



Surveyor-General OF THE AUSTRALIAN CAPITAL TERRITORY

GUIDELINE No. 7 (18/03/2010)

CADASTRAL PLAN TYPES

1.0 INTRODUCTION

The ACT Planning and Land Authority (ACTPLA) holds a large number of survey plans that are on the public record. Although these plans are not used for the creation of title, the information shown may provide valuable evidence for the relocation of boundaries in the future.

A charting layer of these survey plans is now available in ACTMAPi under the *Survey Infrastructure* mapping layer, and should be used by surveyors when searching for cadastral information. Although they may prove useful, extreme care must be taken when using plans that have either not been signed by a registered surveyor and/or have not undergone examination by ACTPLA, or its predecessor.

The various plan types are listed below, along with a description of each.

2.0 ORIGIN OF MARKS FOUND

When preparing a plan of survey, generally only Deposited Plans, Xplans, examined MS Plans or Territory Border Plans will be shown as the origin of survey marks used for cadastral redefinition. If a surveyor finds a mark that appears on one of the other plan types, then usually the field book number is to be shown as the origin of the mark.

Clause 56(3) of the *Surveyors Practice Directions* requires a surveyor to disclose any doubt, discrepancy or difficulty encountered in a survey on the plan or in an accompanying report. If any of the cadastral plan types, other than the above-mentioned plans, are used for cadastral redefinition they should be referred to in the report.

3.0 PLAN TYPES

3.1 Territory Border Plans

The survey of the border of the Federal Capital Territory (now the ACT) is shown on plan FC18 (13 sheets), copies of which were also lodged with the NSW Land Titles Office. The original Field Books of this survey are held by ACTPLA and are

listed on the ACT Heritage Register and high resolution scanned copies of the Field Books are available on the ACTPLA website.

Following the 2003 bushfires, ACTPLA received funding to survey and remark the most damaged section of the border. The re-survey remarked the border from Mt Gingera to Mt Coree along the western border, then north-easterly to One Tree Hill, covering approximately 67km in total. The original survey placed a substantial reference mark at every mile of the border, therefore each plan of the re-survey generally covers a mile of the border. Each plan of re-survey is signed by registered surveyor, was fully examined and is certified by the ACT Commissioner for Surveys/Surveyor-General and the NSW Surveyor-General. The cadastral information shown on Territory Border Plans can be used for re-establishing the ACT/NSW border. Copies of these plans were also lodged with the NSW Land Titles Office, and are DPs in that state.

Example: TBP16 Mouat (this is re-survey from the “15 Mile” mark to the “16 Mile” mark, originally performed by Mr Surveyor Mouat).

3.2 Xplans

An Xplan is a Plan of Survey that has been lodged with ACTPLA for examination, prior to becoming a DP. Upon initial lodgement, the plan is issued an Xplan number for tracking and identification purposes. There is no correlation between the Xplan number and the subsequent Deposited Plan number.

With the current system of electronic plan lodgement, the initial Xplan is not signed or dated by the registered surveyor until the plan examination is complete. Extreme caution must be used when using an unsigned Xplan.

After the plan has passed the examination process, the final film copy is signed and dated by the surveyor. It is then initialled in the bottom left by the plan examiner and then certified by the Surveyor-General. The Xplan is now ready to become a DP, and can be used with the knowledge that the information contained on the plan is as correct as possible.

Xplan information is not contained in the new cadastral charting layer within ACTMAPi. To obtain the current Xplan, DP or Units Plan number, either click on the block to return a Feature Attributes query, or when in the Survey Infrastructure layer simply move the mouse pointer over the block for the Tool Tip to appear showing a list of plans relevant to the block.

3.3 Miscellaneous Survey Plans (MS Plans)

These plans of survey, for various reasons, have not been lodged at the Land Titles Office (LTO), however the cadastral information shown on MS Plans can be useful for re-establishing land boundaries. Surveyors can refer to and use the information

contained in an MS Plan provided that the MS Plan has been certified correct (signed) by a registered surveyor. An MS Plan can also be used as a basis for compilation if it has been examined and bears the Surveyor-General's or Commissioner's signature, however it is the responsibility of the surveyor to ensure that the information sourced from the MS Plan is reliable and correct.

Example: MS1503

3.4 Investigation Survey Plans – Non series

These surveys are undertaken by government surveyors to resolve uncertainties in boundary definition. If appropriate, the plan of survey is placed on public record as an Investigation Survey Plan. They are not used for title description or issue of title, however they may prove useful for cadastral redefinition. Some, but not all of these plans have been examined.

Example: INV8

3.5 Investigation Survey Plans – Series

The surveys for the series Investigation Survey Plans were undertaken by government surveyors between 1986 and 1988, covering many suburbs in the Canberra Central District. These surveys were carried out:

- to connect the survey control network (CRMs and SRs) into the cadastre;
- to resolve cadastral definition issues in known problem areas; and
- for upgrading the digital cadastral database to SG/AG coordinates.

The information shown on the series Investigation Survey Plans has been proven to be useful for locating cadastral reference marks, however extreme care must be exercised when using these plans to redefine the cadastre. This is because:

- the series Investigation Survey Plans are based on the survey control mark network azimuth using SG/AG coordinates, while the cadastre within the Canberra Central District is based on the original radial survey using City coordinates. These are not precisely mathematically compatible with each other, and small differences in orientation and adjustment exist between the two systems;
- not all of the reference marks and cadastral monuments existing at the time where located during the surveys; and
- the series Investigation Survey Plans did not undergo plan examination.

Example: INV C20900-60450

3.6 Miscellaneous Plans (MISC Plans)

This plan category allowed surveyors to place survey information on public record prior to the establishment of the MS Plan series for cadastral information. Some older Deposited Plans (DPs) that were cancelled were converted to Miscellaneous Plans (eg: MISC582 was previously DP812), while other plans, for various reasons,

were not lodged at the Land Titles Office (LTO). The cadastral information shown on MISC Plans may be useful for re-establishing land boundaries. It is the responsibility of the surveyor to ensure that information sourced from an MISC Plan is reliable and correct.

Example: MISC441

3.7 Radial Investigation Plans

This plan series was an investigation and redefinition of many of the radial lines shown on Mr Surveyor Mouat's original "Plan of MAIN AXIAL LINES – CANBERRA - FEDERAL CAPITAL CITY". The initial 57 Radial Investigation Plans were surveyed by Mr Surveyor K. Morgan between May 1953 and November 1956.

Example: RAD28

3.8 Road Survey Plans – Rural and Urban

Unlike in NSW, the ACT does not register road plans as DPs. Both the urban and rural Road Survey Plans are an ad-hoc series of surveys identifying land that is or will be opened as a public road, where the extent of the road was not shown on a DP.

Examples: RP1001 (rural Road Survey Plan), RSP12 (urban Road Survey Plan)

3.9 Railway Plans

The railway plans were prepared for the gazettal of the railway corridor through the ACT.

Example: Rly22b

3.10 CM Sheets (Control Marks)

These plans are primarily for the co-ordination of survey control marks, however some may be useful for cadastral redefinition purposes and for redefining the radial lines.

Example: CM244

3.11 RM Sheets

These plans are primarily for the co-ordination of survey control marks, however some show connections to cadastral reference marks and may be useful for cadastral redefinition purposes.

Examples: RM3601, RM3605

4.0 OTHER SOURCES OF CADASTRAL INFORMATION

The ACT Planning and Land Authority also holds a large number of other types of survey information that is on the public record. This includes Field Books, certified copies of NSW Portion Plans, other early survey plans and Computation Sheets. These are all available through the ACTPLA Plan Room.

Deposited Plans, Units Plans and Sub-lease plans are available through the Land Titles Office. Copies of Deposited Plans are also available through the ACTPLA Plan Room.

5.0 ADVICE ON CADASTRAL PLANS

Questions relating to the use of the various types of cadastral investigation plans can be directed to the Surveyor-General (ph: 6207-1965).

Plans of the types mentioned above can be purchased from the ACTPLA Plan Room, Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson. The email inbox where you should direct your inquires and search requests is actpla_planroom@act.gov.au.

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