

Summary of changes to Surveyor-General's Directions

– commencing 24 August 2020

Surveyor-General's directions in force under the Survey Regulations 2007 have been replaced with Notices of the Surveyor-General pursuant to specific regulations of the Survey Regulations 2020.

The Notices of the Surveyor-General (NSG) provide for:

1. Accuracy,
2. Marks approved as Survey Pegs (external to mark types defined in the Regulations),
3. Placing or accepting survey marks,
4. Placing Permanent Survey Marks (PSMs) and provision of information for PSMs,
5. Survey Reports,
6. Approved form of certificate for certified surveys lodged in the Lands Titles Registration Office, and
7. Exemptions from Survey Instructions.

Changes to the Surveyor-General's survey instructions in these Notices are:

- accuracy requirements for heights and requirement to report (and provide new heights) has been removed,
- requirement to mark each new boundary with a wooden or plastic peg if practicable, other types of survey pegs (Metal Pins, Masonry Nails etc) can only be used if a conventional peg cannot be placed,
- a new direction has been introduced to allow steel star droppers to be placed in lieu of PSMs in pastoral areas and for freeholding waterfront perpetual leases where it is not practicable to place conventional PSMs,
- the term State Survey Marks (SSMs) no longer exists, these marks are now classified as non-network PSMs,
- Checklists must be provided for divisions of more than 5 allotments and community plans (no other form of report is required),
- Exemption to requirement to not adjust to the scale and orientation of PSM coordinates within Designated Survey Areas has been removed (covered by Regulation 21),
- Re-marking of boundaries, final placement of PSMs and the provision of information relating to those PSMs for land divisions of more than 5 allotments is required no longer than 30 days after the completion of works for the provision of roads, drains or other services related to the division, and
- the form of the surveyor's certificate in Electronic Plan Lodgement (EPL) has been changed to include tick boxes that must be selected to indicate whether the survey was carried out by:
 - the certifying surveyor, or
 - another licensed surveyor under the supervision of the certifying surveyor, or
 - a person other than a licensed surveyor (i.e. graduate or technical surveyor) under the supervision of the certifying surveyor.

**Notices of Surveyor-General (formerly Surveyor-General's Directions)
Amendment schedule**

SGD (7 Feb 2019)	NSG No.	NSG item	Change
1.1	1	-	
1.2	1	1.1	New definitions included
1.3	1	1.2	
1.3.1	1	1.2.1	
1.3.2	1	1.2.2	Removed vertical position tolerance
1.3.3	1	1.2.3	Removed heighting requirement
1.3.4	1	1.2.4 & 1.3	Removed re-heighting requirement and moved surveyor's requirement to re-coordinate to 1.4
2.1	2	1.2	
2.2	2	1.1	New definitions included
2.3	4	1.3	Removed references to SSMS (all PSMs are now classified as Network or non-network with respective symbols)
-	4	1.4	Added ability to place droppers as PSMs in pastoral areas and for freeholding waterfront perpetual leases
2.3.1	4	1.5	Removed references to SSMS
2.3.1.1	4	1.5.1	Removed references to SSMS
2.3.1.2	4	1.5.2	Removed references to SSMS
2.3.1.3	4	1.5.3	Removed references to SSMS
2.3.1.4	4	1.5.4	Removed references to SSMS
2.3.1.5	4	1.5.5	Removed references to SSMS
2.3.2	4	1.6 1.7.2 1.7.3	Removed references to SSMS Moved locality plan provision. Moved requirements for divisions of more than 5 allotments.
2.3.3	4	1.7.1	Removed references to SSMS
2.4	3	1.4	Strengthened requirement for corners to be marked with a peg (wooden or plastic), but where not practicable can be marked with other type of mark.
	2	1.2	Approval for GI nail painted white in fence post to be used as a peg in rural areas.
	3	1.4.1	Separated specific requirements for divisions of more than allotments.
3.1	6	-	
3.2	6	1.1	New form of certificate to include tick boxes for whether the survey was carried out by: <ul style="list-style-type: none"> • Certifying surveyor, or • Another licensed surveyor under the supervision of the certifying surveyor, or • A person other than a licensed surveyor under the supervision of the certifying surveyor Added excepting placement of final marks only applies to division of more than 5 allotments to EPL certification





3.3	3	1.3	Field work currency for connection of improvements moved to CSG 7.6.
3.4	6	1.1	Incorporated in surveyor's certificate
4.1	5	-	
4.2	5	1.5	
4.3	5	1.2 & 1.3	Separated form of reports into checklist and/or descriptive report and/or annotated plan. Added requirement for checklist only to be provided for community plans and divisions of more than 5 allotments. Specified requirements for detailed survey report. Specified requirements of checklist.
4.3.1	5	1.4.1	Specified requirements for detailed survey report
4.3.2	5	1.4.2	
4.3.3	5	1.4.3	
4.3.4	1 5	1.3 1.4.4	
5 (1)	-		Reg 21(b) is wide enough.
5(2)	7	3.1	
5(3)	7	3.2	Added exemption of Reg 19(1) certification for amendments to strata plans
5(4)	-		Deleted – no longer relevant

Summary of changes to Cadastral Survey Guidelines

- commencing 24 August 2020

The Cadastral Survey Guidelines (CSG) have been amended to reflect the requirements of the Notices of the Surveyor-General and update legislation references to the Survey Regulations 2020.

Significant amendments to the CSG are:

- Update to contact details,
- Permanent Survey Marks (PSMs) coordinated as part of a cadastral survey are given non-network status and identified by the symbol . Existing Network PSM with the symbol  re-coordinated due to differences between published coordinates and survey measurement are changed to non-network PSMs and given the symbol ,
- Survey requirements for alterations to pastoral lease boundaries must meet rural area accuracy tolerances,
- Droppers may be placed in lieu of PSMs on Pastoral lease surveys and freeholding of waterfront perpetual leases and given the symbol ,
- PSMs used for plan bearing datum can be either network or non-network,
- Removal of references to SSMs,
- Removed requirement for PSM locality plans to meet PPG drafting standards,
- Final marking and provision of information to the Surveyor-General with respect to PSMs placed in divisions of more than 5 allotments to be carried out no later than 30 days after the completion of works for the provisions for roads, drains and other services,
- Tie-lines can only be used to indicate the position of future boundaries on uncertified surveys for plans pursuant to the Land Acquisition Act 1969,
- Coordinates of PSMs can be utilised to re-establish boundary corners if the PSM is inaccessible due a permanent covering and it is not practicable for the surveyor to break the surface to confirm the PSM is gone, and
- Checklists must be provided of all classes of cadastral surveys (except Plans for Information Purposes and Amendments to Strata Plans) lodged in the LTRO, including major subdivisions and community plans.

Cadastral Survey Guidelines

Amendment schedule

CSG Section	Change
As relevant	Updated Regulation references, Notice of Surveyor-General (formerly SGD) references, PLB to SAPPA, DAC to SCAP.
Contacts	Updated
2.3	Included reference to surveyor coordinated or re-coordinated PSMs are non-network PSMs
2.5	Removed requirement to provide heights for PSMs Included reference to Type B Clarified coordinates provided are non-network Increased RTK baseline length to 20km
3.5	Added references to PDI Regulations
7.6	Added field work currency for occupation (2 year expiry) – no longer in SGD
8.4b	Minor changes to presentation to include ‘dropper’ PSMs
8.5	Accuracy requirements for pastoral leases increased to rural tolerances Expanded requirement for ‘dropper’ PSMs
8.6	Expanded requirement for ‘dropper’ PSMs
9	Removed references to Old Systems Unit – now generic LSSA
Table 13.1	Removed the references to heights
13.4c	Removed the references to heights
13.4d	Removed the references to heights Added datum PSMs can be network or non-network
14.3a	Added PSMs are both historical Network PSMs and non-network SSM
14.3b	Added details to confirm new PSMs may not need to replace gone or NLF coordinated marks in urban areas where the coordinates of those marks are used.
14.3f	Removed PPG drafting standard from Locality Plans
14.4a	Expanded definitions of survey pegs and offset reference marks to reflect regulation definitions
14.5	Changed ‘Amendment in red’ surveyor certificate to reflect PPG
14.6	Added reference mark types as per regulation 10
15.4d	Added the inability to use connection only lines to depict future land division boundaries
15.4e	Added use of coordinates for inaccessible PSMs
17.3	Added Forms of survey reports
17.4 (now 17.5)	Added requirements for checklist for divisions of more than 5 allotments and community divisions and strata
17.4d now 17.5d	Removed reference to height discrepancies
19.4	DAC references changed to SCAP

Summary of changes to Plan Preparation Guidelines

- commencing 24 August 2020

Plan Preparation Guidelines (PPG) have been amended to reflect the Survey Regulations 2020, Notices of the Surveyor-General, Cadastral Survey Guidelines, to assist with Digital Plan Lodgement and to clarify or strengthen existing requirements.

Significant changes to the PPG are:

- Update to contact details,
- Removed references to State Survey Marks (SSMs), these marks are now classified as non-network PSMs,
- Form of certificate for a survey certified pursuant to the *Survey Act 1992* reflects whether or not the survey was carried out under supervision,
- MGA94 references changed to MGA2020,
- Tie-lines may only be used to provide survey data for uncertified plans subsequently lodged pursuant to the *Land Acquisition Act 1969*,
- Reference mark schedule must include an extra column for 'comments' if comments are required for PSMs or other reference marks.

Comments include:

- MP FD NOW PSM
- FIRST FIX
- NEW FIX
- DISTURBED – NEW FIX
- COORDS USED (limited to gone or inaccessible NLF PSMs)
- ORIGINAL FIX (where a PSM fixing has reverted back to its original fix)
- Requirements for plan diagrams when utilising PSM coordinates for gone or inaccessible PSMs (revised diagram notations & corner fixing shown in reference mark table (not on the diagram)),
- Removed the ability to use adopted or scaled for the bearing datum of certified surveys,
- Removed requirement to show PSM connections on the plan for coordination of PSMs in DSA above 500.

Plan Preparation Guidelines – Amendment schedule

PPG Section	Change
Contact numbers	Updated numbers and email address
As relevant	Updated references: <ul style="list-style-type: none"> • Surveyor-General's Directions to Notices of the Surveyor-General • Survey Regulations 2020 Regulation numbers • Lands Titles Office (LTO) to Lands Titles Registration Office (LTRO) or Land Services SA (LSSA), • DAC to SCAP or SCAP land division certificate, • PLB to SAPPA • DCDB to Spatial Cadastre
2.24.3	Deleted reference to SSMs (all marks are now referred to as PSMs – network or non-network)
2.51	Changed reference from TATS title to electronic title
2.54.3	Included reference to 12.4
3.4 Table 3.1	Certified Survey certificate amended to reflect Notice of the Surveyor-General – LSSA system change to EPL required (Enhancement request TT1367)
5.55 Table 5.11	Additions to bodies entitled to hold an easement in gross
Figure 7.1(a)	Changed bearing datum MGA94 to MGA2020
Table 7.2	Replaced GDA94 with GDA2020 Replaced MGA94 with MGA2020
7.25.6	Added reference to sec 12.4 instead of 12 and strengthened use only for Land Acquisition Act
7.44.3	Deleted requirement for area to be adjusted using Bowditch rule (any suitable adjustment is allowable) and added allowable variation of up to 1m ²
Table 7.9	Deleted references to SSMs (now non-network PSMs) Changed dimension of trench symbol
7.57	Deleted references to State Survey Marks
7.59.4	Added that offset reference marks placed or found in lieu of a corner peg are not be shown in reference mark schedule or on the plan
7.59.5&6	Added requirement to include comments column to reference mark schedule if comments are shown
7.59.10	Added MP FD NOW PSM to be shown in comments column as well as on the plan
7.59.11	Added FIRST FIX to be shown in comments column for unregistered reference marks and added Survey Operations contact details – LSSA SPR Update system change required (enhancement request TT1261)
7.59.12	Added registered BM FD to be shown as PSM FD FIRST FIX in reference mark schedule
7.61	Added Survey Operations contact details
7.63.1	Added respective gone symbol to be shown
7.63.2	Removed ability for a surveyor to place a new PSM in the same position as a gone PSM
	Renumbered to 7.63.2 – 7.63.4
7.63.2	Added where a PSM is gone and a new PSM is placed to meet spacing requirements, it must be placed in a different position to the gone PSM.

	Added Survey Operations contact details
7.63.3	Added requirement for PSM comment DISTURBED – NEW FIX – LSSA SPR Update system change required (enhancement request TT1261)
7.63.4	Added requirement for PSM comment ORIGINAL FIX - – LSSA SPR Update system change required (enhancement request TT1261)
7.63.5	Updated text for plan notation to include “POSITION DERIVED FROM COORDS” and comments column text to be used. Updated Figure 7.27 to reflect comment column. - – LSSA SPR Update system change required (enhancement request TT1261)
7.64.2 Figure 7.27a	Added new requirement to use PSM coordinates if a mark is inaccessible and NLF due to being permanently covered. – LSSA SPR Update system change required (enhancement request TT1261)
7.69.1	Requirement to orientate to MGA2020 for all certified plans and for plan bearing datum to be within 10” of MGA2020
7.69.2	Reference to MGA2020
7.69.4	Reference to MGA2020
7.69.5 & 6	Removed ability to show adopted or scaled bearing datum for certified surveys
	Renumbered 7.69.5 - 7.69.7
7.71.4	Added ability to show two (or more) bearing datums as surveyed and scaled/adopted.
7.72	Added requirement for firm identification box to include survey company name and lodging agent name for plans not lodged by the survey company
7.73.14 Table 7.13	Deleted reference to SSMs (now non-network PSMs) Changed dimension of trench symbol
7.73.16	Changes to reference mark schedule to include comment column
7.76	Deleted requirement to show PSM connections on the plan for coordination of PSMs in DSA above 500.
12.62.3	Deleted requirement for reference marks.
	Renumbered 12.62.4 - 12.62.9
12.63.2	Deleted requirement for reference marks