NORTHERN TERRITORY OF AUSTRALIA

Directions under *Licensed Surveyors Act*

The Surveyors Board of the Northern Territory of Australia:

a) under section 47(1) of the *Licensed Surveyors Act* and with reference to section 43 of the Interpretation Act, revokes the Survey Practice Directions 2003- Surveys Outside Coordinated Survey Areas; and

b) under section 47(1) of the Act, gives the following directions with respect to the practice to be followed by licensed surveyors in making land and unit title scheme boundary surveys outside coordinated survey areas and preparing plans showing the results of those surveys.

The common seal of the Surveyors Board of the Northern Territory of Australia is affixed in pursuance of a resolution of the Board authorising the seal to be affixed passed on 15th May 2014.

Chairperson

Member

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* Notified in the *Northern Territory Government Gazette* on 2014.

NORTHERN TERRITORY OF AUSTRALIA

SURVEY PRACTICE DIRECTIONS 2014 – SURVEYS OUTSIDE COORDINATED SURVEY AREAS

SURVEY PRACTICE DIRECTIONS 2014 – SURVEYS OUTSIDE COORDINATED SURVEY AREAS

PART 1 – PRELIMINARY

1. Title
2. Definitions
3. Supervision

PART 2 – SURVEY PRACTICE

4. Use of GNSS measuring Equipment
5. Standardisation of instruments
6. Datum line
7. Datum marks for establishing new CRMs
8. Comparisions between CRMs
9. Connection to geodetic mark or CRMs
10. Isolated parcels

PART 3 – BEARINGS

11. Bearings

PART 4 – DEFINITION AND REDEFINITION OF BOUNDARIES

12. Unit Boundaries for UTS surveys
13. Excesses and deficiencies
14. Comparison with original
15. Original marks and measurements
16. Re-marking
17. New Curved Boundaries

PART 5 – MARKING AND REFERENCING

Division 1 – General

18. Boundary Survey marks
19. Parcel numbers on survey marks
20 Unique numbering on long line surveys
21. Reference marks
22. Finders
23. CRM marking

24. Unique numbering of CRMs
25. CRM recovery
26. CRM density
27. Non-compliance with boundary and reference marking

Division 2 – Marking in urban areas

28. Marking angles and bends
29. Intermediate marks
30. Reference marking

Division 3 – Marking in rural areas

31. Marking angles and bends
32. Intermediate marks
33. Parallels of latitude
34. Reference marking in rural areas
35. Boundary indicators

PART 6 – ACCURACY OF SURVEYS

36. Limiting error of closure
37. Angular closure
38. CRM Surveys

PART 7 – FIELD NOTES, PLANS, REPORTS AND OTHER DATA

39. Rounding off
40. Offsets to improvements, occupation or structural elements
41. Field notes
42. Calculation of parcel areas
43. Recording of areas
44. Original plans
45. Compiled plans
46. Damaged plans
47. Survey reports and other data
48. New CRMs
49. Non-compliance with directions

SURVEY PRACTICE DIRECTIONS 2014 – SURVEYS OUTSIDE COORDINATED SURVEY AREAS

PART 1 – PRELIMINARY

1. Title

These Directions may be referred to as the Survey Practice Directions 2014 – Surveys Outside Coordinated Survey Areas.

2. Definitions

In these Directions, unless the contrary intention appears –

"base or parent" parcel refers to the parcel that is being subdivided into units under the *Unit Title Schemes Act*

"CRM" means a coordinated reference mark, being a tertiary level geodetic mark, approved and registered by the Surveyor-General, with geographical coordinate values in the approved geodetic datum;

"GNSS" means measuring equipment that operates in global navigation satellite systems;

"structural element" in UTS surveys ***generally*** means the outer surface or face of – floors, ceilings, walls, doors or windows (other than where incorporated into a wall, when the boundary would be collinear or coplanar with wall), balustrades or railings, edge of a floor or concrete base not abutting a wall, corners within a building or structure defined by the centres of posts which are structurally required for the building or a wall ; and other structural elements similar in nature to the previously mentioned as approved by the Surveyor General.

"survey" may also mean a subdivision survey under the *Unit Title Schemes Act*

"surveyor" means a surveyor licensed under the Act;

"true mid bearing" is the true bearing of a line at a point midway along the line.

"unit" means a lot as described in section 4 of the *Land Title Act*

"UTS survey" means a survey under the *Unit Title Schemes Act*

3. Supervision

A surveyor who employs a person to carry out surveys must ensure that they supervise, oversee and direct the survey work to ensure that the survey is carried out in accordance with these Directions.

PART 2 – SURVEY PRACTICE

4. Use of GNSS measuring equipment

A surveyor must comply with the document "Standards and Guidelines for the use GNSS for Cadastral Surveys within the Northern Territory." If a surveyor wishes to perform a survey in a manner not in accordance with this document then the surveyor must have applied for and received, before the survey or lodgement of survey plan, permission from the Surveyor-General.

5. Standardisation of instruments

(1) A surveyor must ensure that equipment used during surveys is correctly adjusted, correctly standardised and correctly calibrated before use.

(2) A surveyor must, every 12 months, verify distance-measuring equipment, including GNSS, against a standard acceptable to, and in a manner approved by, the Surveyor-General.

6. Datum line

(1) Subject to sub clause (2), a surveyor is to ensure that a datum line, consisting of at least 3 reasonably spaced original marks or groups of marks, is adopted for each survey.

(2) The surveyor must ensure that sufficient work is carried out to confirm that the marks are in their original purported positions or that they can be related to their original positions.

(3) For a UTS survey, a surveyor is not required to survey a datum line if *all* of the base or parent unit boundaries have been surveyed and defined by structural elements in an original UTS survey.

7. Datum marks for establishing new CRMs

(1) A surveyor must ensure that a minimum of –

(a) 3 CRMs; or

(b) 3 geodetic control marks of higher accuracy,

are used as datum stations for the establishment of new CRMs.

(2) A surveyor must ensure that suitable survey techniques are used to ensure the accuracy requirements specified in clause 38 are achieved for CRM surveys.

8. Comparisons between CRMs

If a surveyor determines that the geographical coordinates of existing CRMs or geodetic control marks of a higher accuracy are different from the approved and registered geographical coordinates by more than the limit set out in clause 38, the surveyor must –

(1) ensure the measurement is confirmed; and

(2) advise the Surveyor-General of the discrepancy and resolution in accordance with clause 48(4)

9. Connection to geodetic mark or CRMs

(1) If new CRMs are not required, then the surveyor must, ensure that the land or parcel or unit being surveyed is connected to the nearest geodetic mark or CRM by either direct measurement, well-conditioned bearings, or GNSS observations. This clause is not applicable to a UTS survey wholly defined by structural elements.

(2) If there are insufficient existing CRMs or geodetic marks to enable the establishment of a new CRM, then the new CRM may be established by an alternative method that is approved by the Surveyor-General.

10. Isolated parcels

A surveyor must ensure that the survey of the subject land or parcel or unit is connected by field survey or calculation to an existing survey, geodetic mark or CRM, and if practicable some previously surveyed or calculated parcel corner.

PART 3 – BEARINGS

11. Bearings

(1) A surveyor must ensure that bearings of the datum line are –

(a) taken from the datum survey either directly or by calculation from stated dimensions; or

(b) obtained from astronomical or GNSS observations.

(2) A surveyor in urban areas must ensure that a bearing datum from an existing survey is used.

(3) A surveyor must ensure that true mid bearings are used in rural areas.

(4) If there is a conflict between bearings, the surveyor must show observed and original bearings in survey report refer to clause 37(3) and indicate which is adopted.

(5) A surveyor must ensure that when a survey extends more than 10 km from the datum line, astronomical or GNSS observations for azimuth are made at intervals of not more than 10 000 metres.

(6) Where possible a surveyor must ensure that the bearing of the datum line is used to obtain all other bearings

PART 4 – DEFINITION AND REDEFINITION OF BOUNDARIES

12. Unit Boundaries for UTS surveys

(1) Base or parent unit boundaries will be surveyed and defined by bearing and distance if there are no structural elements to reference the boundary.

(2) Survey marks must be placed to delineate base or parent unit boundaries if there are no structural elements to reference the boundary.

(3) All unit boundaries will be defined by bearing, distance and survey marks if there are no structural elements to define, describe or reference the boundary.

(4) Unit boundaries described by a plane (horizontal or vertical limits) that are not defined by structural elements will be dimensioned by distance(s) and referenced to a structural element or reference plane such as Australian Height Datum.

13. Excesses and deficiencies

(1) If existing title boundaries are redefined by measurement by a surveyor, the surveyor must, unless there are other considerations, ensure that an excess or deficiency in measurement is proportioned between the parcels of land or units to which the existing title boundaries relate.

(2) In proportioning a measurement under sub clause (1), the surveyor must ensure that road widths and alignments are maintained and original marks are given priority.

14. Comparison with original

(1) If a surveyor –

(a) measures between marks from a previous survey; and

(b) observes a measurement that differs from the previous measurement by an amount that, when compared with the original distance, exceeds the limiting error of closure set out in clause 36,

the surveyor must ensure that –

(c) the measurement is confirmed by re-measuring the line; and

(d) both results are recorded in the field notes.

(2) If a surveyor measures a line to be within the limiting error of closure set out in clause 36, the original distance should be adopted.

15. Original marks and measurements

(1) A surveyor must endeavour to survey all original survey marks in the immediate vicinity of the survey required for the re-definition of the adopted alignments or measurements.

(2) A surveyor may adopt a "per original" measurement if the subject survey line has been partly surveyed or calculated and the original surveyed line has been surveyed with standardised distance measuring equipment or GNSS.

16. Re-marking

A surveyor must ensure that when a boundary is resurveyed, the boundary is marked in the same manner as a new boundary but does not require referencing.

17. New Curved Boundaries

New curved boundaries are only permitted for UTS surveys and must be defined or referenced to a structural element.

PART 5 – MARKING AND REFERENCING

Division 1 – General

18. Boundary Survey marks

(1) A surveyor must ensure that a survey mark is constructed of concrete, steel or hardwood or another material that will resist destruction by fire, decay and termites,

(2) For a UTS survey the surveyor must ensure that a survey mark is placed at boundary corners of a unit if the boundary or corners of the unit are not defined or referenced by a structural element,

(3) A surveyor must ensure that a survey mark is in the form of –

(a) a peg – being a white-painted, flat-topped mark not less than 0.05 metre square and 0.35 metre in length, driven at least 0.25 metre into the ground;

(b) a steel peg – being a white-painted, steel star dropper not less than 0.6 metre in length driven at least 0.45 metre into the ground;

(c) another mark that is approved by the Board from time to time.

(4) If all of the marks specified in sub clause (3) are impracticable or unsuitable in a particular case, a surveyor may place or adopt marks of equivalent durability and stability and satisfy the requirements of clause 27.

19. Parcel numbers on survey marks

(1) A surveyor must ensure that a survey mark is clearly and durably marked with –

(a) the lot, portion, section or unit number of the parcel being surveyed; and

(b) the lot, portion, section or unit number of the adjoining parcels.

(2) A surveyor must ensure that if a survey mark defines the boundary of a road, the letter "R" is used as a distinguishing mark.

(3) A surveyor may only mark a survey mark – by stamping the numbers onto a metal tag of not less than 0.001 metre thickness and attaching the tag securely to the survey mark.

20. Unique numbering on long line surveys

(1) A surveyor must ensure that, on long line surveys, each survey mark is clearly and durably marked with a unique, consecutive number.

(2) A surveyor must ensure that the unique number on the survey mark is marked by –

(a) stamping the number onto the concrete block; or

(b) stamping the number onto a metal tag of not less than 0.001 metre thickness and attaching the tag securely to the survey mark or adjacent to the mark.

21. Reference marks

(1) A surveyor must ensure that a survey reference mark is in the form of –

(a) a spike – being a steel or iron spike not less than 0.008 metre in diameter and 0.2 metre long, driven flush into a paved surface, if practicable, or driven not less than 0.1 metre below an unpaved surface;

(b) a nail – being a broad-headed nail driven or set into concrete or another durable medium, but not placed in the natural surface of the ground;

(c) a concrete block – being a plaque, spike, or steel peg, set in concrete, whether poured in situ or precast, which may be placed flush with or below the ground, depending on the nature of the surface;

(d) a drill hole – being a hole not less than 0.005 metre in diameter and 0.01 metre deep, drilled into a kerb or other substantial concrete structure and with wing(s) not less than 0.05 metre long cut on the side of the hole to indicate its position;

(e) another mark approved by the Board from time to time.

(2) If all of the marks specified in sub clause (1) are impracticable or unsuitable in a particular case, a surveyor may place or adopt marks of equivalent durability and stability and satisfy the requirements of clause 27.

22. Finders

(1) A surveyor must ensure that, at each peg, a finder that is –

(a) a fence spacer not less than 0.9 metre long; or

(b) a white-painted, 0.025 metre square wooden stake not less than 0.9 metre long,

is driven firmly into the ground.

23. CRM marking

(1) A surveyor must ensure that a CRM is constructed of a material that will resist destruction by fire, decay and termites.

(2) A surveyor must ensure that a CRM is in the form of –

(a) a brass plaque, stamped with the unique CRM number, that is –

(i) centrally set in situ on the surface of a concrete block that is precast or in situ and that has a concrete frustum that consists of –

(A) if the block is set in stable ground – a truncated pyramid or cone the minimum dimensions of which are 0.2 metre diameter at the top, 0.3 metre diameter at the base and 0.45 metre deep; or

(B) if the block is set in unstable ground – a cylindrical shape the minimum dimensions of which are 0.2 metre diameter and 0.7 metre deep; or

(ii) securely affixed to an existing, stable, concrete structure;

(b) an existing concrete block, post or a drill hole with wings in a substantial concrete structure that is able to be stamped or have affixed to it an identification tag marked with the unique CRM number; or

(c) another mark approved by the Surveyor-General from time to time.

(3) A surveyor is to ensure that, a locality and warning plate which indicates that a CRM is in the vicinity, is to be affixed to a substantial structure and placed adjacent to the CRM.

(4) A surveyor must ensure that the CRM is suitably located for GNSS observations, adjacent to land or unit boundaries, and in a location that is safe for survey observations.

24. Unique numbering of CRMs

(1) A surveyor must ensure that each CRM is clearly and durably marked with a unique number in accordance with this clause.

(2) The unique number is to consist of –

(a) a maximum of 10 uppercase alpha/numeric characters; and

(b) a combination of the survey number allocated by the Surveyor-General and a number for the mark being placed.

Example: S01064125 would uniquely describe a CRM numbered 125 placed for survey S2001/064.

(3) A surveyor must ensure that the unique number on the CRM is marked by –

(a) stamping the number onto the brass plaque, concrete block; or

(b) stamping the number onto a metal tag of not less than 0.001 metre thickness and attaching the tag securely to the concrete block or adjacent to the drill hole.

25. CRM recovery

(1) A surveyor must ensure that measurement is made to a minimum of 2 recovery marks for each CRM.

(2) A surveyor must ensure that the recovery marks are at a distance no greater than 20 metres from the CRM.

(3) A surveyor must ensure that the recovery marks are at locations where the likelihood of disturbance or destruction is kept to a minimum.

(4) A surveyor must ensure that the recovery marks consist of –

(a) a new or existing spike – being a steel or iron spike, not less than 0.008 metre in diameter and not less than 0.2 metre long, driven flush into a paved surface, where practicable, or driven not less than 0.1 metre below an unpaved surface;

(b) a new or existing drill hole – being a hole, not less than 0.005 metre in diameter and not less than 0.01 metre deep, drilled into a kerb or other substantial structure and having wings not less than 0.05 metre long cut on either side of the hole to indicate its position; or

(c) another mark as approved by the Surveyor-General from time to time.

26. CRM density

(1) A surveyor must ensure that in urban areas CRMs are placed at intervals of not more than 200 metres and at road intersections or at a density, or at a location, prescribed by the Surveyor-General.

(2) A surveyor must ensure that in rural areas CRMs are placed at intervals of not more than 1 000 metres and at road intersections or at a density, or at a location, prescribed by the Surveyor-General from time to time.

27. Non-compliance with boundary and reference marking

(1) A surveyor may apply to the Surveyor-General for approval to mark or reference boundaries otherwise than in accordance with a clause in this Part, by lodging with the Surveyor-General an application, prior to commencement of survey, that –

(a) states why the manner in which it is proposed to mark or reference the boundaries ought to be approved for use instead of the markings specified in a clause in this Part; and

(b) describes the manner in which it is proposed to mark or reference the boundaries

(2) A surveyor may, during a survey, only mark or reference boundaries otherwise than in accordance with a clause in this Part if the Surveyor-General approves the marking before lodgement of the plan.

Division 2 – Marking in urban areas

28. Marking angles and bends

A surveyor must ensure that, in an urban area, each angle, bend or corner of a section, portion, lot, or unit not defined or referenced by a structural element, is –

(1) if the area of the section, portion, lot or unit is not more than 1 hectare – marked by a peg;

(2) if the area of the section, portion, lot or unit is not more than 10 hectares – marked by a peg or a steel peg;

(3) if the area of the section, portion, lot or unit is more than 10 hectares – marked by a steel peg.

29. Intermediate marks

A surveyor must ensure that intermediate pegs are placed on all boundary lines or for those which are not defined or referenced by structural elements, so as to ensure that the distance between marks is not more than 100 metres.

30. Reference marking

(1) A surveyor must ensure that one or more reference marks are placed at sufficient points on street boundaries to ensure that groups of reference marks are not more than 200 metres apart.

(2) If an urban lot is more than 1 hectare in area, a surveyor must ensure that sufficient reference marks are placed on each boundary of the lot (other than the road boundaries) to ensure that the reference marks are not more than 200 metres apart.

(3) A surveyor must ensure that generally a reference mark is placed not more than 20 metres from the mark to which it is referenced.

(4) A surveyor must ensure that where traverse points are to be shown on a plan of survey, they consist of an approved mark.

Division 3 – Marking in rural areas

31. Marking angles and bends

A surveyor must ensure that, in rural areas, each angle, bend or corner of a section, portion, lot, or unit not defined or referenced by a structural element, is –

(1) if the area of the section, portion, lot or unit is not more than 10 hectares – marked by a peg or a steel peg; or

(2) if the area of the section, portion, lot or unit is more than 10 hectares – marked by a steel peg and a finder.

32. Intermediate marks

(1) A surveyor must ensure that intermediate pegs are placed –

(a) on all boundary lines or those which are not defined or referenced by structural elements, at intervals of approximately 400 metres; and

(b) so that the distance between any 2 marks is not more than 500 metres.

(2) A surveyor must ensure that if the length of a single boundary line, or those which are not defined or referenced by structural elements, is

more than 3000 metres, marks consisting of a steel peg and a finder are placed at or near intervals of 2000 metres.

33. Parallels of latitude

A surveyor must ensure that a boundary described as a parallel of latitude is marked in a series of chords not more than 10 000 metres long.

34. Reference marking in rural areas

A surveyor must ensure that in rural areas –

(1) 2 reference marks are placed at all bends in roads and at sufficient other points on road boundaries to ensure that reference marks are not more than 500 metres apart;

(2) on boundaries (other than road boundaries) of parcels containing an area of 10 hectares or less – 2 reference marks are placed at sufficient corners and bends to ensure that reference marks are not more than 500 metres apart;

(3) on boundaries (other than road boundaries) of parcels containing an area of more than 10 hectares and for every isolated lot irrespective of area – 2 reference marks are placed at every bend or corner;

(4) on long line surveys in isolated areas – 2 reference marks are placed at or near 2000 metres intervals and at each bend or corner and each intersection with another boundary.

35. Boundary indicators

If a boundary mark is not visible from the next adjoining boundary mark on a boundary line, a surveyor must ensure that a finder is placed on the boundary line at a distance of not less than 20 metres from each bend, corner or intermediate mark so as to indicate the direction of the boundary line.

PART 6 – ACCURACY OF SURVEYS

36. Limiting error of closure

(1) A surveyor must ensure that the limiting error of closure is determined in accordance with this clause.

(2) The limiting error of closure is the square root of the sum of the squares of the errors in latitude and departure, which are, together, to be not more than the total perimeter divided by x, plus 0.01 metre, where in surveys of urban and rural land "x" = 10 000.

37. Angular closure

(1) A surveyor must, if the nature of the survey permits, ensure that all angles necessary for an angular closure to be obtained are read.

(2) The normal limits of angular closure are not to exceed 30 seconds + $20\sqrt{n}$ –

(a) where "n" is the number of stations, including intermediate set-ups on straight lines; and

(b) provided that the maximum closure is 2 minutes in urban surveys and 3 minutes in rural surveys.

(3) If the variation between a surveyor's observation and previously surveyed angles is more than 50 seconds, the surveyor must note the fact in the surveyor's report.

38. CRM surveys

A surveyor must ensure that all CRMs placed relative to both the nearest datum mark and to adjoining CRMs are positioned within an error circle whose radius is determined by the following formula:

$$r = 2.45 \times 15(d + 0.2)$$

where "r" = length of maximum allowable radius in mm; and

"d" = distance in km to either the nearest datum mark or adjoining CRMs.

PART 7 – FIELD NOTES, PLANS, REPORTS ANAD OTHER DATA

39. Rounding off for Plans

(1) A surveyor must ensure that distances are rounded off to the nearest 0.01 metre in rural surveys and to the nearest 0.005 metre in urban surveys.

(2) Bearings are to be rounded to the nearest 10 seconds in both urban and rural surveys.

40. Offsets to improvements, occupation or structural elements

A surveyor must record and describe in the field notes, and show on a plan of survey, each offset to any substantial improvement or occupation or structural element that is within 1 metre of a boundary.

41. Field Notes

(1) Field notes must be securely retained and in a format deemed appropriate by the surveyor.

(2) Field notes must be made available to the Surveyor-General on request.

(3) A surveyor's field notes of a survey must –

(a) be neat, precise, complete and readily intelligible;

(b) record all measurements, observations and **adoptions**;

(c) where necessary, note the condition of reference marks and their depth if found not to be in accordance with clause 21; and

(d) clearly indicate any amendments and contain the surveyor's initials next to the amendments. Amended survey data to be crossed through and not obliterated nor erased.

(4) A surveyor's field notes must note the position of –

(a) a watercourse, whether permanent or not, that crosses a boundary;

(b) a ridge that crosses a boundary;

(c) roads, tracks and similar that cross a boundary;

(d) fencing adjacent to or crossing a boundary; and

(e) encroachments;

(5) A surveyor must indicate the north point, and initial and date, on the field notes.

(6) A surveyor must note the instrument(s) used in the survey in the field notes.

(7) A surveyor must, at the completion of a survey,

(a) sign the following certification:

"This is to certify that these notes have been taken in the field by me personally and/or under my supervision and are the actual results of observations and measurements.

....

Licensed Surveyor Date".

(b) note in the field notes who they were supervising during the survey, if the survey was performed under supervision.

42. Calculation of parcel areas

(1) A surveyor must ensure that area computations are made by

(a) the double longitude method and if it is necessary to adjust the latitudes and departures for the computation of an area, the surveyor must ensure that Bowditch's Rule is used, or

(b) by a method approved by the Surveyor General.

(2) For area calculations involving irregular boundaries the area must be calculated by a method approved by the Surveyor General.

(3) For a UTS parcel that is defined or referenced by one or more structural elements the surveyor must lodge, in a prescribed format, with the Surveyor General the survey data used to determine the parcel area.

43. Recording of areas

A surveyor must ensure the area of a surveyed parcel or unit is recorded –

(1) if the area is less than 1 hectare – in a complete number of square metres of which each figure, if any, after the first 3 figures is replaced by a nought; and

(2) if the area is 1 hectare or more – in a number and decimal, if any, of a number, of hectares of which –

(a) each figure, if any, after the first 4 figures is replaced by a nought, and

(b) each decimal part, if any, less than one hundredth is omitted.

44. Original plans

If a plan of a survey is required under an Act –

(1) the surveyor is to draw it in accordance with these Directions and the Plan Drawing Standards, if any, approved by the Board; and

(2) the surveyor must provide the following certificate on the plan drawn from his or her survey:

"SURVEYOR'S CERTIFICATE

I, ..., certify that the survey represented on this plan was carried out by me or under my supervision and was completed on ..... and that this survey has been executed in accordance with the *Licensed Surveyors Act* and the Directions thereunder.

....

Licensed Surveyor Date

45. Compiled plans

(1) A surveyor may only prepare a plan describing boundaries from the following:

(a) survey plans that have been lodged with the Surveyor-General and been examined; and / or

(b) other survey data that satisfy the requirements of the Surveyor-General.

(2) A surveyor must provide the following certificate on a plan compiled from previous surveys:

"SURVEYOR'S CERTIFICATE

I, ..., certify that the survey represented on this plan was compiled from survey data and/or survey plan .....

....

Licensed Surveyor Date".

46. Damaged plans

A plan of survey that has been folded, creased, marked or otherwise damaged will not be accepted for the purposes of the Act by the Surveyor-General.

47. Survey Reports and Other Data

A surveyor must lodge, with plan of survey,

(1) a Surveyor's report containing –

(a) an explanation of the datum adopted

(b) an explanation of redefinition and alignment(s) adopted;

(c) details of comparisons with original dimensions, any discrepancies and how they were resolved;

(d) if an adjustment is made to bearings – a statement as to the correction applied and the basis of the correction;

(e) easement requirements;

(f) details of encroachments;

(g) details of instrument standardisation as per clause 5, for all instruments used on the survey;

(h) the number of CRMs placed; and

(i) details of approved variations to the Survey Practice Directions.

(2) proof that all matters referred to in section 62 of the *Planning Act* (if applicable) have been satisfied

(3) proof that the Registrar General has given notice that the land to which the survey plan relates is in order for dealings under the *Land Title Act*

(4) proof that any other requirements in respect of a particular subdivision specified under a law in force in the Territory have been complied with

(5) a report for all computer or calculator generated closures and area calculations

(6) an examination report, examination print of the lodged plan and other relevant documents, endorsed by a survey plan examiner accredited by the Surveyor General.

(7) CRM information as directed by the Surveyor General and in accordance with clause 48.

(8) Digital data that represents the survey plan, in a format as prescribed by the Surveyor General

(9) a statement that recommends to the Surveyor General that the plan is correct and in order for approval

(10) any other information required by the Surveyor-General.

48. New CRMs

For a new CRM, a surveyor must lodge with the Surveyor-General, in a format prescribed by the Surveyor-General –

(1) related survey data or observations undertaken by the surveyor to establish the CRM from the survey datum marks;

(2) a locality diagram of the CRM;

(3) textual information describing other particulars of the CRM; and

(4) a technical report listing provisional geographical coordinate values for the CRM, how the CRMs and their geographical coordinate values were derived, and proof of the survey accuracy achieved and compliance with clause 38.

49. Non-compliance with directions

A plan of survey submitted under section 49 of the Act is not correct for the purposes of that section unless –

(1) it is prepared, and the survey as a result of which it was prepared was carried out, in accordance with these Directions;

(2) the Surveyor-General is satisfied that there are good and sufficient reasons for accepting it as correct although the survey as a result of which it was prepared was not carried out in accordance with these Directions; or

(3) the surveyor has applied for and received, before the survey or lodgement of survey plan, permission from the Surveyor-General to perform the survey in a manner not in accordance with these Directions.