



Surveyor-General OF THE AUSTRALIAN CAPITAL TERRITORY

GUIDELINE No 1 (18/03/2010)

PARTIAL SURVEYS AND COMPUTED PLANS

1.0 INTRODUCTION

- 1.1 These guidelines should be read in conjunction with the current version of the Surveyors Practice Directions and the Standards and Specifications for Deposited Plans.
- 1.2 **DEFINITION:** For the purposes of these guidelines, a compiled plan is a plan suitable for registration as a Deposited Plan where some or all of the boundary measurements shown on the plan have been adopted from previous survey information, available on the public record, without additional field survey.
- 1.3 In deciding whether to prepare a compiled or partially compiled plan, the surveyor should bear in mind the basic requirement for any plan upon which a title is to be issued is that it be the result of an accurate survey. To this end, all boundaries contained in the plan should be surveyed or re-surveyed and marked in accordance with the Surveyors Practice Directions. However, it is recognised that in some instances for economic and/or practical reasons, it may be acceptable to compile or partially compile a plan from previous accurate survey information (See 1.7).
- 1.4 Surveyors wishing to seek advice on the appropriateness of a compiled plan, may submit an application to the Surveyor-General. It should be noted that the advice could cause delays while the matter is investigated.
- 1.5 It should be noted that the acceptance of a compiled plan or partial survey is a concession only, as the Surveyor-General is authorized to require lodgment of a full plan of survey.
- 1.6 At all times surveyors should prepare a plan upon which a secure title can be issued. For this reason surveyors should inspect the site for encroachments or improvements near, upon or by abutting land.
- 1.7 The sources of information that may be used in the preparation of a compiled plan are:
 - (i) Deposited Plans;
 - (ii) MS Plans that result from a survey and have been signed by a Registered Surveyor. If an unexamined MS plan is used, it is the surveyor's

- responsibility to ensure that the data used is valid, and to certify such in a report to the Surveyor-General; and
- (iii) other information on public record providing that all information relates to a field survey carried out in accordance with the Surveyors Practice Directions.
- 1.8 All new boundaries must be surveyed. The only exception to this criterion is in the preparation of Computed Plans. (See 4.0 Computed Plans).
- 1.9 Areas should be calculated from the information on the plan and not derived from an approximate or rounded out area shown on a prior plan.
- 1.10 The location of all easements should be shown on the plan. The origins of registered easements should be indicated.

2.0 COMPILED PLANS

- 2.1 Circumstances where a Compiled Plan may be acceptable include:
- (i) converting an MS plan to a DP - compiling information shown on an existing MS plan to create a new Deposited Plan;
 - (ii) conversion plan - preparing a plan which converts a rural identifier to an "urban" type block (i.e. a Block/Section/Division identifier); or
 - (iii) to complete a partial survey.
- 2.2 Compiled Plans are acceptable when:
- (i) the information that provides the basis of the compiled plan is shown to be reliable;
 - (ii) the orientation of all information used to compile the plan is the same or has a proven constant orientation datum difference; and
 - (iii) a partial survey is undertaken, the remainder of the subject land being large and uneconomical to re-survey (see 3.0 Partial Surveys).
- 2.3 Compiled Plans are not acceptable when:
- (i) any boundary shown on the plan has not been previously surveyed in accordance with the Surveyors Practice Directions;
 - (ii) the information on the plan of survey used as the basis of the compilation is shown by other plans on public record to be unreliable or in doubt;
 - (iii) there are natural features, occupations or improvements on the ground near or across the boundary of the subject land that are not shown on a previous survey;

- (iv) they are based on adjoining plans which do not interconnect in such a way as to confirm the accuracy and compatibility of the information used;
- (v) the subject land is in a closely built-up locality, such as a central business district, where the survey information on public record is not up-to date or is inadequate, or survey marks or monuments have been lost or destroyed; or
- (vi) consolidating two or more existing urban blocks.

3.0 PARTIAL SURVEYS

- 3.1 A Partial Survey is one where only part of the parcel/s delineated in the plan is surveyed. The boundary information for the remainder of the land in the plan being compiled from existing source information on the public record.
- 3.2 Partial Surveys are generally undertaken where the remainder of the land, or balance of title, is large and costly to resurvey.
- 3.3 The Partial Survey will embrace all new boundaries. It will also define all existing boundaries that are intersected by a new boundary or on which a new boundary terminates. See also Direction 21 of the Surveyors Practice Directions.
- 3.4 The criteria listed in Clauses 2.2 and 2.3 above also apply to the compiled part of partial surveys.
- 3.5 Closure of the compiled remainder of a Partial Survey should be within the limits specified in Direction 32 of the Surveyors Practice Directions. In extenuating circumstances, the Surveyor-General may give dispensation on this requirement.

4.0 COMPUTED PLANS

- 4.1 Computed Plans may be either:
 - (i) a Head Lease plan to exist for only a short period of time and used during the broadacre development project;
 - (ii) a District Plan showing the new or amended boundaries of a District; or
 - (iii) a Divisional Plan showing the new or amended boundaries of a Division.
- 4.2 Prior approval for the preparation of a computed plan **MUST** be obtained from the Surveyor-General. Requests for approval to compute a Head Lease Plan should provide full details of:
 - (i) the purpose of the plan and of the leases that will be derived from that plan, and what is the life expectancy of the plan and the leases;

- (ii) the potential for all lines and corners to be surveyed on the ground at some point in time;
 - (iii) how the proposed blocks on the plan will be related to the existing cadastre and/or survey control; and
 - (iv) how any encumbrances and improvements will be dealt with by the plan.
- 4.3 Computed Plans are generally prepared in part from existing survey information, other design data, and/or information contained in the ACT Government's digital cadastral database (ACTMAP).
- 4.4 The following conditions will apply to any approval to submit a Computed Plan for a Head Lease:
- (i) the use is limited to defining holding leases for land development purposes and their duration is finite (ie. they will be replaced by normal subdivision plans at the end of the development process);
 - (ii) the necessity for some boundaries to be marked on the ground may never arise;
 - (iii) co-ordinates are not to be shown on the plan;
 - (iv) there must be sufficient connections to the existing cadastre, as shown on a deposited plan, and to established survey control where available; and
 - (v) all legal encumbrances are to be shown.

5.0 CONTACT:

Surveying and Spatial Data Section – ACT Planning and Land Authority

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ACTPLA Surveyor's web site:

http://www.actpla.act.gov.au/tools_resources/maps_land_survey/surveying_data/surveyors_information

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