. If you wish to register for an online session, please click

one of the following links. You will receive an email linking to the online session.

- Monday 29th November 2021 – 8am-9am ([register here](#))
- Tuesday 30th November 2021 – 12pm-1pm ([register here](#))
- Wednesday 1st December 2021 – 4pm-5pm ([register here](#))

Where a local town group wishes to host a local information session, please contact the department to arrange for a departmental presenter.