

**SPEAR**

Surveying and Planning through Electronic Applications and Referrals



**SCFF Drawing Instructions**Section 37
Plan of Subdivision - Staged Plan
Acquisition of land - Plan of Subdivision (Staged)

# SCFF Drawing Instructions for Subdivision Act 1988 Primary Dealing Types

## Plans under: Section 37-Plan of Subdivision (Staged Plan), Section 37-Acquisition of land (Plan of Subdivision (Staged)

| **Drawing Instructions** | [**Related Validation Rules**](https://www.spear.land.vic.gov.au/spear/help/pages/ePlan/00_index.htm) |
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|  | Capture at least one cancelled primary parcel using the following layer(s):For Master Plan (first stage - S1):* COMMON-PROPERTY-CANCELLED
* CROWN-ALLOTMENT-CANCELLED
* CROWN-PORTION-CANCELLED
* LOT-CANCELLED
* RESERVE-CANCELLED
* ROAD-CANCELLED

For subsequent stages (S2, S3, S4, …):* STAGE-LOT-CANCELLED
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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types  |
| SCFF | CAD-VR03-02 - Polygon area |
| SCFF | CAD-VR04-02 - Geometry of common parcel boundaries |
| SCFF | CAD-VR04-03 - Geometry of overlapping boundaries |
| SCFF | CAD-VR04-04 - Self-intersecting parcels |
| SCFF | CAD-VR04-05 - Parcel vertices |
| SCFF | CAD-VR04-06 - Road connection to subject parcel |
| SCFF | CAD-VR04-08 - Boundary point uniqueness check |
| SCFF | CAD-VR04-09 - CAD feature uniqueness check |
| ePlan | VR003 - Multipart Parcel Completeness |
| ePlan | VR004 - Parcel Geometry Exists |
| ePlan | VR017 - Redundant Observations |
| ePlan | VR032 - Purpose of Survey Section 37 |
| ePlan | VR043 - Created Parcels for Cancelled Parcels |
| ePlan | VR063 - Parcel Area |
| ePlan | VR064 - Part Parcel Area Sum |
| ePlan | VR068 - Parcel Dimensions Exist |
| ePlan | VR069 - Parcel Geometry Closure |
| ePlan | VR071 - Parcel Observations Closure |
| ePlan | VR072 - Title Boundary Consistency |
| ePlan | VR096 - Observation Purpose and Point Type Consistency |
| ePlan | VR129 - Extinguished Stage Lot |
| ePlan | VR142 - Centre Point for Arc Observation |
| DCAS | VR501 - Arc Radius |
| DCAS | VR502 - Direction of Chord Bearing |
| DCAS | VR509 - Parcel Arc radius |
| DCAS | VR510 - Plan Misclosure |
| DCAS | VR511 - Parcel Arc Centre |
| DCAS | VR512 - Parcel Arc Centre Point Type |
| DCAS | VR513 - Parcel Direction of Chord Bearing |

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|  | Capture one label identifier per cancelled primary parcel within the parcel area according to the naming convention rules, using the following layer(s):For Master Plan (first stage - S1):* TEXT-COMMON-PROPERTY-ID
* TEXT-CROWN-ALLOTMENT-ID
* TEXT-CROWN-PORTION-ID
* TEXT-LOT-ID
* TEXT-RESERVE-ID
* TEXT-ROAD-ID

For subsequent stages (S2, S3, S4, …):* TEXT-STAGE-LOT-ID
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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types   |
| SCFF | CAD-VR05-01 - Identifier label: parcel |
| SCFF | CAD-VR05-02 - Unique identifier label: parcel |
| SCFF | CAD-VR06-01 - Parcel naming convention |
| SCFF | CAD-VR06-02 - Unique parcel identifier label across plan |
| SCFF | CAD-VR06-03 - Minimum number of part parcels |
| ePlan | VR024 - Existing Parcel in VOTS |
| ePlan | VR039 - Extinguished Lot and Admin Area Consistency |
| ePlan | VR041 - Title Reference in VOTS |
| ePlan | VR042 - Parcel Name Format |
| ePlan | VR089 - Sequential Part Numbers |

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|  | Capture at least one created primary parcel using the following layer(s):* COMMON-PROPERTY-CREATED
* LOT-CREATED
* RESERVE-CREATED
* ROAD-CREATED
* STAGE-LOT-CREATED
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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types |
| SCFF | CAD-VR03-02 - Polygon area |
| SCFF | CAD-VR04-02 - Geometry of common parcel boundaries |
| SCFF | CAD-VR04-03 - Geometry of overlapping boundaries |
| SCFF | CAD-VR04-04 - Self-intersecting parcels |
| SCFF | CAD-VR04-05 - Parcel vertices  |
| SCFF | CAD-VR04-08 - Boundary point uniqueness check |
| SCFF | CAD-VR04-09 - CAD feature uniqueness check |
| SCFF | CAD-VR04-10 - Connection between building return and parcel boundary |
| ePlan | VR003 - Multipart Parcel Completeness |
| ePlan | VR004 - Parcel Geometry Exists |
| ePlan | VR017 - Redundant Observations |
| ePlan | VR043 - Created Parcels for Cancelled Parcels |
| ePlan | VR063 - Parcel Area |
| ePlan | VR064 - Part Parcel Area Sum |
| ePlan | VR066 - Area by Deduction in Surveyed Plans |
| ePlan | VR068 - Parcel Dimensions Exist |
| ePlan | VR069 - Parcel Geometry Closure |
| ePlan | VR071 - Parcel Observations Closure |
| ePlan | VR072 - Title Boundary Consistency |
| ePlan | VR096 - Observation Purpose and Point Type Consistency |
| ePlan | VR117 - Overlapping Parcels |
| ePlan | VR125 - Same Common Property in Stage Plans |
| ePlan | VR127 - Number of Lots In Master Plan |
| ePlan | VR142 - Centre Point for Arc Observation |
| DCAS | VR501 - Arc Radius |
| DCAS | VR502 - Direction of Chord Bearing |
| DCAS | VR505 - Line Observation |
| DCAS | VR509 - Parcel Arc radius |
| DCAS | VR510 - Plan Misclosure |
| DCAS | VR511 - Parcel Arc Centre |
| DCAS | VR512 - Parcel Arc Centre Point Type |
| DCAS | VR513 - Parcel Direction of Chord Bearing |
| DCAS | VR515 - Overlapping Created Parcel |

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|  | Capture one label identifier per created primary parcel within the parcel area according to the naming convention rules, using the following layer(s):* TEXT-COMMON-PROPERTY-ID
* TEXT-LOT-ID
* TEXT-RESERVE-ID
* TEXT-ROAD-ID
* TEXT-STAGE-LOT-ID
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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types   |
| SCFF | CAD-VR05-01 - Identifier label: parcel |
| SCFF | CAD-VR05-02 - Unique identifier label: parcel |
| SCFF | CAD-VR06-01 - Parcel naming convention |
| SCFF | CAD-VR06-02 - Unique parcel identifier label across plan |
| SCFF | CAD-VR06-03 - Minimum number of part parcels |
| ePlan | VR042 - Parcel Name Format |
| ePlan | VR089 - Sequential Part Numbers |
| ePlan | VR111 - Sequential Created Lot Numbers |

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|  | Capture at least two title connections according to the SCFF Guidance Notes, using the following layer(s):* ROAD- EXISTING
* CROWN-ALLOTMENT- EXISTING
* CROWN-PORTION- EXISTING
* LOT- EXISTING
* RESERVE- EXISTING
* COMMON-PROPERTY-EXISTING
* STAGE-LOT- EXISTING
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| --- | --- |
| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types |
| SCFF | CAD-VR04-02 - Geometry of common parcel boundaries |
| SCFF | CAD-VR04-04 - Self-intersecting parcels |
| SCFF | CAD-VR04-05 - Parcel vertices |
| SCFF | CAD-VR04-06 - Road connection to subject parcel |
| SCFF | CAD-VR04-08 - Boundary point uniqueness check |
| SCFF | CAD-VR04-09 - CAD feature uniqueness check |
| ePlan | VR062 - Existing Crown Parcels |
| ePlan | VR073 - Title Connection |
| ePlan | VR101 - CoordGeom for Abuttals and Connections |
| DCAS | VR501 - Arc Radius |
| DCAS | VR502 - Direction of Chord Bearing |
| DCAS | VR509 - Parcel Arc radius |
| DCAS | VR510 - Plan Misclosure |
| DCAS | VR511 - Parcel Arc Centre |
| DCAS | VR512 - Parcel Arc Centre Point Type |
| DCAS | VR513 - Parcel Direction of Chord Bearing |

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|  | Capture required easement and restriction parcels according to the SCFF Guidance Notes, using the following layer(s):* EASEMENT
* RESTRICTION-CREATED

Make sure that you follow the rules for fixing easements and restrictions to the title boundaries. |

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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types |
| SCFF | CAD-VR03-02 - Polygon area |
| SCFF | CAD-VR04-02 - Geometry of common parcel boundaries |
| SCFF | CAD-VR04-03 - Geometry of overlapping   boundaries |
| SCFF | CAD-VR04-04 - Self-intersecting parcels |
| SCFF | CAD-VR04-05 - Parcel vertices |
| SCFF | CAD-VR04-08 - Boundary point uniqueness check |
| SCFF | CAD-VR04-09 - CAD feature uniqueness check |
| ePlan | VR003 - Multipart Parcel Completeness |
| ePlan | VR017 - Redundant Observations |
| ePlan | VR052 - Easement Fixing |
| ePlan | VR063 - Parcel Area |
| ePlan | VR064 - Part Parcel Area Sum |
| ePlan | VR068 - Parcel Dimensions Exist |
| ePlan | VR069 - Parcel Geometry Closure |
| ePlan | VR071 - Parcel Observations Closure |
| ePlan | VR084 - Restriction Fixing |
| ePlan | VR096 - Observation Purpose and Point Type Consistency |
| ePlan | VR117 - Overlapping Parcels |
| ePlan | VR133 - Encumbering Road Easements |
| ePlan | VR134 - Easement Parcel Structure |
| ePlan | VR142 - Centre Point for Arc Observation |
| DCAS | VR501 - Arc Radius |
| DCAS | VR502 - Direction of Chord Bearing |
| DCAS | VR509 - Parcel Arc radius |
| DCAS | VR510 - Plan Misclosure |
| DCAS | VR511 - Parcel Arc Centre |
| DCAS | VR512 - Parcel Arc Centre Point Type |
| DCAS | VR513 - Parcel Direction of Chord Bearing |

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|  | Capture one label identifier per easement or restriction parcel within the parcel area according to the naming convention rules, using the following layers:* TEXT-EASEMENT-ID
* TEXT-RESTRICTION-ID
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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types   |
| SCFF | CAD-VR05-01 - Identifier label: parcel |
| SCFF | CAD-VR05-02 - Unique identifier label: parcel |
| SCFF | CAD-VR05-03 - Unique identifier label: overlapping Easements |
| SCFF | CAD-VR06-01 - Parcel naming convention |
| SCFF | CAD-VR06-02 - Unique parcel identifier label across plan |
| SCFF | CAD-VR06-03 - Minimum number of part parcels  |
| ePlan | VR042 - Parcel Name Format |
| ePlan | VR089 - Sequential Part Numbers |

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|  | If based on survey, capture survey details using the following layers:* POINT-CONTROL-PM
* POINT-CONTROL-PCM
* POINT-TRAVERSE
* POINT-REFERENCE
* LINE-TRAVERSE
* LINE-RADIATION
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| --- | --- |
| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types |
| SCFF | CAD-VR04-01 - Traverse and radiation lines |
| SCFF | CAD-VR04-07 - Position of PMs, PCMs, Traverse Points and Reference Marks |
| SCFF | CAD-VR04-09 - CAD feature uniqueness check |
| ePlan | VR016 - Unconnected Points |
| ePlan | VR017 - Redundant Observations |
| ePlan | VR074 - Survey Marks Connection |
| ePlan | VR075 - Permanent Mark in SMES |
| ePlan | VR083 - PM in SMES |
| ePlan | VR088 - Non-boundary Observations |
| ePlan | VR096 - Observation Purpose and Point Type Consistency |
| ePlan | VR118 - Consistency of Datum |
| DCAS | VR503 - Connected Line |

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|  | If based on survey, capture one label identifier (9 figure number) per PM/PCM point according to the SCFF Guidance Notes, using the following layer:* TEXT-POINT-CONTROL-ID
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| Validation Type | Rule |
| SCFF | CAD-VR03-01 - CAD feature types |
| SCFF | CAD-VR05-01 - Identifier label: parcel |
| SCFF | CAD-VR05-05 - Identifier label: control points |
| SCFF | CAD-VR05-06 - Unique identifier label: control points |
| SCFF | CAD-VR06-01 - Parcel naming convention |
| SCFF | CAD-VR06-02 - Unique parcel identifier label across plan |
| ePlan | VR010 - PM and PCM Completeness |

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