

NOTICE TO SURVEYORS T9/2001

MISCELLANEOUS PLAN ISSUES

This notice covers some of the more commonly asked questions about deposited plans and should clarify some of the issues.

Conversion Plans

“Conversion Plans” prepared outside of DOLA as a result of Notice to Surveyors T2/2001 are to be prepared to the normal drafting standards outlined in the Survey and Plan Practice Manual.

Due to the high volume of Conversion Plans being prepared by DOLA for SmartRegister purposes such plans may not necessarily always meet the normal drafting standards. As a minimum, Conversion Plans prepared by DOLA will match the standard of the paper title sketches.

Conversion plans prepared outside of DOLA need to be supported by the surveyor’s “compiled” certificate and they will be cross-indexed with the normal “compiled” annotation. Conversion plans prepared by DOLA will be cross-indexed onto Survey Index Plans without any fieldbook number or “compiled” notation (ie. only the deposited plan number will be shown).

Connections between Severances

Where practical, connections between severances should be shown on deposited plans. Ideally, severances should have separate lot numbers but this may not always be possible as planning approval would usually be required or there may be taxes or charges involved. The position of parcel severances is defined by the abutments. Any connections between severances shown on a plan are subsidiary to the abutments.

CSD files need to supply “relativity” between any severances captured. This could be achieved by a traverse through cadastral alignments; a single calculated tie or severances may be captured using relative coordinates.

Multiple Lot Titles

The Registrar's requirements for depicting any residue land as balance lots is set out in regulation 5(2) of the Transfer of Land (Surveys) Regulations 1995 (Notices to Surveyors T6/2000 and T2/2001 also refer). This requirement also applies to subdivisions involving multiple lot titles.

It is possible to separate a multi-lot title into its individual lots. This may be a desirable course of action for some developers.

Number of Sheets for Subdivisions

Regulation 10 of the Transfer of Land (Surveys) Regulations 1995 limits the number of sheets in a deposited plan to 4 unless the Inspector of Plans and Surveys or an authorised land officer approves a greater number of sheets.

A deposited plan with a purpose of "Subdivision" may be comprised of an unlimited number of sheets. The principle criteria to use when preparing such plans is the clarity and accuracy of the information depicted.

Where it is intended that plans of lengthy roads, pipeline and powerline easements, and other infrastructure corridors involve more than four sheets, prior approval of the number of sheets used will be required. In remote areas where parcels are very large the plans should be limited to each individual parcel.

Replacement Plans

DOLA's policy on Replacement Plans is set out in item 2 of Notice to Surveyors T7/2000. By way of clarification, "a delegated officer" would normally be the Supervisor in charge of the plan audit. The Supervisor would have discretion in almost all situations. If a plan had not been audited, then a Replacement Plan (and CSD file) would usually be accepted without question. Where a plan had been audited the Supervisor would assess whether a Replacement Plan would necessitate a complete re-audit of the plan. The circumstances may vary in individual situations.

WAPC Approval Box

The Department for Planning and Infrastructure has requested that all plan forms (deposited plans and strata/survey-strata forms) be amended by deleting the term "For Chairman" in the WAPC Approval box and inserting "Delegated Under S.20 WAPC Act 1985".

Surveyors that draft their own deposited plan forms are requested to make the above change. Deposited plan forms distributed by the State Law Publisher will be amended as stocks are replenished.

Strata and survey-strata plan forms cannot be changed until the Strata Titles General Regulations 1996 are amended.

Encumbrances and Notifications over Vesting Lands

Where notifications under Section 12A of the *Town Planning and Development Act 1928* (TP&D Act) or Section 70A of the TLA affect vesting land in a new development surveyors are reminded that they **must** consult the appropriate Regional Manager at DOLA to confirm that the notification can subsist. Item 14.140 of the *Survey and Plan Practice Manual* refers.

Although easements under Section 27A of the Town Planning and Development Act 1928 may subsist automatically, other encumbrances need to be referred to the Regional Manager also.

Section 70A Notifications

The Water Corporation have requested that when Section 70A Notifications are recorded in the "Interests & Notifications" schedule of deposited plans and strata/survey-strata plans then the name of the Public Authority be recorded in the "Benefit to" or "Comments" columns of the schedule.

This is particularly important in situations where there may be more than one notification applicable.

Allotment Numbers For Vesting Lots and Land Acquisitions

Where a subdivision or land acquisition involves land that is to vest in the Crown under Section 20A of the *Town Planning and Development Act 1928* or where land is to dedicate as road following an acquisition under the *Land Administration Act 1995*, surveyors are requested to contact DOLA's Central Issuing Office to obtain the appropriate lot numbers for the relevant lots.

This is an interim requirement that will continue until DOLA is able to decommit from its mainframe computer system. This is likely to occur in late 2002.

Where land vests in the Crown on a strata/survey-strata plan the plan requirements are set out in Notice to Surveyors T5/2001. In these cases the plan is also allocated a deposited plan number and lot numbers are to be obtained from DOLA for the “lot on deposited plan” parcel identifiers for the vesting lands.

**BARRY CRIBB
INSPECTOR OF PLANS AND SURVEYS**

24 October, 2001