

OSGLI Update

22 April 2025



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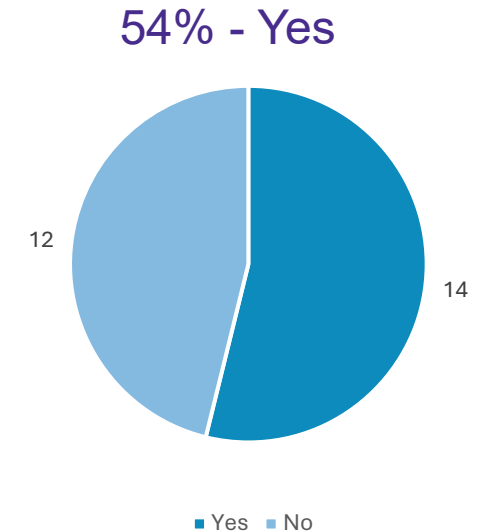
1. Questionnaire – February 2025 – and actions arising

Would you prefer to have a Surveyors Board in the ACT in place of the Survey Practice Advisory Committee (SPAC)?

- Please note, any board would need to be self-funded or cost no more to run than SPAC currently.

Some responses

- *A board carries more weight and may have more power than SPAC*
- *May set standards and competency requirements for all surveyors*
- *Need to clarify the functions of a Board. How will it be different to SPAC?*
- *ACT is too small with very few Registered Surveyors*
- *A board is expensive*
- *Questionnaires are preferable to get industry feedback*



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1. Questionnaire – February 2025 – and actions arising

Would you prefer to have a Surveyors Board in the ACT in place of the Survey Practice Advisory Committee (SPAC)?

Action Arising

- Proposal Presented to SPAC on 1/4/2025
- SPAC voted yes, to adopting a board
 - Any future action will require further consultation.



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1. Questionnaire – February 2025 – and actions arising

For the surveyor's 'One stop Shop' what other data or information would you like provided?

- *Old comp sheets*
- *MS Plans*
- *drainage plans, old detail plans (L-series?) for DGL surveys, old topo maps (1:500 and other scales), old radial plans*
- *Volume & Folio (for Unit Titling); Marks "Gone" or "Not Found"*
- *Detail plans for datum ground level surveys...old ones*
- *Looks good as is. Unless you want to include where all the Govt CorsNet Stations are?*
- *option to pay for individual DPs by credit card without an account*
- *Sub Lease Plans, Registered Easements*

Please see section 7. 'One Stop Shop' below for more information



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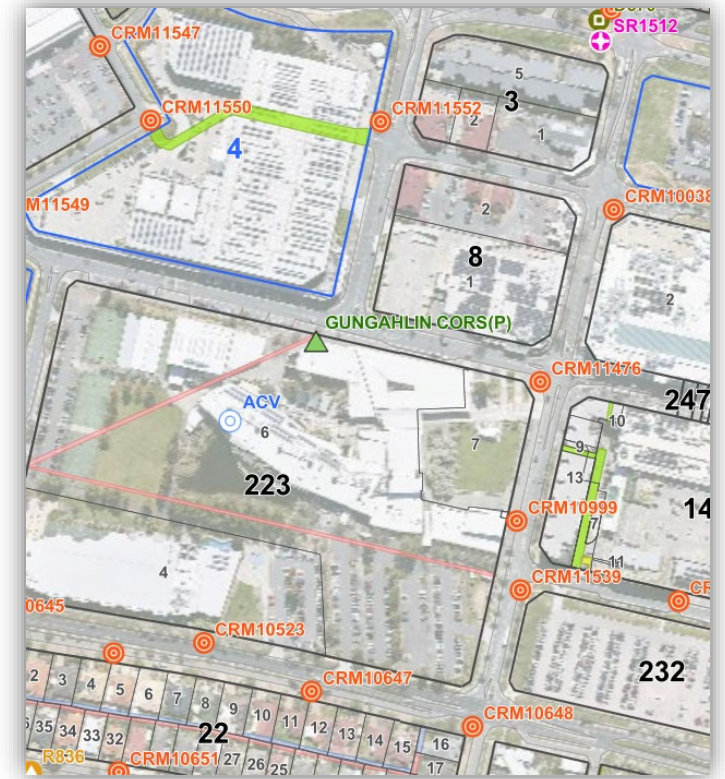
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1. Questionnaire – February 2025 – and actions arising

For the surveyor's 'One stop Shop' what other data or information would you like provided?

Actions Arising

- CORSNET stations appear in the ACTmapi Survey Map already
- An individual credit card payment option will take more time to develop
- While many of the suggestions are planned to be included some may not be possible. For example:
 - Old Detail surveys that are on building files may only be provided to the lessee or their authorised agent
 - Old series detail surveys are not considered appropriate for Datum Ground Level. See next page.



Please see section 7. 'One Stop Shop' below for more information

Detail Surveys – DGL in Infill areas – Using old Detail Series Plans

Plan Type	1:500 Detail	1:2500 Detail	1:10,000
A field survey?	Maybe	No - From aerial imagery	No - From aerial imagery
Certified by a Registered Surveyor?	Maybe - Approved by Assistant SG	No – Not certified by a surveyor at all	No – Not certified by a surveyor at all
Performed at the time of Operational Acceptance?	No (most likely)	No (most likely)	No (most likely)
Contours	Not on developed blocks generally	On developed blocks	On developed blocks
Contour Interval	0.5 metres	2 metres	5 metres
Is the plan appropriate for the purpose	Maybe. Localised planning and engineering	No – For broader scale planning. Not suitable for a small site	No – For large scale planning. Not suitable for a small site



1. Questionnaire – February 2025 – and actions arising

Let us know which suburbs (maximum of 5) have the most need for control densification work?

District	Responses	Suburbs mentioned once
Canberra Central	12	Acton, Ainslie, Braddon, Campbell, Deakin, Dickson, Forrest, Griffith, Narrabundah, O'Connor, Red Hill, Yarralumla
Belconnen	11	Aranda, Bruce, Evatt, Flynn, Hawker, Holt, Scullin, Weetangera
Woden Valley & Weston Ck	12	Chifley, Curtin, Farrer, Garran, Lyons, Mawson, Pearce, Torrens Rivett, Weston
Tuggeranong	7	Greenway, Kambah mentioned 5 times , Wanniasa
Hall	1	

Action Arising – See the Survey Control - Section 9 below



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1. Questionnaire – February 2025 – and actions arising

Please select your preferred option to replace the term Qualified Surveyor, Associate Surveyor or Survey Technician?

Response

- 58% of 26 respondents preferred Survey Technician

A follow-up questionnaire, to Qualified Surveyors directly, received well considered responses as generally summarised below.

- *Of the two options offered, 'Associate Surveyor' aligns with professionalism."*
- *Qualified Surveyor might cause confusion ... Survey Tech doesn't sound great and associate surveyor sounds like a lawyer.*
- *I prefer the term Associate Surveyor*
- *Neither option preferred but would support Associate Surveyor if given the choice. Survey Technician not supported as it normally used to refer to someone not formally qualified but able to do practical work.*
- *Supports Associate Surveyor given their ability to lead projects and the relationship of trust and mentorship with their supervising surveyor*



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2. Qualified Surveyors - Change of terminology

Action Arising

- The term '**Associate Surveyor**' will replace the term Qualified Surveyor
- Guidelines 12 and 13 will be amended accordingly and updated letters of recognition will be sent to all Associate Surveyors

Reasons for the decision

- The questionnaire in November 2024 and in February 2025 were not conclusive
- The response from the Qualified Surveyors were thoughtful and well considered
- It should be remembered; we are all part of and need to build a complete Surveying Profession
- Associate Surveyor reflects a person that is part of a profession.

'Associate Surveyor aligns with professionalism'

3. Training – for Associate Surveyors and others

OSGLI will be developing on-line training in knowledge areas such as:

- Survey Control work
- Detail Surveys
- Equipment calibration and verification
- Survey control adjustment methods
- Using UAV LiDAR and photogrammetric methods for surveys

This is being done to:

- Improve the skills of Associate Surveyors to achieve a consistent minimum level of competency



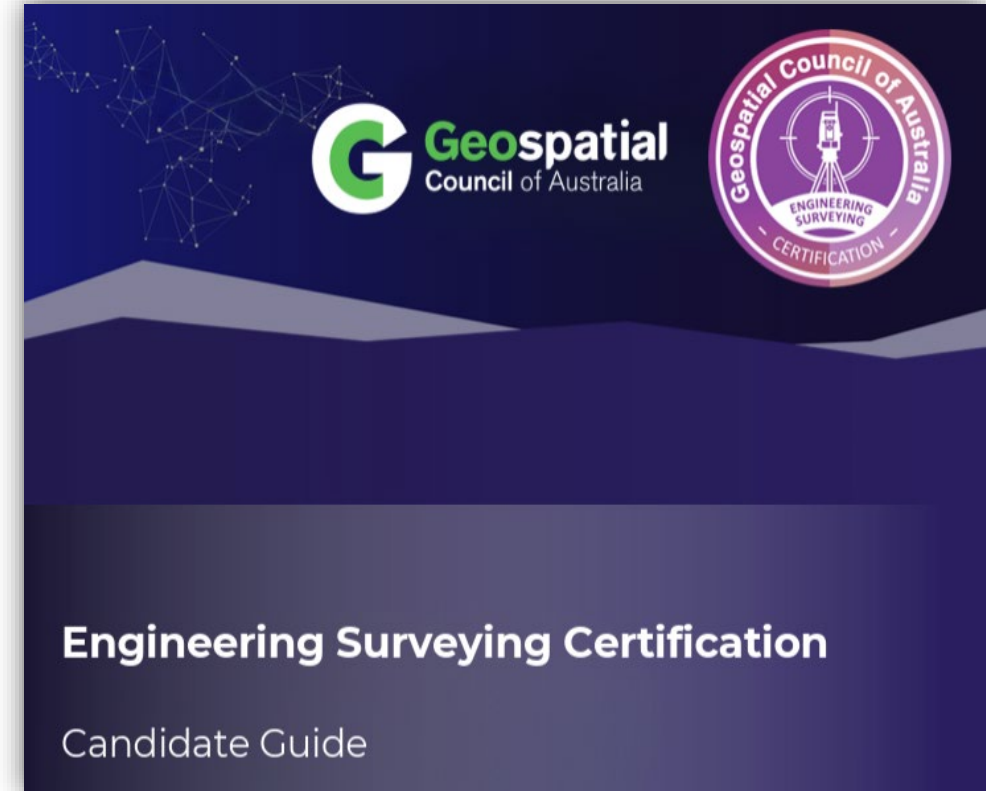
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4. Engineering Surveyors - Certification

Certified Engineering Surveyors

- ESP-AP certification, developed by GCA, is now being delivered by GCA and Surveyors Australia
- A person seeking certification should go to one of the links below
- <https://geospatialcouncil.org.au/engineering-surveying-certification/>
- <https://www.consultingsurveyors.com.au/get-certified/certified-engineering-surveyor>



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5. Datum Ground Level and Detail Surveys - Implementation

Transitional arrangements

- Exemptions ended 31 March 2025
 - Based on existing contracts not factoring in DGL survey costs
- 1 April 2025 onwards no exemptions except in extenuating circumstances
 - You will need to apply
- From 1 June 2025 onwards
 - No exemptions



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5. Datum Ground Level & Detail Surveys - Implementation

Lodge to OSGLI the:

- Datum Ground Level Survey (Greenfields) at the time of Operational Acceptance
- Detail Survey, required for the DA under the Planning Act, prior to the lodgement of the DA
- The related CAD file and Certified PDF, of the plan

Where an old field survey and plan is used for DGL (Infill Sites), lodge the:

- Original field survey plan, done at the time of Operational Acceptance of the subdivision and certified by a Registered Surveyor (Guideline No. 3, Section 4.4) and
- Your detail survey DWG and PDF incorporating the original plan contours



6. Digital Data and Plan Validation Service - Update

A digital service portal for industry to:

- Digitally validate survey data and plans
- Significantly improve efficiency

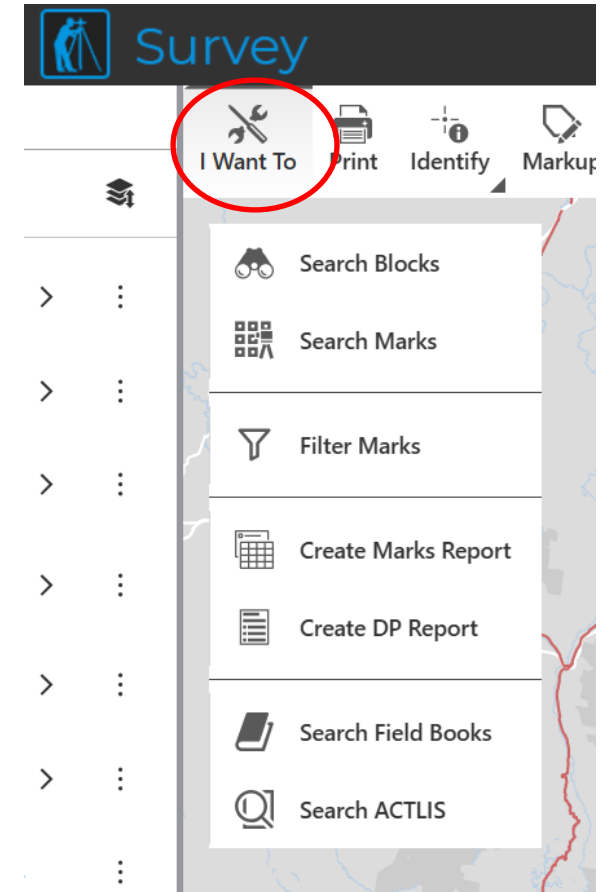
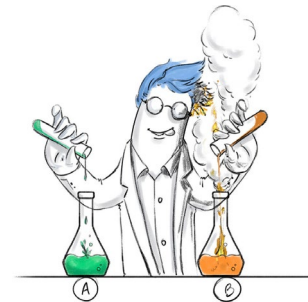
The project is **on hold** due to internal government decisions.



7. One Stop Shop for Surveyors – Minimum viable product

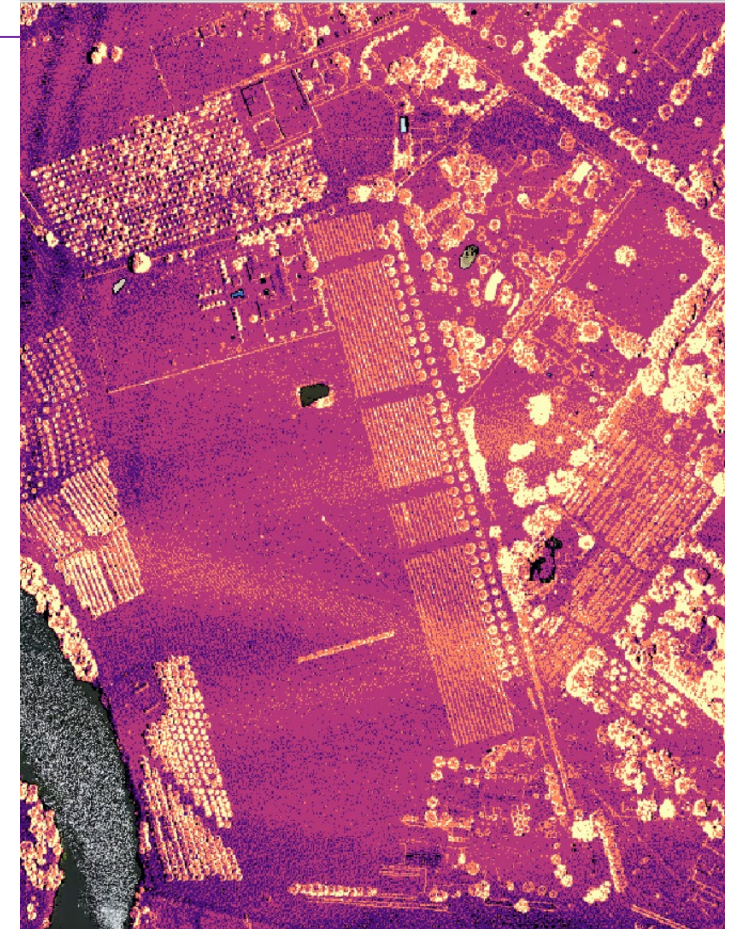


- Our focus will be on Fieldbooks, additional free plans and data.
- Engage with businesses about searching options. By section, extent or radius.
- Building out the “I Want To” button to guide the process.
- Testing
 - Release to a small group of initial testers
 - Then release publicly
- Iterative release
 - Deploy on ACTmapi as new features are developed

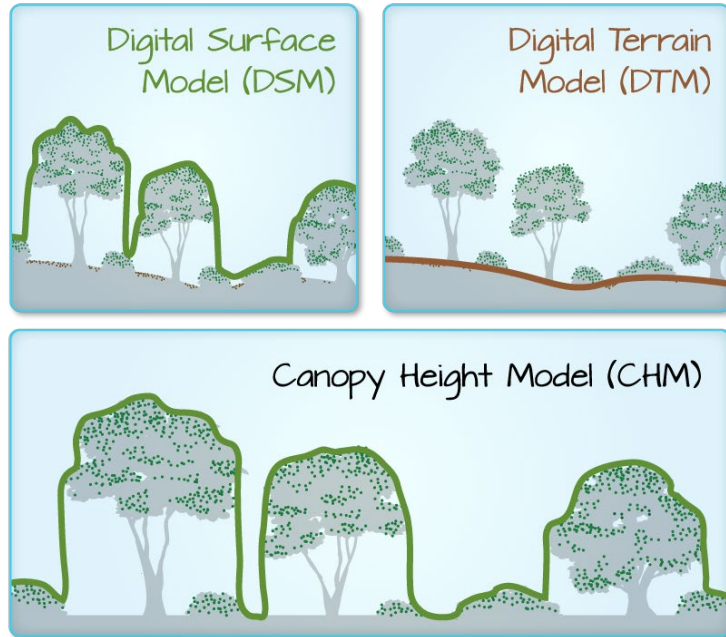


8. ACTmapi - LiDAR

- Completed the acquisition stage of LiDAR capture covering the ACT during February and March
- Main use case is for vegetation monitoring and flood studies
- Aiming for a vertical accuracy of +/- 0.2m vertical and +/- 0.6m Horizontal
- Aiming for observation density of 8 ground points per square metre

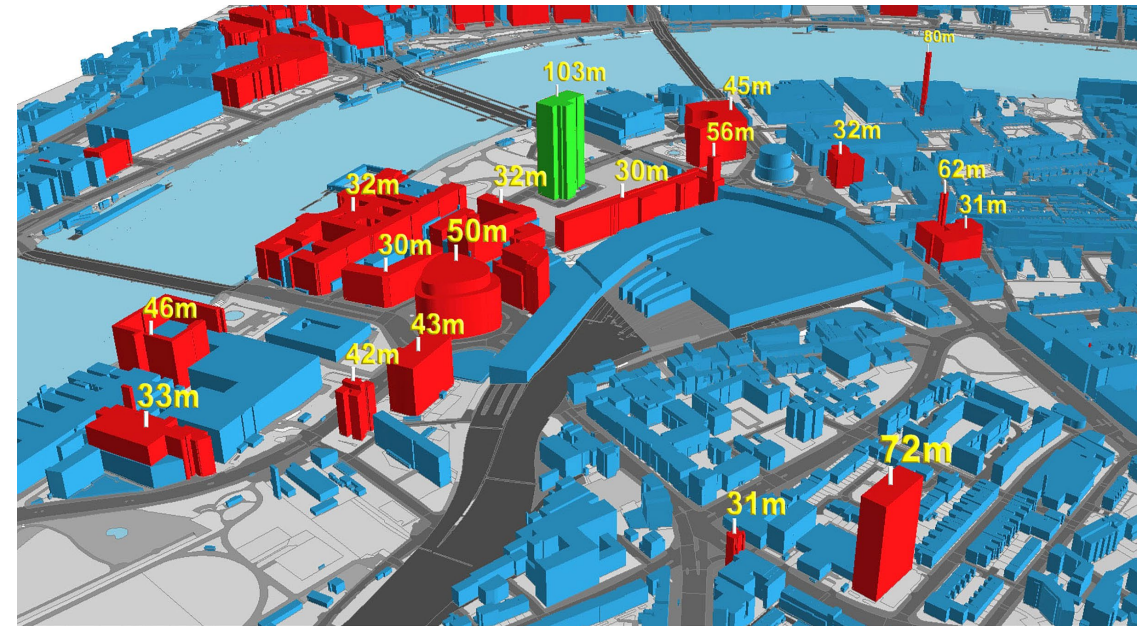


8. ACTmapi – LiDAR Proposed Derived products



DSM (Digital Surface Model)
-DTM (Digital Terrain Model)
CHM (Canopy Height Model)

neon



Digital building height models

8. ACTmapi – Future work

- Adding the Canopy Height Model into ACTmapi and possibly with a 3D interface.
- Adding remotely sensed buildings to basemaps for context.
- Incorporating NSW Land Boundaries surrounding the ACT.
- Enhancing how we deliver imagery.
- Going to market end of 2025 to procure imagery (subject to approval).

9. Survey Control changes – General

- Levelling flat CRMs and other marks to an appropriate standard
- Place additional Temporary Benchmarks to support height surveys
- Provide improved horizontal position on existing KBMs
- Use any approved levelling method
 - Differential levelling with an optical or digital level, or total station
 - 3D EDM Height traversing – non-reciprocal trigonometric levelling
- Continue to use LCL3 levelling standard for cadastral work
 - Stratum Surveys as required by the Survey Practice Directions
- Use a new levelling standard for non-cadastral work
 - Datum Ground Level, Detail, Construction and Compliance surveys

See Guideline No. 2 for further details – Draft now released



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9. Survey Control System changes - Greenfields

Horizontal Control Surveys

- No change

Vertical Control Surveys

- LCL3 levelling standards will still apply
- 3 levelling method options available
 - Differential – Using an analogue or digital level plus staff
 - Differential – Total Station and prism on a pole
 - 3D, EDM Height traversing - Combined with the horizontal traverse

Registered Surveyors to:

- Perform or supervise all the field work
- Perform or supervise the Least squares adjustment
- Lodge a survey report, least squares adjustment reports, coordinates and RLs etc



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9. Survey Control System changes – Infill Vertical Positioning

Survey type	Levelling method options	Class and Order	Maximum misclose <ul style="list-style-type: none"> • Level runs & • On datum marks 	1 or 2 way levelling
Cadastral surveys Stratum	Differential levelling <ul style="list-style-type: none"> • Level or • Total Station 	LCL3	0.012√km metres	2 way
	EDM height Traversing	C3	0.012√km metres	2 way *
Non-cadastral surveys Datum Ground Level, Detail and building compliance	Differential levelling <ul style="list-style-type: none"> • Level or • Total Station 	LF (new)	0.018√km metres	1 way
	EDM height Traversing	LF (new)	0.018√km metres	2 way *

2-way* - This is 2-way levelling because a height difference is observed from each adjacent station/mark.

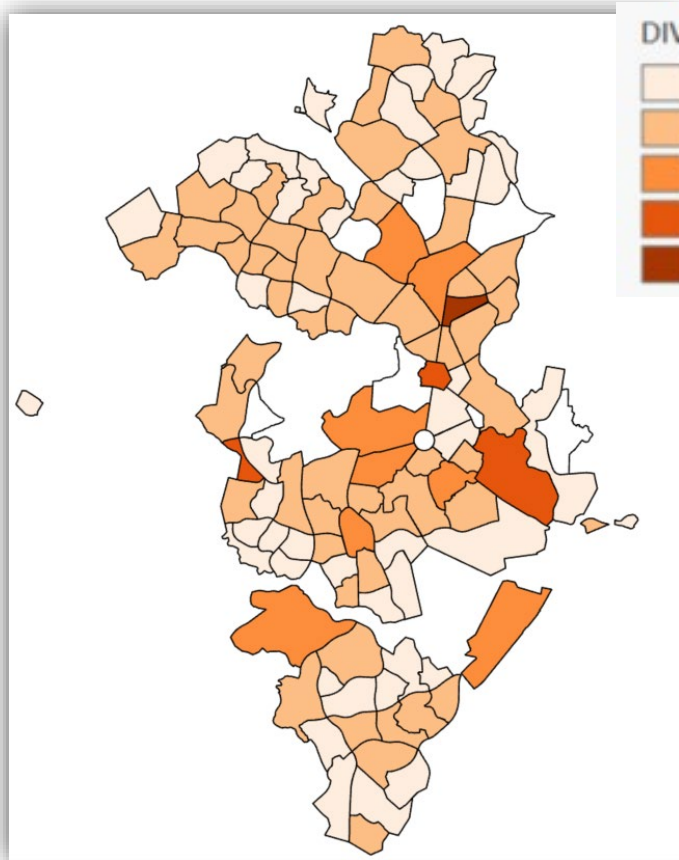
See Guideline No. 2 for further details – Draft now released



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9. Survey Control System changes – Priority Suburbs by DAs lodged

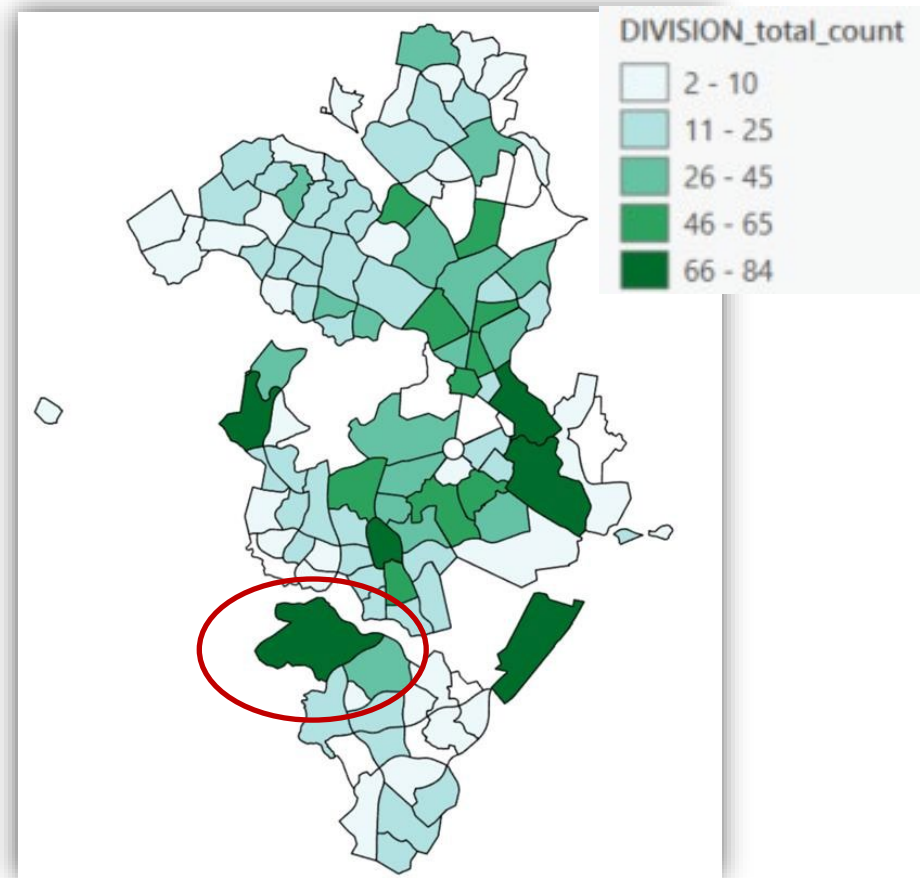


No. of DAs lodged per Division
after 1 Jan 2022

A growing trend in Kambah!!

Why?

- Many more blocks
- Is there another factor?



No. of DAs lodged per Division
after 1 Jan 2024

9. Survey Control System changes – Identifying Priority Suburbs

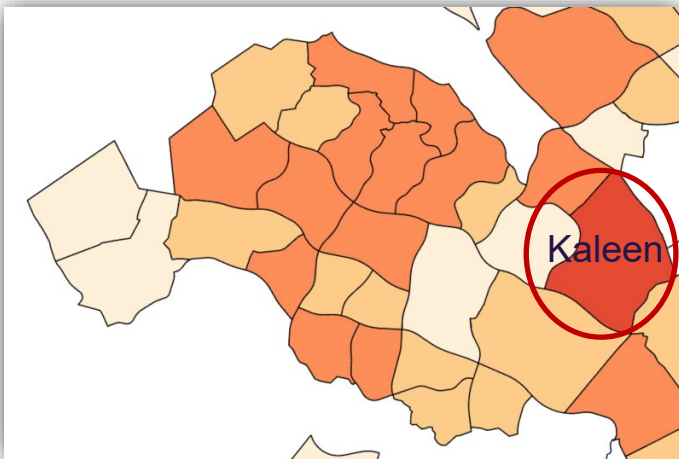
With blocks over the 800 square metre threshold for Class B Unit Title subdivision

There are about 40,000 such blocks in the ACT & more subdivisions on these blocks and Kambah has a very large number of these blocks

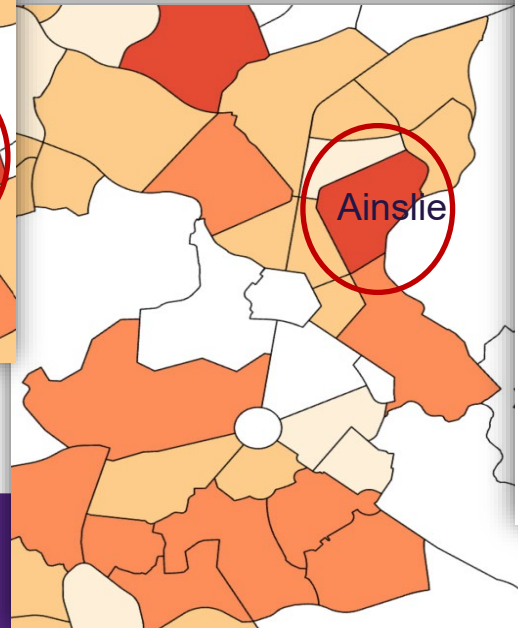
DIVISION_NAME_total_count

- < 200 blocks 800 sqm and larger
- 200 - 500 blocks 800 sqm and larger
- 500 - 1000 blocks 800 sqm and larger
- 1000 - 2000 blocks 800 sqm and larger
- > 2000 blocks 800 sqm and larger

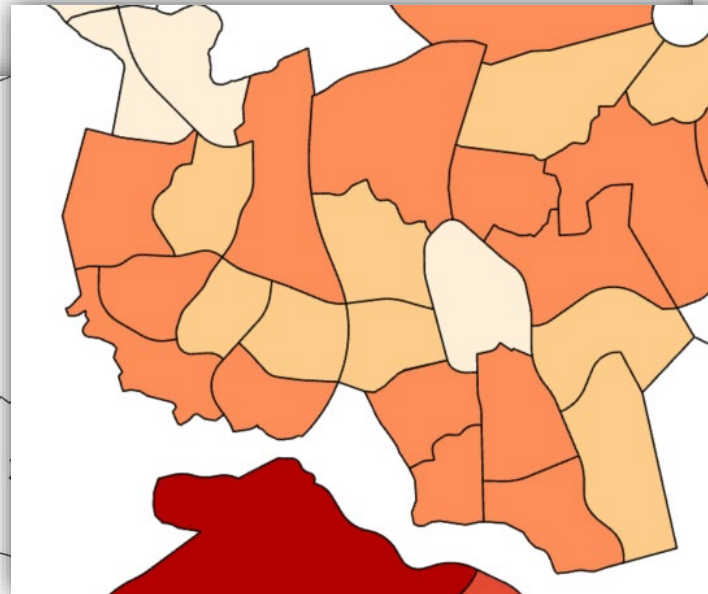
Belconnen



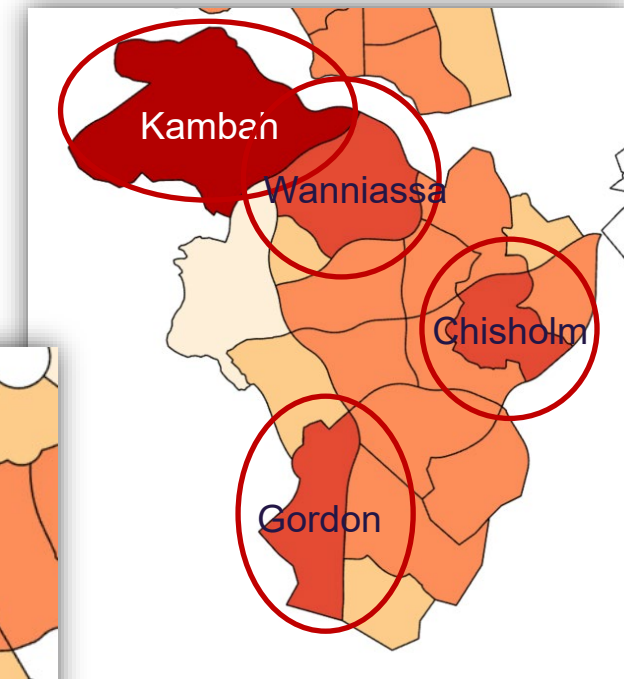
Canberra Central



Woden/Weston Creek



Tuggeranong



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9. Survey Control System changes – Contract work this financial year

Division (Suburb)	Type of work Methodology - Standard	Details
Garran	Differential - LCL3	Last Suburb under the existing levelling program. It is ready to go
Curtin (part) - Levelling	Differential – LF & possibly some LCL3 if required	Includes a lot of flat CRMs 1 st pilot Project
City - East	Traversing and levelling C3 and LCL3	All marks

Future levelling

- Differential Levelling includes using a level or total station
- Contract for pilot projects - Request for Expressions of Interest going out now
- The surveyor must verify all misclose requirements have been met
- Least Squares Adjustments and results will be checked by OSGLI staff



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9. Survey Control System changes – OSGLI Levelling Contracts

Division (Suburb)	Levelling Methodology - Standard	Details
Garran	Differential - LCL3	Last Suburb under the existing levelling program.
Pilot projects this financial year		
Curtin (part)	Differential – Probably LF & possibly some LCL3 if required	Includes a lot of flat CRMs

Notes

- Differential Levelling a surveyor may use a level or total station
- The surveyor must verify all misclose requirements have been met
- Least Squares Adjustments and results will be checked by OSGLI staff.
- Request for quotes are going out soon



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9. Survey Control System changes – What can you do?

- Tell us when marks are gone, damaged or disturbed
 - Report to OSGLI
- Assist with Preservation of Survey Infrastructure (POSI) work
 - Tell us when a project is likely to disturb marks
 - Suggestions for how implement it
 - Work with OSGLI
- Provide feedback on Guideline No. 2 to actplasurvey@act.gov.au



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10. OSGLI Legislation Program

Surveyors Act & Districts Act - Review late 2025

Guideline No. 2 – Cadastral control surveys

- Draft for consultation circulated – Seeking feedback asap

Guideline No. 8 - Preservation of Survey Infrastructure – Revision for Late 2025

Guideline No. 12 – Qualified Surveyors & Guideline No 13 – Supervision

- Review in late April 2025, following the BOSSI Supervision review

Guideline No. 22 – The Determination of Boundaries in the ACT

- Consultation Draft for circulation later in April 2025

Guideline No. 24 – Occupational Discipline: Compliance and Investigations.

- Consultation Draft circulated – Seeking feedback



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11. Examination Update

Timeframes

- Examination timeframes are currently being met
- DP Re-lodgement & Rejection timeframes are now:
 - Greenfield plans – 5 working days
 - Infill plans – 5 working days
 - Stratum plans – 10 working days
 - Rural plans – 10 working days
- UP examination of 10 working days will only commence once Class B unit data is lodged

Units Plans - easements

- Must show all Easements including TGEs
 - Where the TGEs are complex such as UPs over Stratum blocks, dimensions not required, show on relevant floor plan and refer to the TGE
- If the TGE is not yet registered, show easements on the UP as 'Proposed'

Easement Data

- A reminder that all easement data is required to be lodged including data for TGEs



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12. ACT Happenings

Lets Locate Canberra - Geospatial Taster Day

- 29 May 2025 at Geoscience Australia in Canberra
- A day of surveying and spatial for high school students to get a taste of our industry

ISNSW Day Seminar

- 27 June 2025. In Canberra
- 28 June 2025 – Scriveners Breakfast *
and tour of Mt Stromlo in the morning
- Save the date and
- See the ISNSW events calendar

* Weather dependent

BOSSI25_E096 DM1 - ISNSW Tri-State EOFY Seminar (NSW, ACT & VIC) - Save the Date

CPD Event Code: BOSSI25_E096 DM1

CPD Points: TBC



Start Date 27 June 2025

End Date 27 June 2025

Venue Mercure Canberra Belconnen

Contact Name ISNSW

Contact Email isnsw@surveyors.org.au



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12. ACT Happenings

OSGLI Event for Associate Surveyors

- This is your chance to discuss the issues that affect you in our profession
- Mid to late May 2025 (TBC) – Time starting about 5pm – Duration about 2 to 2.5 hours
- Yes, it will be free
- Presented in association with Consulting Surveyors NSW and ACSIS Ltd (Insurers)

Topics for discussion

Legal concerns of Associate Surveyors when co-signing plans

Defensible decision making for Associate Surveyors

Future training for Associate Surveyors

Your issues or concerns

- Let us know if you are interested in being part by emailing Surveyors.Registrar@act.gov.au by 29 April 2025



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The End