Stringer ePlan - Victoria

Workbook - Version 2.0

May 2019

VICTORIA State Government | Environment, Land, Water and Planning

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Stringer ePlan - Victoria

Workbook - Version 2.0

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Autodesk
Silver Partner
Authorised Developer
Authorised Training Centre

May 2019

Contents

1. Introduction to ePlan

ePlan is a national initiative spearheaded by the Intergovernmental Committee on Surveying and Mapping (ICSM) to replace the existing paper and PDF cadastral plans with a new electronic file format (ePlan). This enables the computerisation and automation of many industry and government processes resulting in a more efficient land administration business with higher quality of cadastral data. The ePlan implementation project in Victoria consists of the following:

- A Victorian ePlan Protocol
- ePlan supported survey software packages
- Internal government systems to manage ePlan throughout the land administration process.

This document provides guidance in the use of the ePlan supported survey software package – Stringer ePlan. The following sections explain the basic requirements for compiling an ePlan and an overview of how to create this in Stringer ePlan.

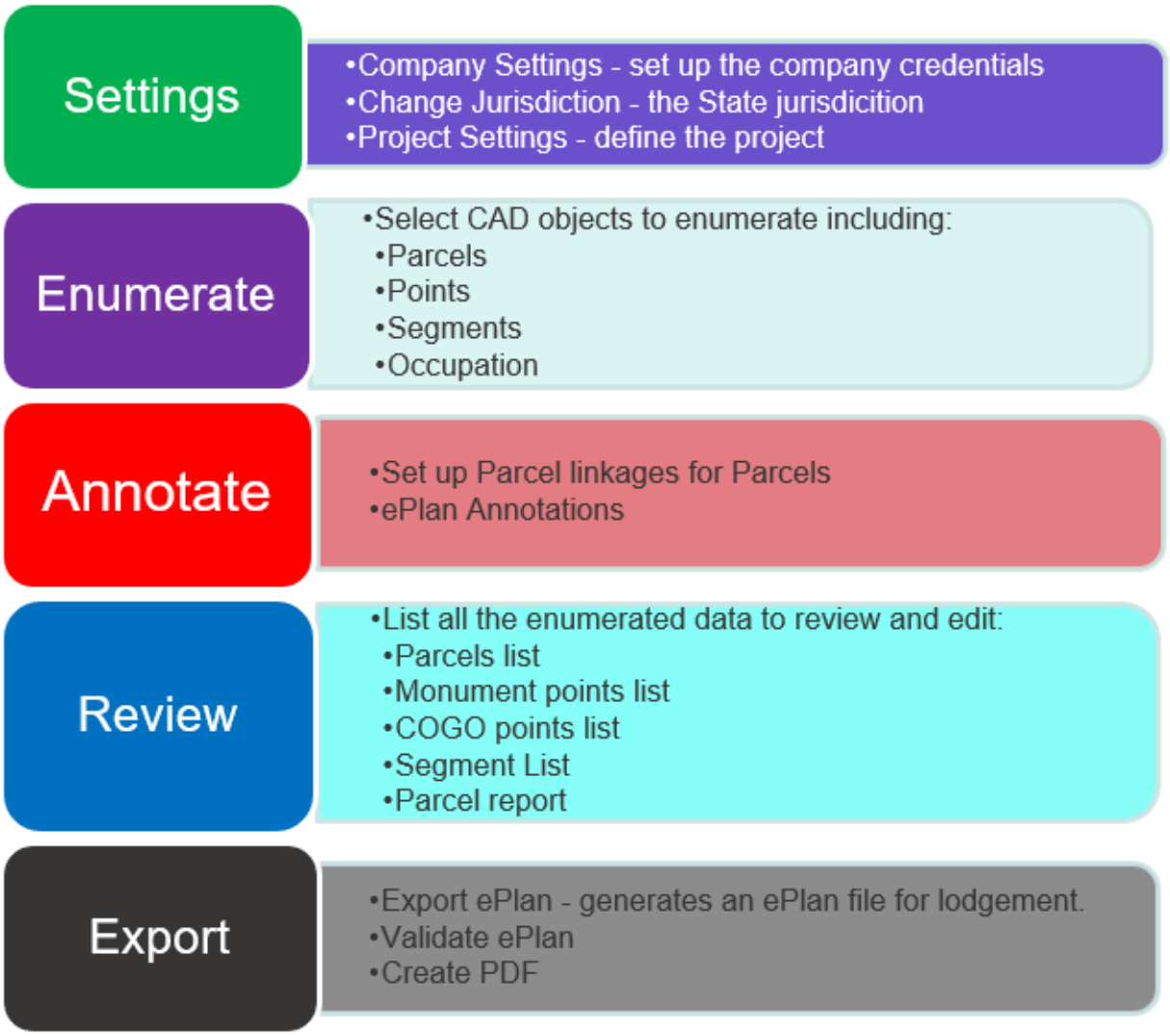
2. Install Stringer ePlan

Stringer ePlan can be downloaded from the following link:

http://www.stringersurvey.com.au/index.php/download/#stringer-eplan

To receive a license, contact sales@civilsurveysolutions.com.au

3. Stringer ePlan Workflow



4. Deliverable

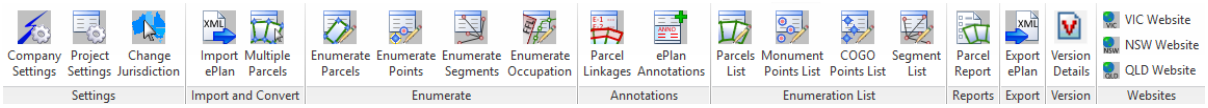
Stringer ePlan creates an XML file direct from CAD as an ePlan file. This XML includes the required data for creating an application in SPEAR and a PDF plan for your survey.

5. Getting started with ePlan

Stringer ePlan enables attribution and enumeration of CAD drawing objects for creating ePlans to lodge online in SPEAR at Land Use Victoria (Land Registry Services).

Stringer ePlan supports small to large scale plans by enumerating CAD files. Stringer ePlan operates in AutoCAD®, AutoCAD® Civil 3D® and BricsCAD® and directly enumerates objects in your drawing.

After installing Stringer ePlan, a ribbon is added to the CAD package.



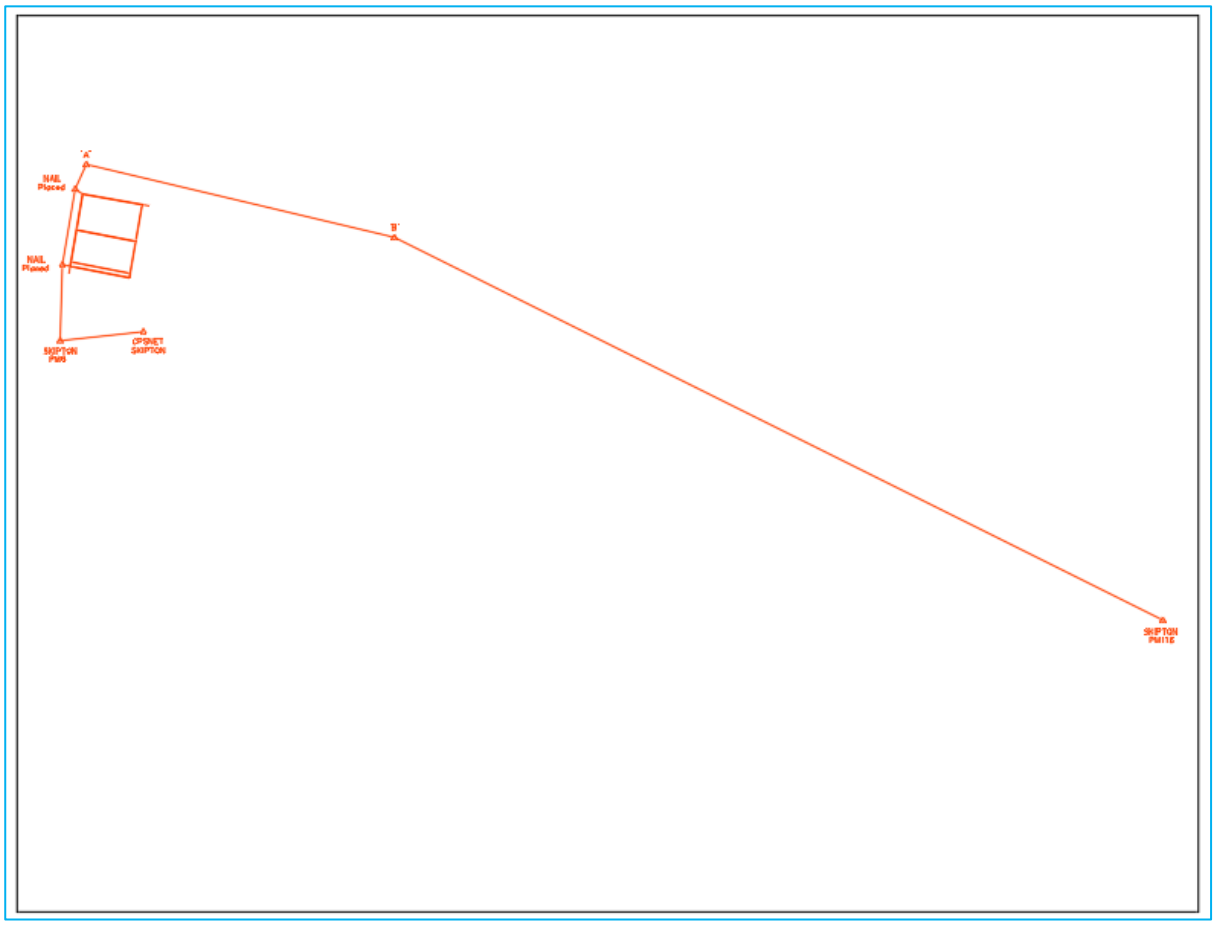
An ePlan file can be created by using various tools from left to right in the ribbon.

To begin open the sample file (Start_ Drawing.dwg) located in:

- C:\CSS Training Data\Stringer ePlan\For Civil 3D\VIC
- C:\CSS Training Data\Stringer ePlan\For AutoCAD\VIC
- C:\CSS Training Data\Stringer ePlan\For BricsCAD\VIC

You will find the following objects in the sample drawing file:

- Parcels
- Easements
- Road
- Traverses
- Radiations



5.1 Company Setting

Settings

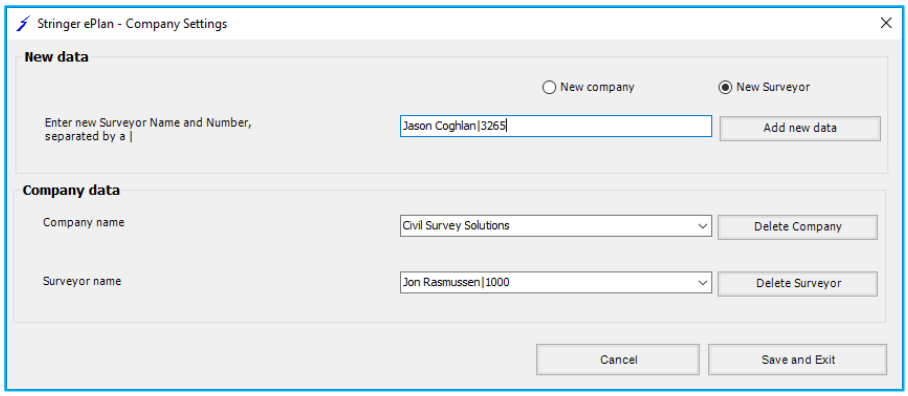
- Company Settings - set up the company credentials
- Project Settings - define the project
- Jurisdiction - the State jurisdicition

In this section, you can enter and save your company details once for future use.

The Company Settings icon allows you to add the name of the surveying firm, and the name of the licensed surveyor including the registration number. You can also add the name of the draft person in this window and 1234 as a random number.

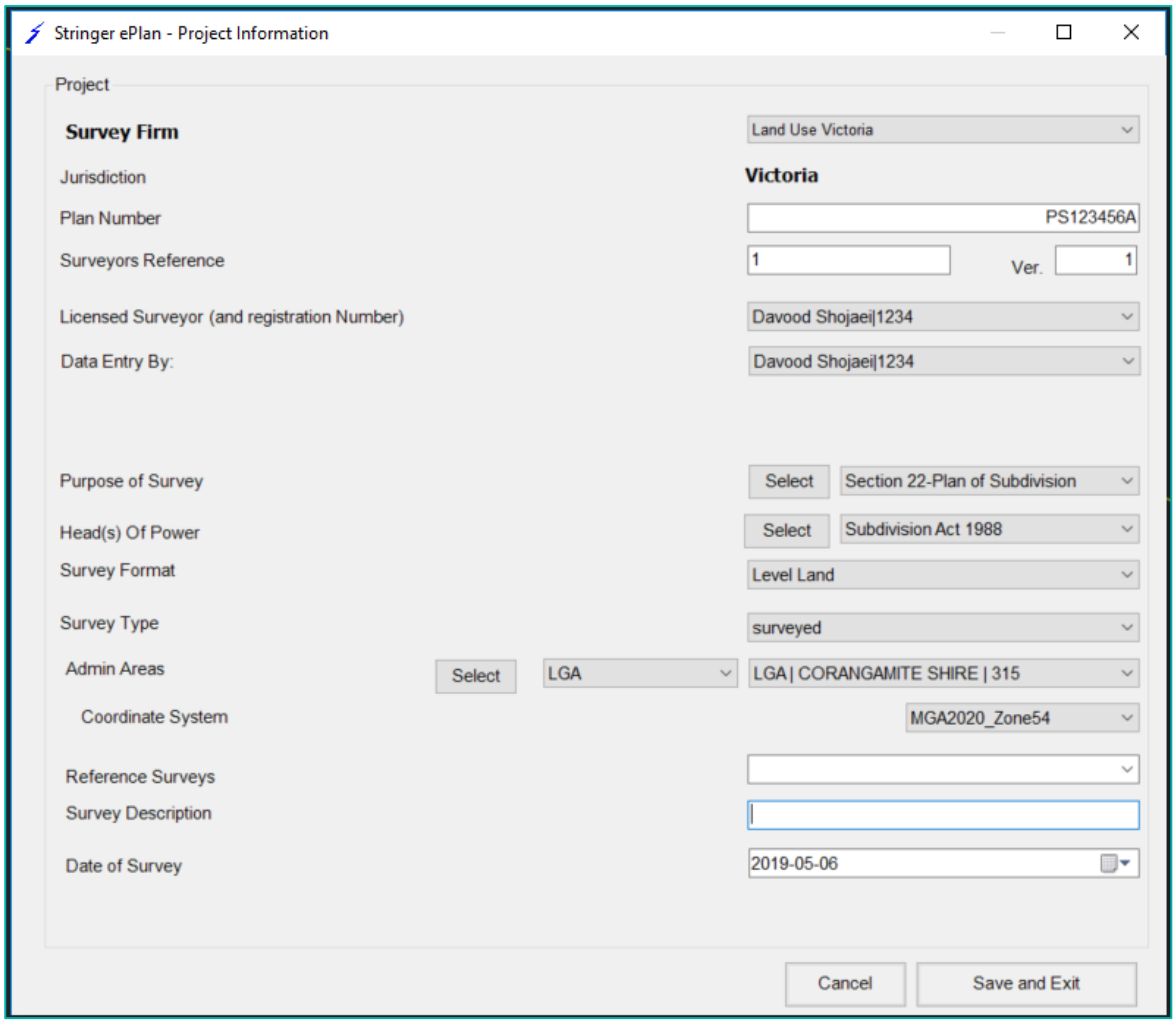
Click on the Company Settings 

icon and the following form will be displayed:



1. Click on the item you want to add
2. New Company
3. New Surveyor - Enter Surveyor Name and Number separated by a pipeline key (|) with pressing Shift+ 
4. Click ‘add new data’. It will add the Company name and Surveyor name. Click ‘Save and Exit’

5.2 Project Settings



Complete the fields as shown below:

- **Survey Firm**: Click on the drop-down list and select your company name that was created in the Company Settings form
- **Jurisdiction:** Will be set once you click on the Stringer ePlan icons e.g.: VICTORIA
- **Surveyor Reference:** Manually add the reference required
- **Licensed Surveyor:** Select from the drop-down list which was created in the Company Settings form the Surveyor|Number
- **Data Entry By:** Select from the drop-down list
- **Purpose of Survey:** Click on the 'Select' button and select what type of survey e.g.: Plan of Subdivision. If you require more than one, hold Control down and add to your selection
- **Head(s) Of Power:** Click on the 'Select' button e.g.: *Subdivision Act 1988*.If you require more than one, hold Control down and add to your selection.
- **Survey Format**: Select from the drop-down list (Level Land)
- **Survey Type:** Select from the drop-down list (Surveyed)
  - Survey Type refers to whether the plan is based on survey, non-survey or partial survey. ePlan uses slightly different terminology as follows:
    - Surveyed = Survey
    - Computed = Non-survey
    - Compiled = Partial-survey
- **Admin Areas:** Click on the 'Select' button and tick on the administrative area type (on top of the page) and select the name of area from each list. You can search for area name based on the first character. Select CORANGAMITE SHIRE, SKIPTON, SKIPTON TP for LGA, Parish and Township respectively. **NOTE: You don't need to assign the locality.**
- **Co-ordinate System:** Select a value from drop-down (e.g. MGA2020_Zone54)
- **Reference Surveys:** NOT Required
- **Survey Description:** NOT Required
- **Date of Survey:** Pick the date from the drop-down calendar
- **Default Scale Factor:** NOT Required
- Click the 'Save and Exit' button to save items from the face sheet

5.3 Change Jurisdiction

Click on Change Jurisdiction 

icon and select from the list below. For a Victorian plan, select 'Victoria'.

6. Enumerate

Enumerate

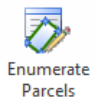
- Select CAD objects to enumerate including:
  - Parcels
  - Points
  - Segments
  - Occupation

6.1 Enumerate Parcels

After completing the first step, you can now enumerate objects in your drawing.

To create a parcel in Stringer ePlan use the Enumerate Parcel Tool. This tool is used for open and closed polylines to create parcels.

NOTE: Lines cannot be enumerated. Lines need to be converted into polylines. Use the command 'PE' to convert a line to a polyline. Closed polylines can be created using BPOLY.

- Click on the Enumerate Parcels 

icon.
- Click on the closed polyline around the border of the Lot
- The Enumerate Parcels Window will pop up

Complete the form for the cancelled parcel as follows:

- Enter the name of the parcel in the box top left: (1:PS716856)

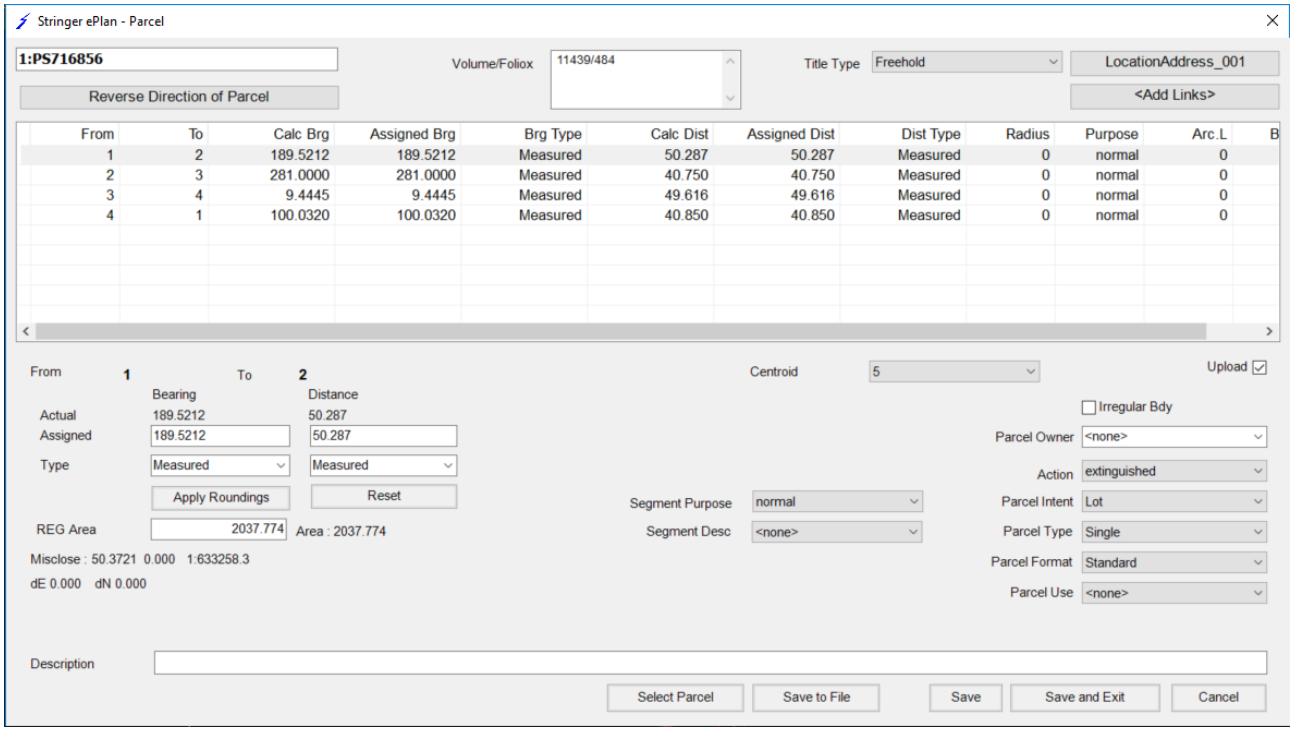
NOTE: To become familiar with the Parcels naming convention, please refer to Section 2 of ePlan Handbook.

- Select 'extinguished' for Action in the drop-down for cancelled parcels
- **Parcel Intent:** Lot
- **Parcel Type:** Single
- **Parcel format:** Standard
- For Extinguished parcels provide the Volume and Folio (Vol/Fol) and choose the title type. Type the Vol/Fol in at the top (11439/484) and select 'Freehold' as Title Type. Also add the address to the parcel.

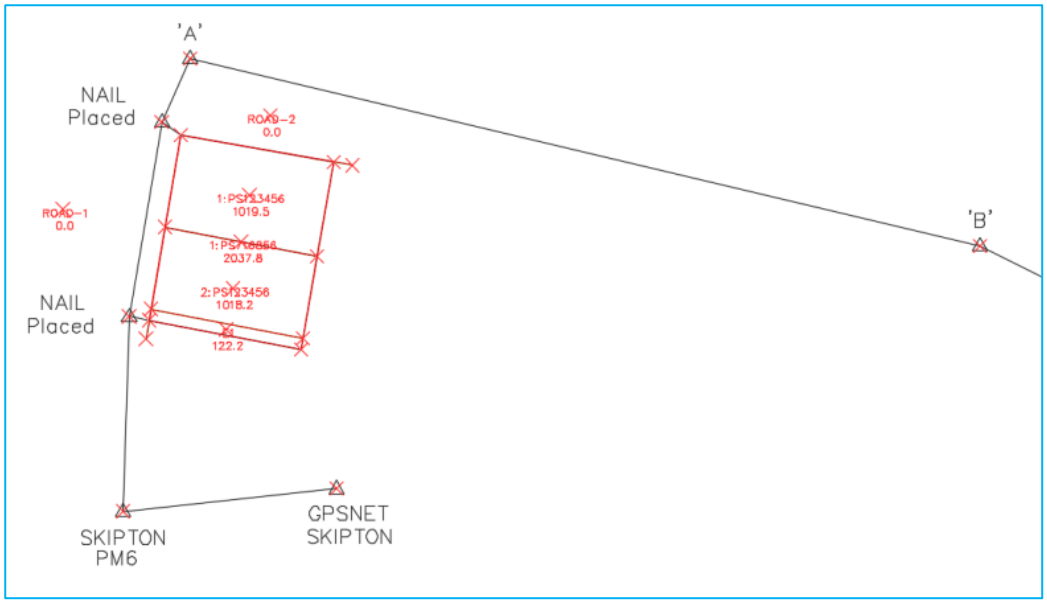
There is other information in this window which will be described later in this workbook.

- Enumerate Parcels Window
  - **Assigned:** The Assigned Bearing and Distance is assigned by the user which can be different from the calculated ones. The assigned values will overwrite the calculated ones and will be exported to ePlan LandXML.
  - **Area:** is the actual closed area from the linework
  - **REG Area**: This is the area that you would like to assign to this parcel and export in ePlan
  - **Action:** Select a state such as created, existing, extinguished for the parcel from the drop-down list
  - **Parcel Intent:** This drop-down is used to define various parcel types such as Lot, Easement, Common property
  - **Parcel Type**: This drop-down is used to define parcel type. It can be single, part, multipart or Administrative.
  - **Parcel Format:** This drop-down is used to define a Parcel Format. This can be Standard, Geometry (for easements), or 2D building for Lots including building boundaries.
  - 'Add link' is used for defining Restrictions, or Depth limitation

– **Description:** This field adds a description to a parcel (for example, road name or description for a restriction, or an SPI for extinguished Crown Allotments (e.g., TP123456).



Below is a screenshot of the final enumeration of parcels:



NOTE: Once you have enumerated the parcel, click 'Save and Exit'. This will add a Centroid Point to the drawing and add the Lot Number and Area text to the parcel you just enumerated. If you need to edit the parcel, click on the Parcel Number and name text and the window will pop up.

Enumerated Parcel Points are added automatically as:

- **Survey Point Type**: boundary
- **State**: proposed

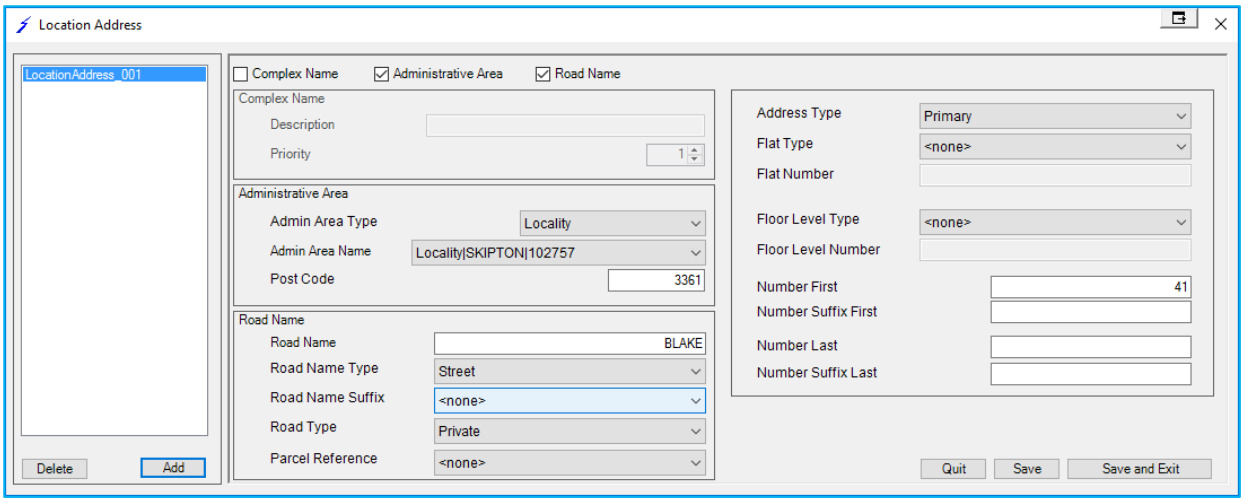
Centroid Points are added as

- **Survey Point Type**: sideshot

- **State**: proposed

6.1.1 The Address Form

Click on ‘Add Address’ to include the information in the following window:



- Click on the ’Add’ button, bottom left
- Tick on ‘Administrative Area & Road Name’ at the top
- Complete the Administrative Area fields
- **Admin Area Type:** Select Locality from the drop-down
- **Admin Area Name:** Select a value from drop-down list (Skipton)
- **Post Code:** e.g. 3361
- **Road Name**: Blake
- **Road Name Type**: Select a value from the drop-down list (e.g. Street)
- **Road Name Suffix**: Select a value from the drop-down list (e.g. None)
- **Road Type**: Select a value from the drop-down list (Public - **NOTE: For private roads select ‘private’**)
- **Parcel Reference**: None
- **Address Type**: Select a value from the drop-down list (e.g. Primary)
- **Number First**: (e.g. 41)

Click the ‘Save and Exit’ button to add the address to this parcel.

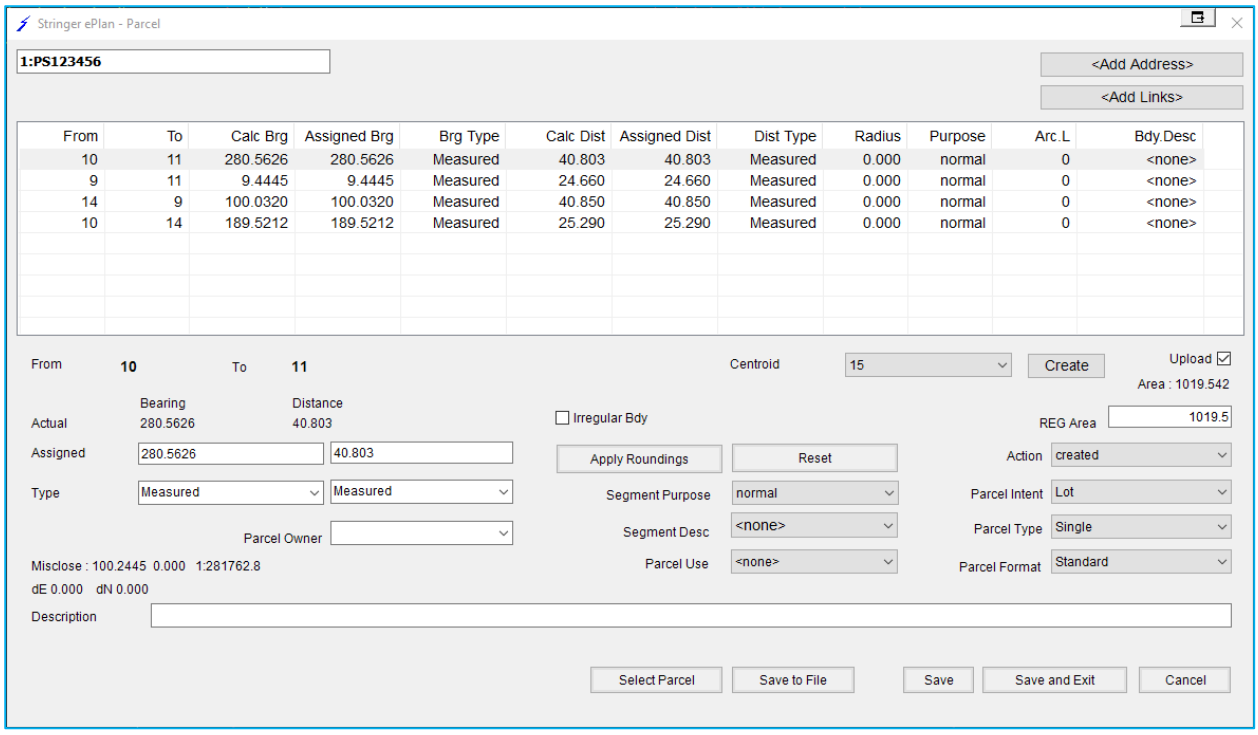
NOTE: If you DON’T want the address added to the parcel click ‘QUIT’. If you have already given an address to a parcel, and no longer want it, click on the address in the parcel and then click ‘QUIT’. The address will be removed from that parcel. You don’t need to add address for created Lots, unless required.

You must enumerate all parcels in the plan by repeating the above steps. Make sure you have created the closed parcels for the 2 new Lots that are being created from the extinguished parcel.

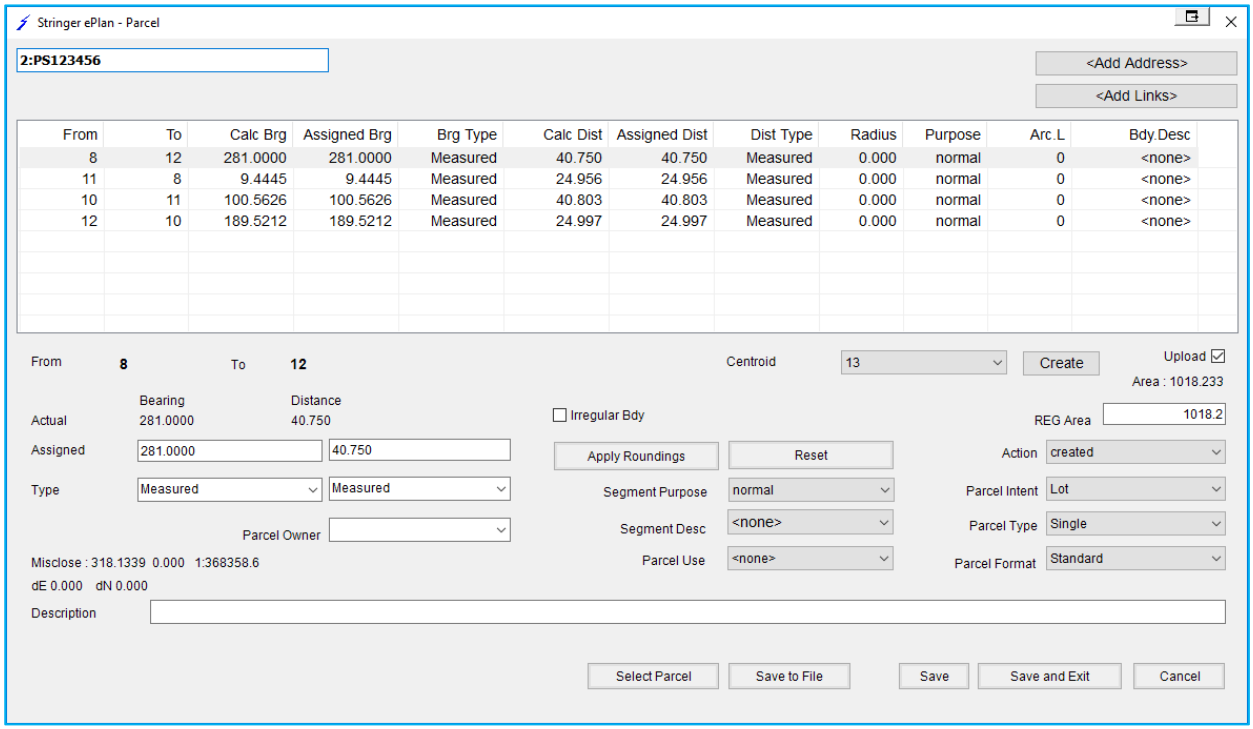
6.1.2 Enumerate all Lots

The next step is to enumerate the other 2 new Lots.

- Lot 1

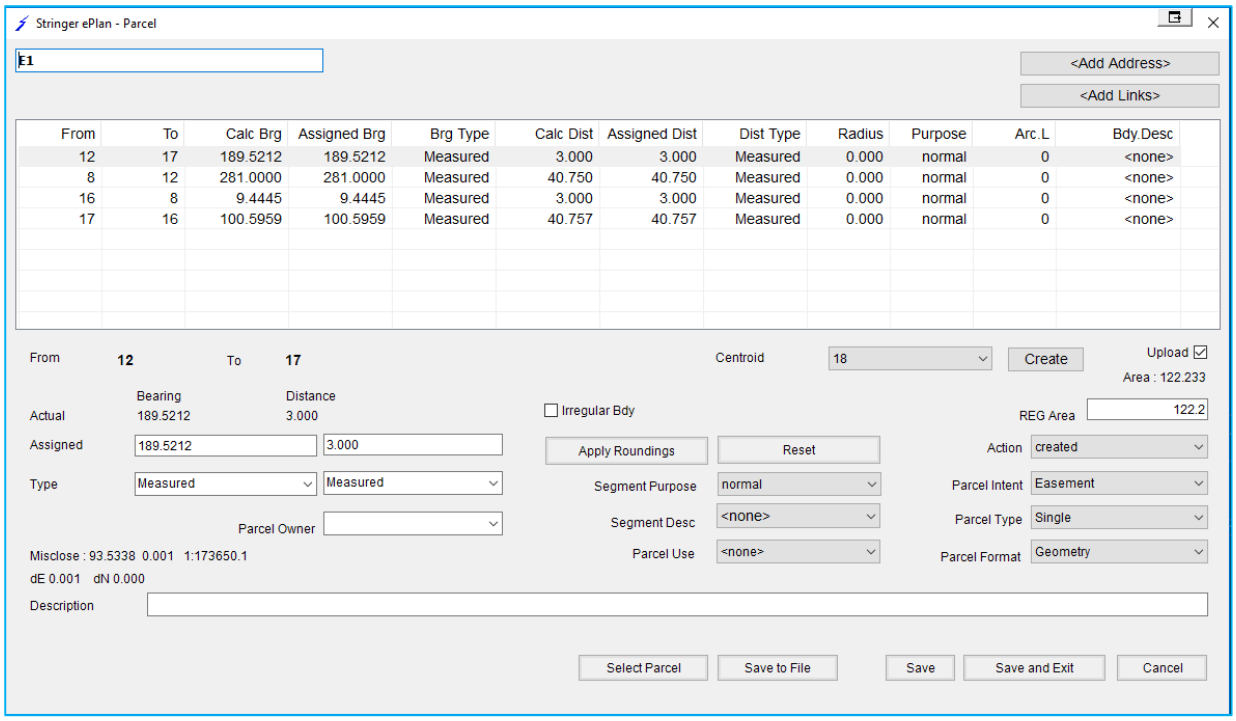


- Lot 2



6.1.3 Enumerate an Easement Parcel

Creating an easement is like creating a Lot. However, you need to assign correct attributes as shown below:



The easement then has the following completed:

- **Parcel Name:** E1 (correct naming convention for easements)

NOTE: Dash character like E-1 is not accepted for naming easements.

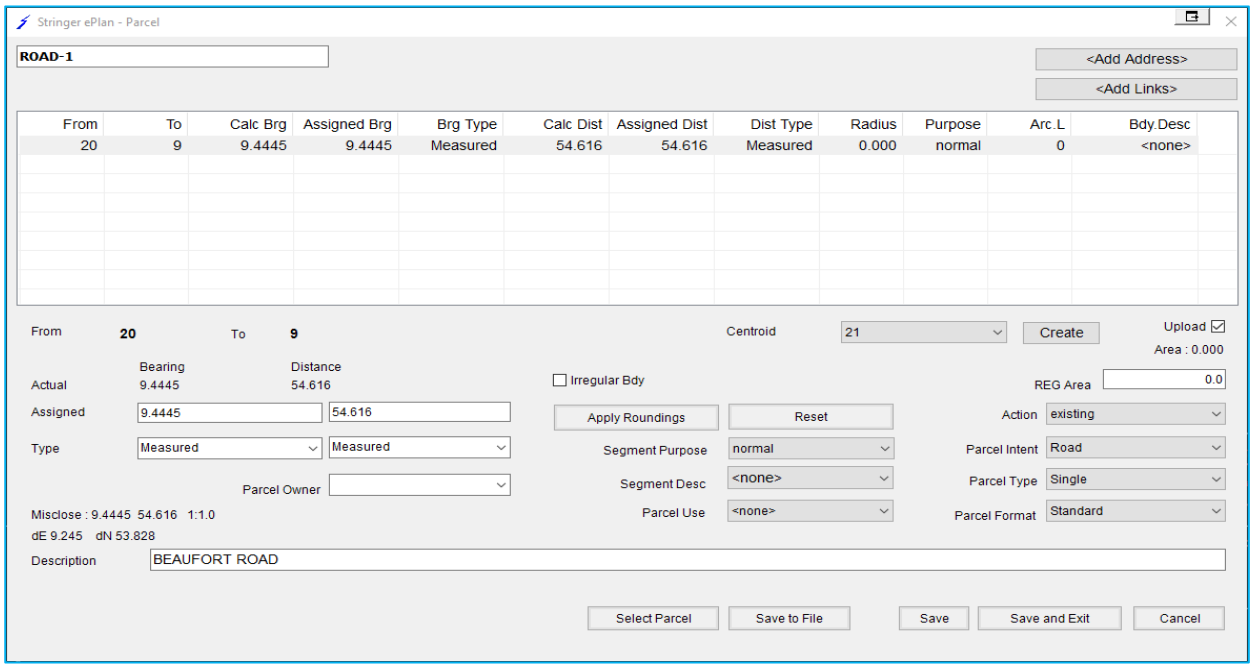
- **Action:** created
- **Parcel Intent**: Easement
- **Parcel Type:** Single
- **Parcel Format:** Geometry

Click the ‘Save and Exit’ button.

6.1.4 Enumerate Road Parcels

There are two road abuttals next to the extinguished Lot which need to be enumerated.

- ROAD-1



This Road is enumerated as a parcel from a polyline drawn where the road is.

NOTE: This is an open polyline which is converted to a parcel.

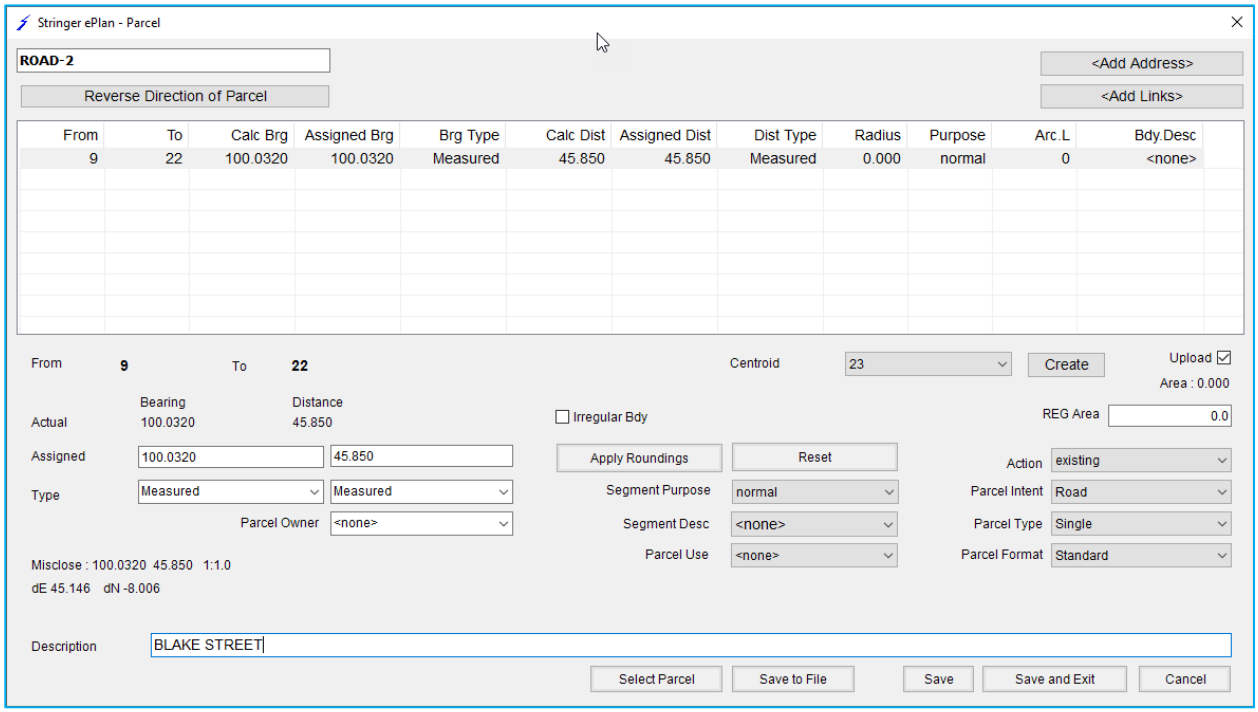
The ROAD has the following completed:

- **Name:** ROAD-1
- **Description:** BEAUFORT ROAD
- **REG Area:** 0
- **Action:** existing
- **Parcel Intent:** Road
- **Parcel Type:** Single
- **Parcel Format:** Standard

Once you have completed all details, click on the 'Save and Exit' button.

NOTE: Once you have added the centroid for the Road Parcel to the drawing, you can move that Centroid point so the Road name in the PDF Plan is placed wherever you want.

- ROAD-2



6.2 Enumerate Segments

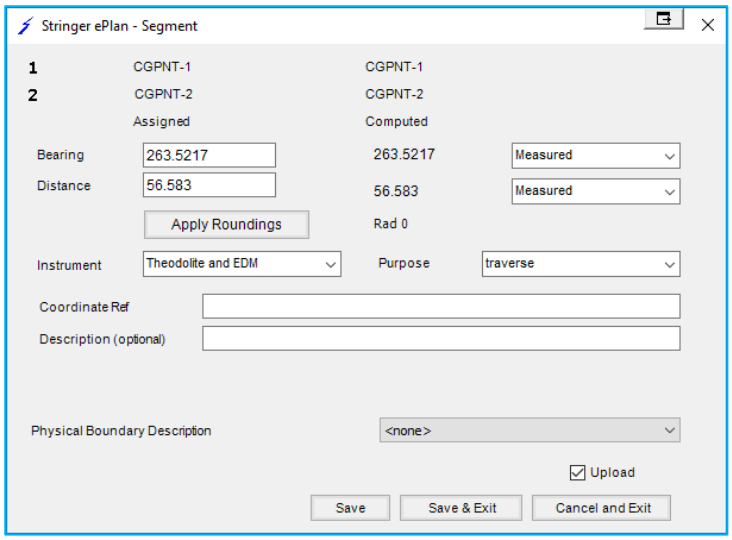
In ePlan traverse lines and radiations need to be enumerated by using the Enumerate Segments function.

Click on the Enumerate Segment 

icon and select the line you want to enumerate.

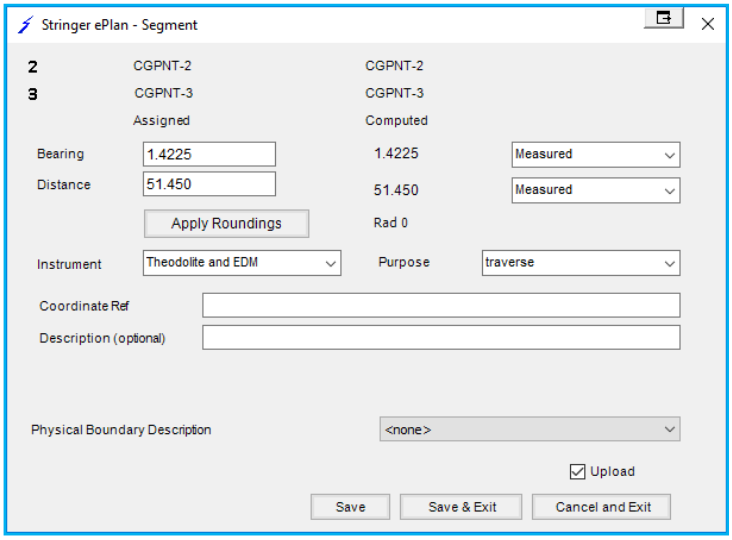
Click on the line between GPSNET SKIPTON and SKIPTON PM6

- **Purpose:** Select what is required - In this case it is 'traverse'
- **Upload:** Ensure it is ticked if you want it to be added to the XML
- **Save & Exit**: Click this button to save

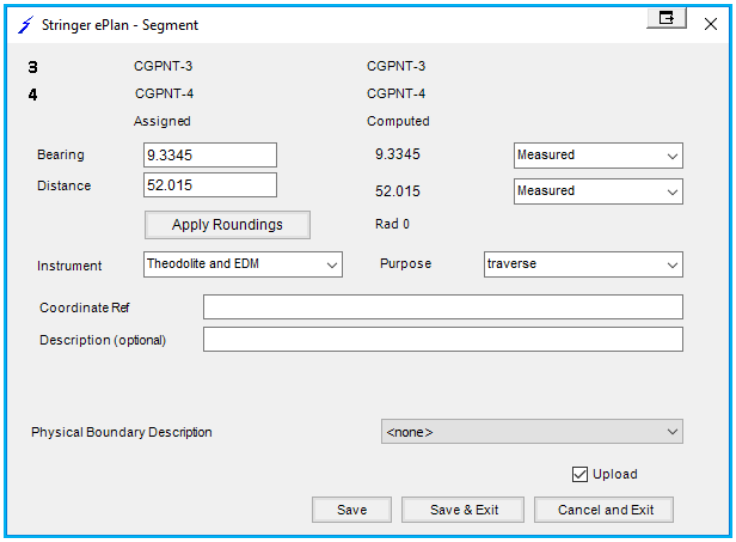


Below are the Line Segments as enumerated in the drawing.

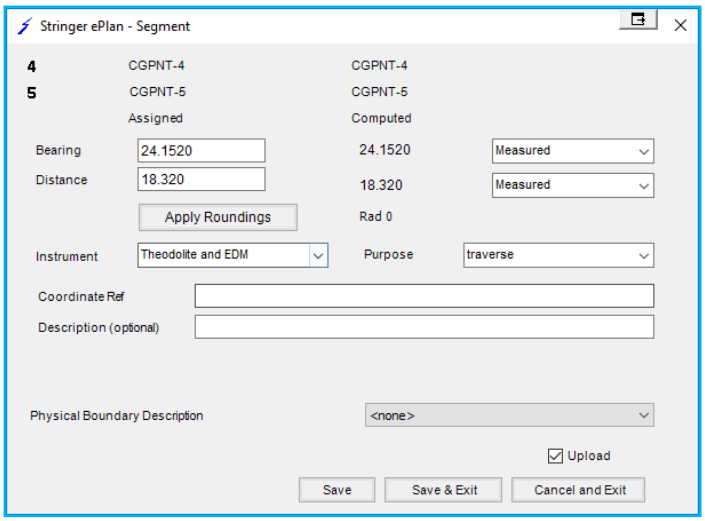
- From PM6 to Nail 1 Placed



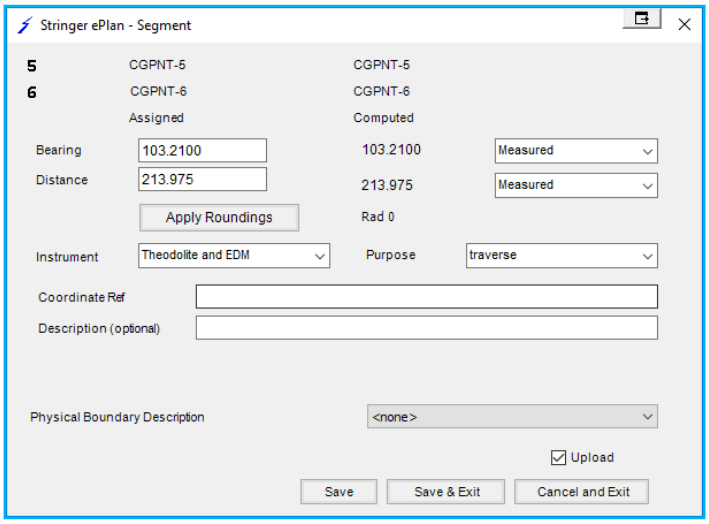
- From Nail 1 Placed to Nail 2 Placed



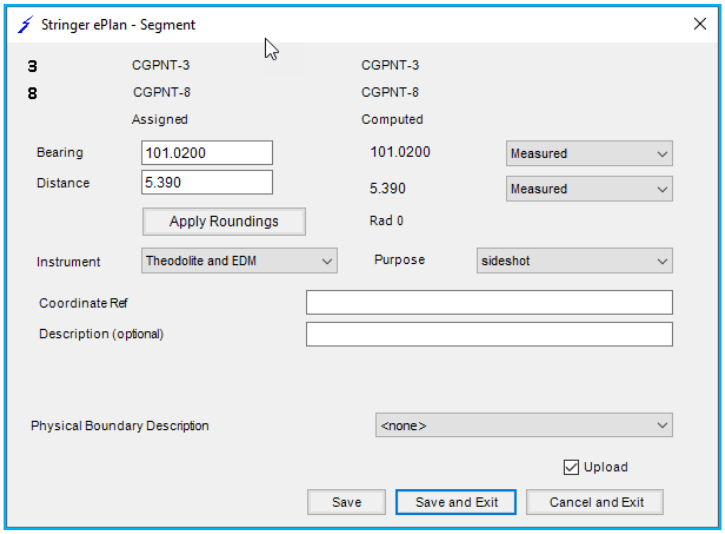
- From Nail 2 Placed to Datum 'A' point at the top Left



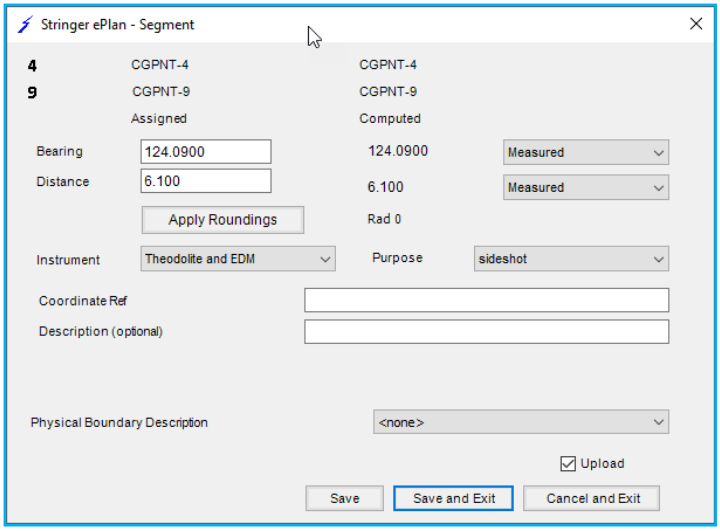
- From Datum 'A' to Datum 'B'

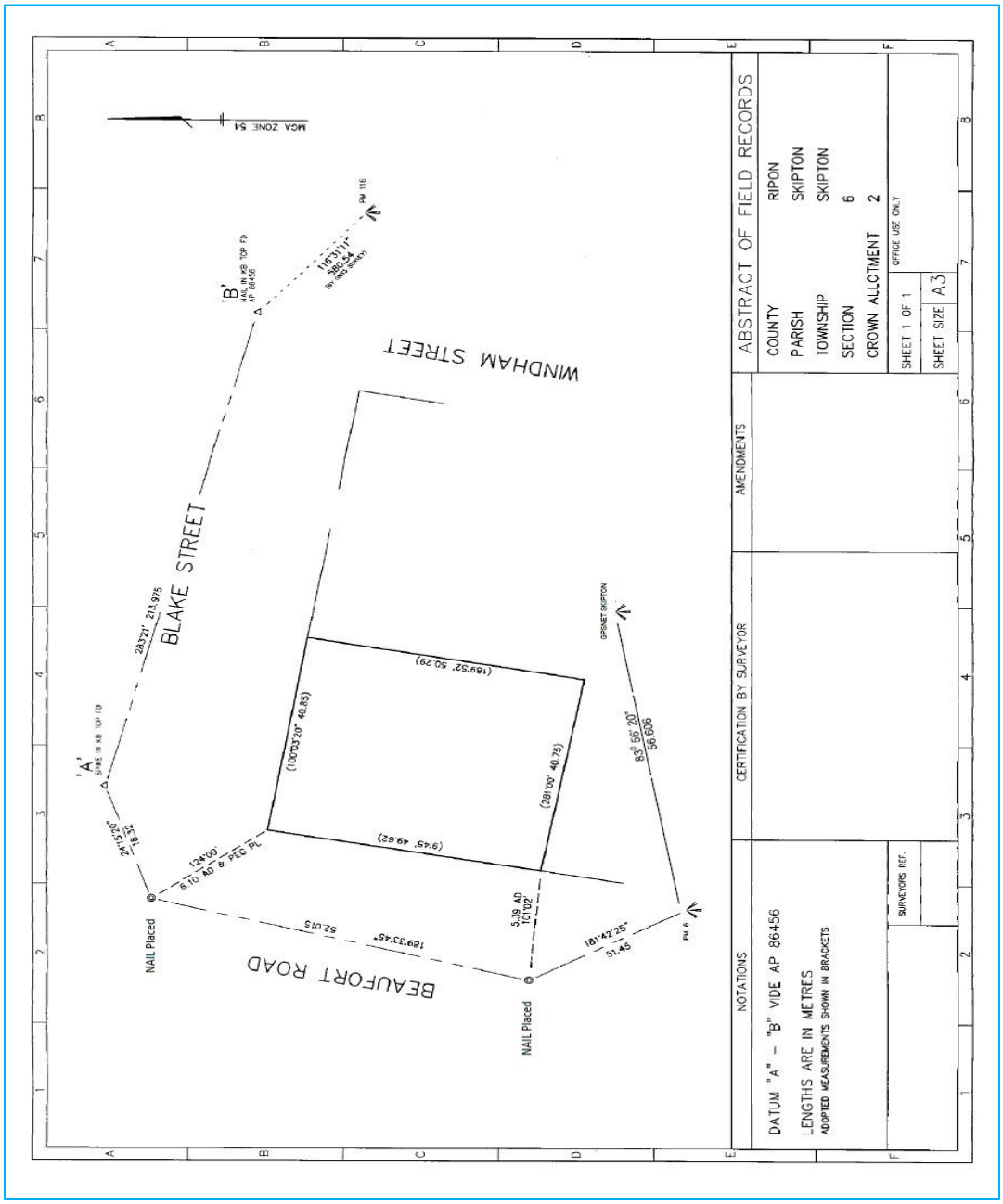


- From Nail 1 to boundary point (CGPNT-8).



- From Nail 2 to boundary point (CGPNT-9).



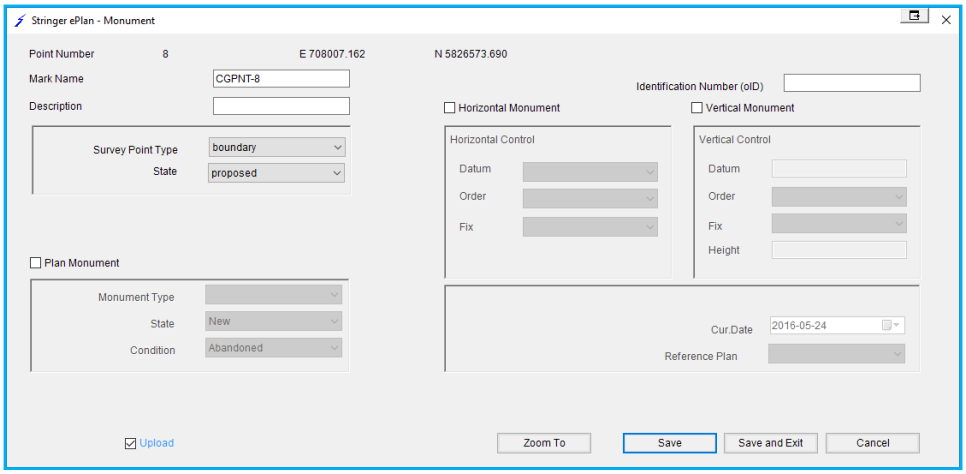


6.3 Enumerate Points

6.3.1 Boundary Points

Once the parcels are enumerated, points are automatically added to their corners. Once added to the parcel they have a default setting on Parcel Points as follows:

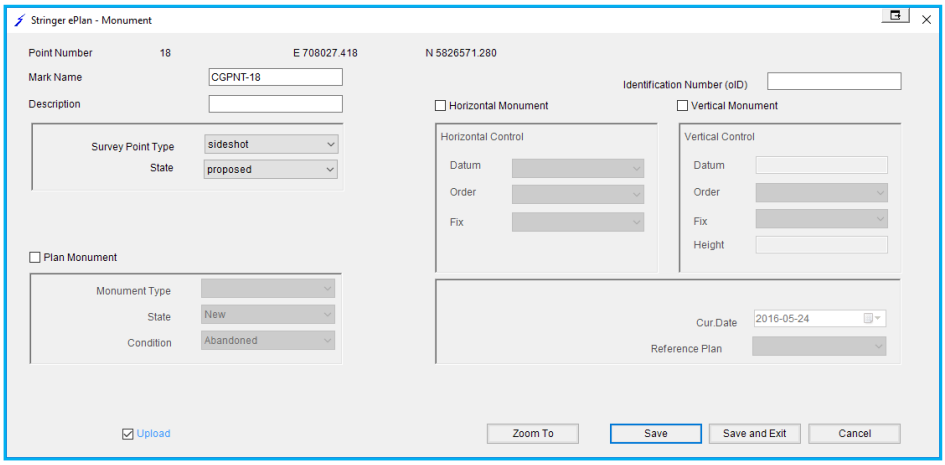
- **Mark Name:** CGPNT-8 (next available)
- **Survey Point Type**: boundary
- **State:** proposed



6.3.2 Centroid Points

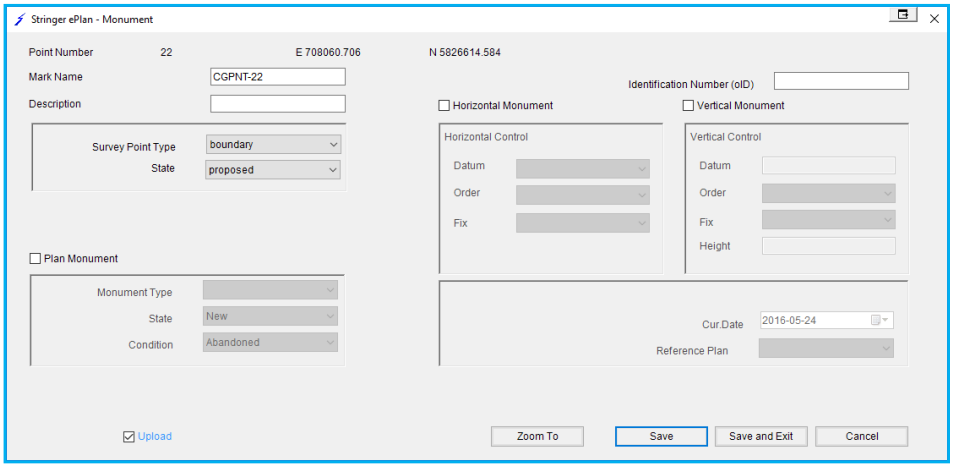
The Centroid Point is also added to the drawing and its default items are:

- **Mark Name**: CGPNT-18
- **Survey Point Type**: sideshot
- **State**: proposed



Road Parcel Extensions also get points:

- **Mark Name**: CGPNT-22
- **Survey Point Type**: boundary
- **State**: proposed



6.3.3 Control Marks

In ePlan, pursuant to the Surveying Regulations 2015, there must be at least three PMs or PCMs to be connected to the survey for up to and including 10 parcels. If there are more than 10 parcels, further PMs or PCMs must be placed within the subdivision so that the distance between these marks is not greater than 100 metres.

In the sample plan, you need to enumerate the Control Marks as follows:

- **Mark Name:** CGPNT-1 (next available, can't be the same number and must be unique)
- **Description:** GPSNET SKIPTON
- **Survey Point Type:** control
- **State:** existing

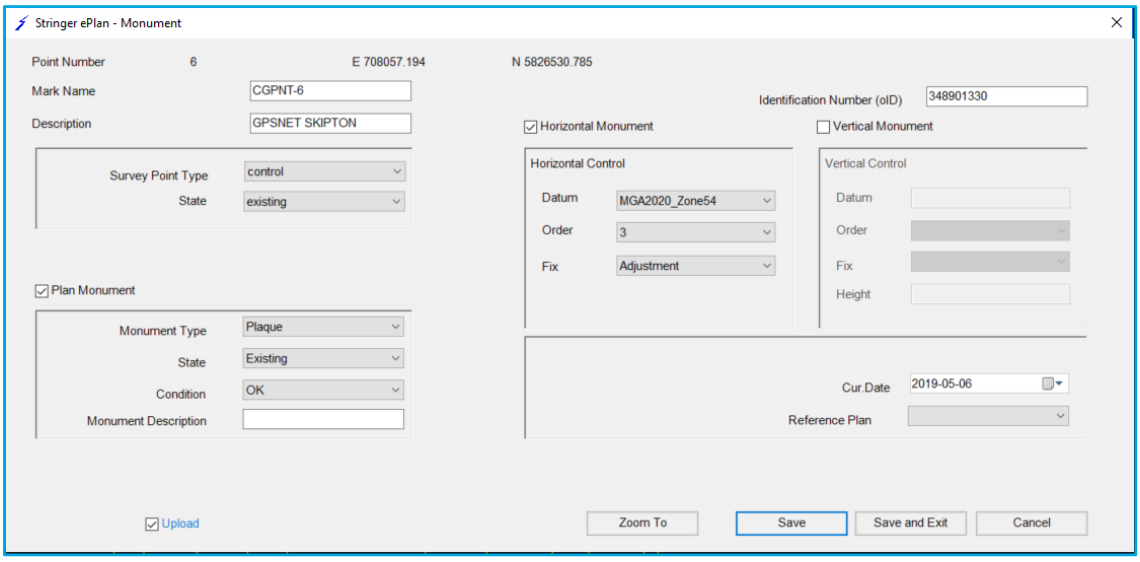
Tick the Plan Monument box

- **Monument Type**: Plaque
- **State**: Existing
- **Condition**: OK

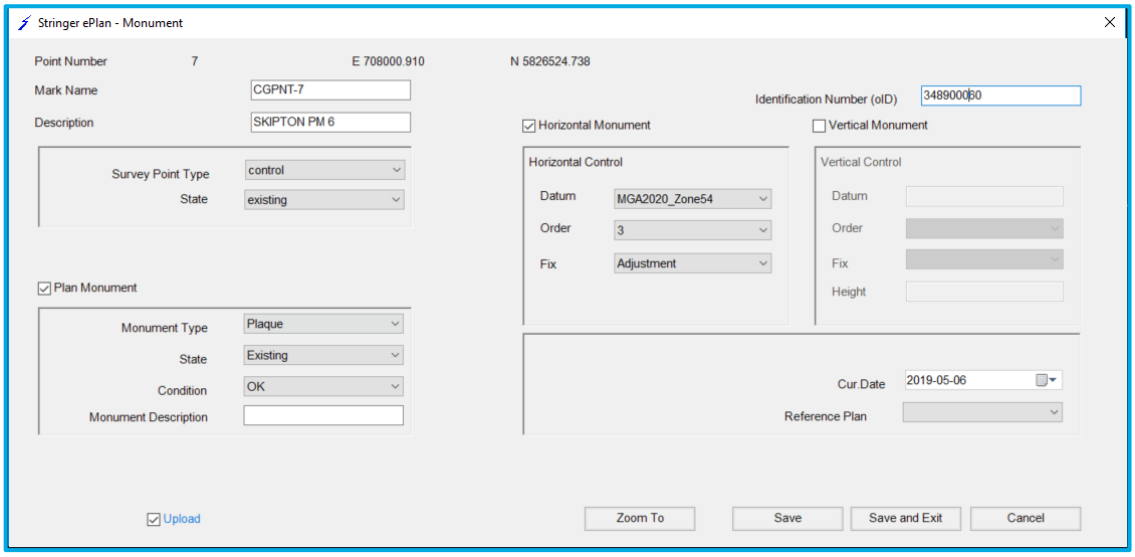
Tick the Horizontal Monument box

- **Datum:** MGA2020_Zone54
- **Order:** 3
- **FIX:** Adjustment
- **Identification Number (oID)** - 348901330
- Current Date - 2016-05-20

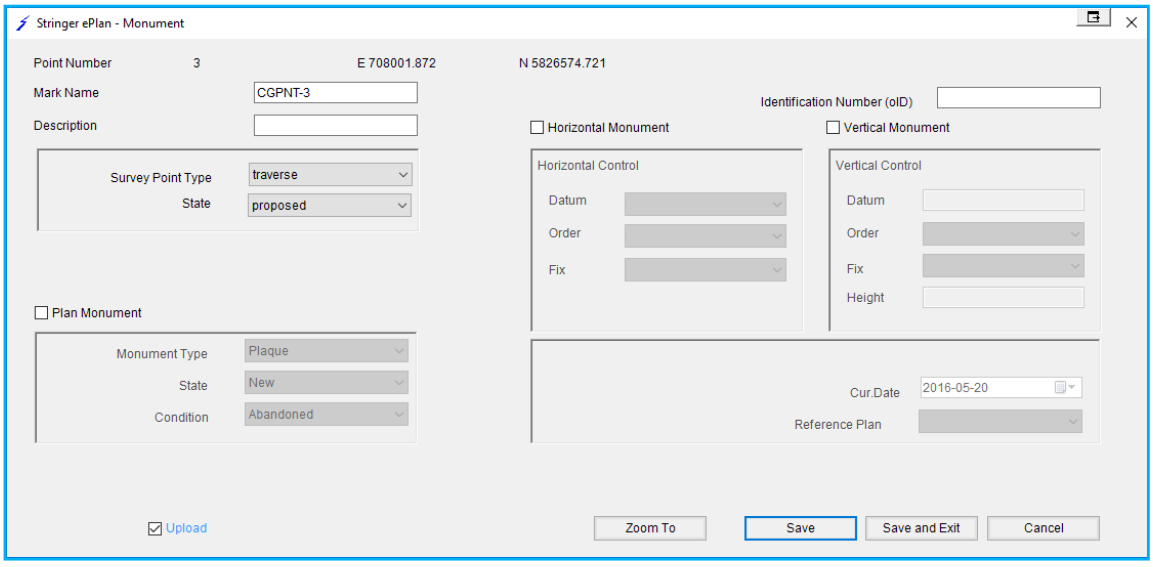
NOTE: In ePlan, distances are based on the ground observation. There is no need to use a scale factor in ePlan. When including the Control Marks in your drawing, consider one of those as a base point with True MGA coordinates. Then, use bearing and ground distance to connect your marks together. In this case, if you have a control mark far from your base control mark, there may be a discrepancy with the MGA coordinates of that point. This discrepancy maybe in the validation report which you can justify. If you have GNSS control points in your drawing, you need to convert the coordinates into local coordinates and connect them by bearing and ground distances.



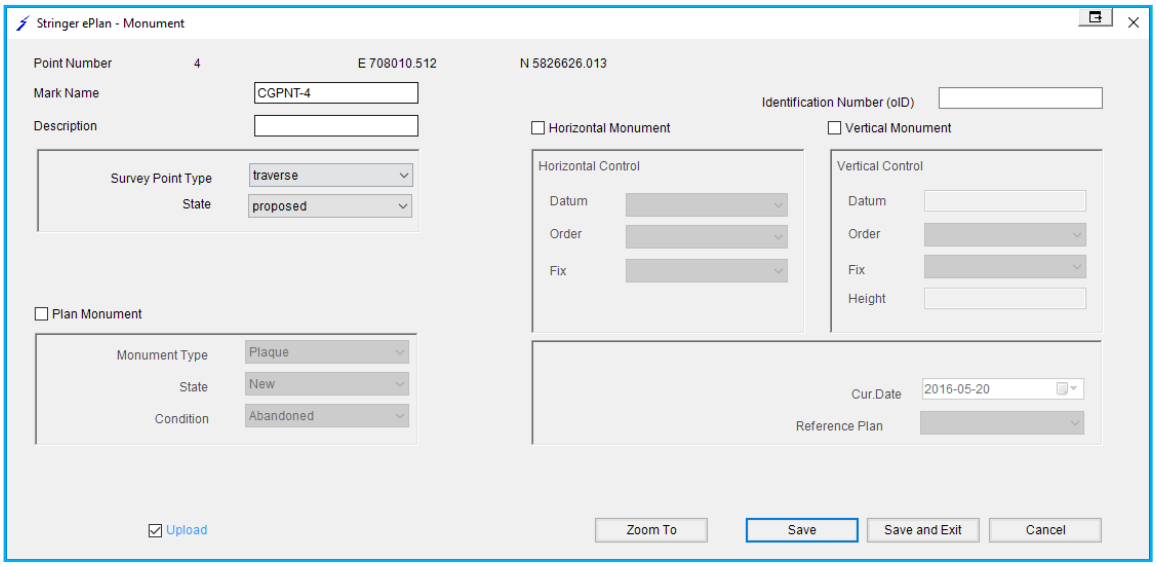
Skipton PM6



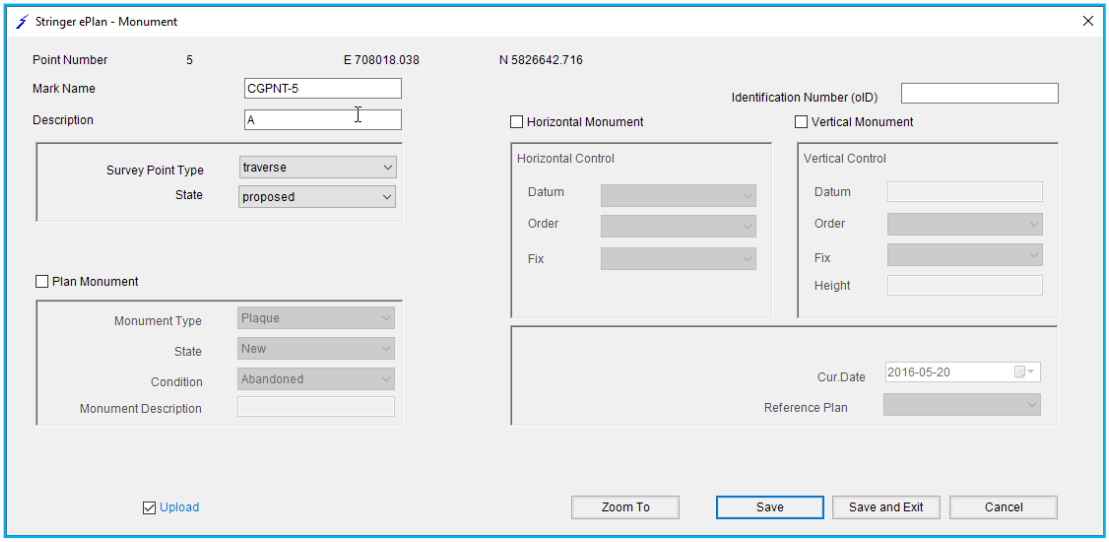
Nail 1 Placed- is enumerated as a traverse point.



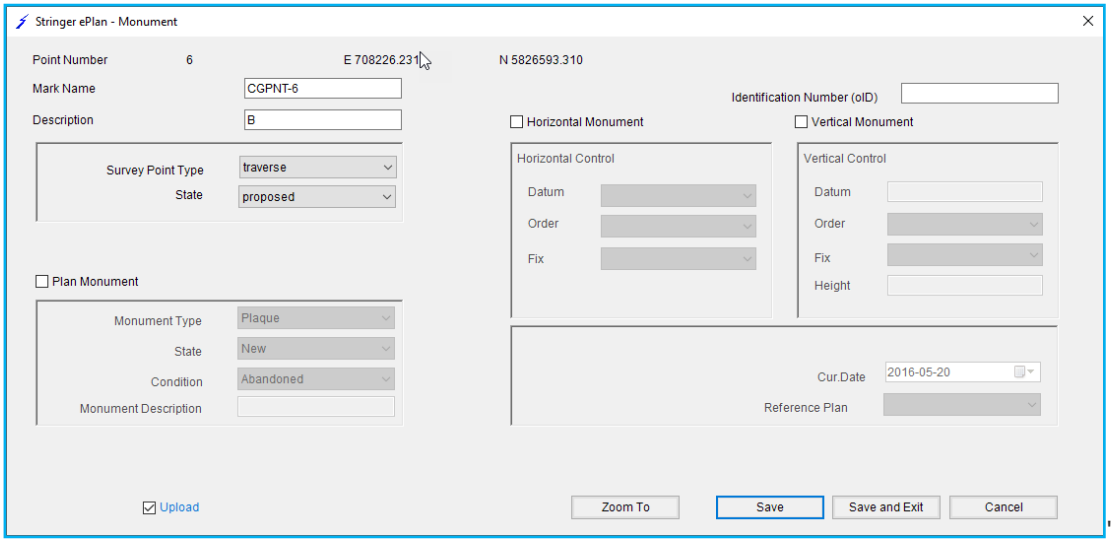
Nail 2 Placed- is enumerated as a traverse point.



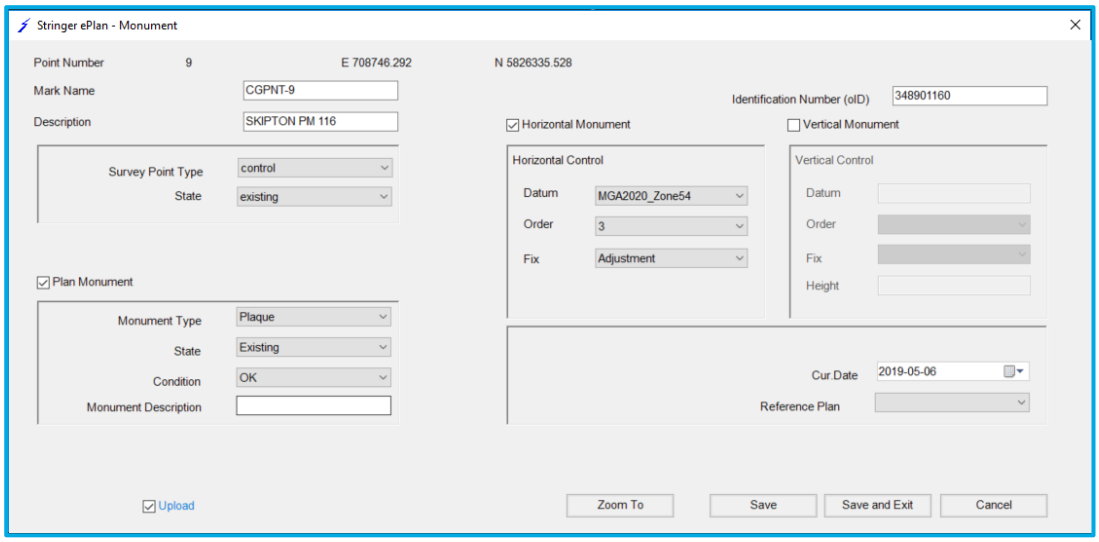
Datum ‘A’ – is enumerated as a traverse point.



Datum 'B'- is enumerated as a traverse point.



SKIPTON PM116



Annotate

- Set up parcel linkages for parcels
- ePlan Annotations

The Parcel Linkages tool is used for defining non-spatial parcels. For example, an easement or restriction can be defined by using this tool.

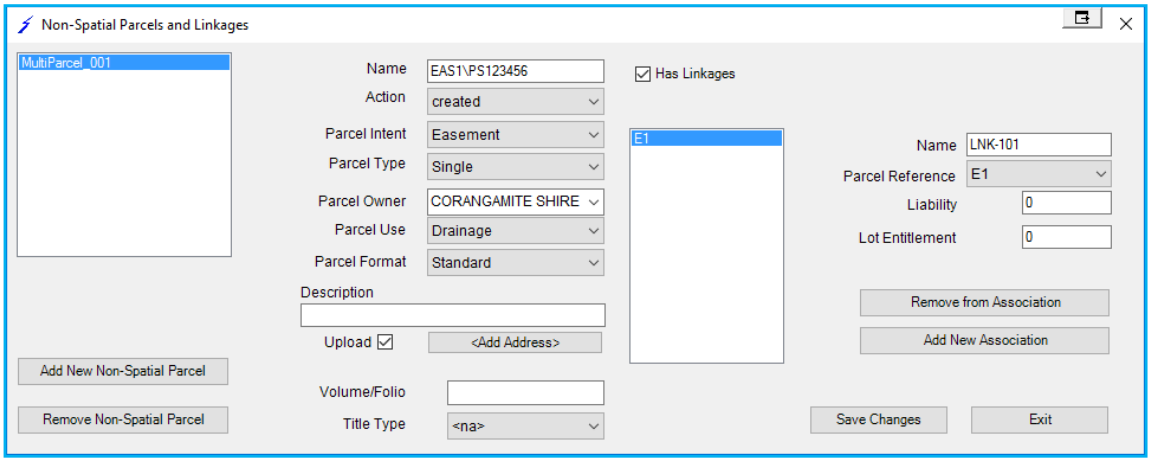
For the sample plan, define an easement using Parcel Linkages. Click the Parcel Linkages 

icon and complete the fields required:

- **Name:** EAS1\PS123456
- **Action:** created
- **Parcel Intent:** Easement
- **Parcel Type:** Single
- **Parcel Owner:** CORANGAMITE SHIRE COUNCIL
- **Parcel Use:** Drainage
- **Parcel Format:** Standard
- **Upload:** Ticked

To link the geometry parcels to this non-spatial parcel, tick ‘Has Linkages’ and select the Parcel Reference from the drop-down list and click on ‘Save Changes’. To link more geometries, click ‘add New Association’:

- **Parcel Reference:** E1 (from drop-down list)
- Click ‘Save Changes’ (if you do not click ‘Save Changes’ anything added will not be saved)



7. ePlan Annotation

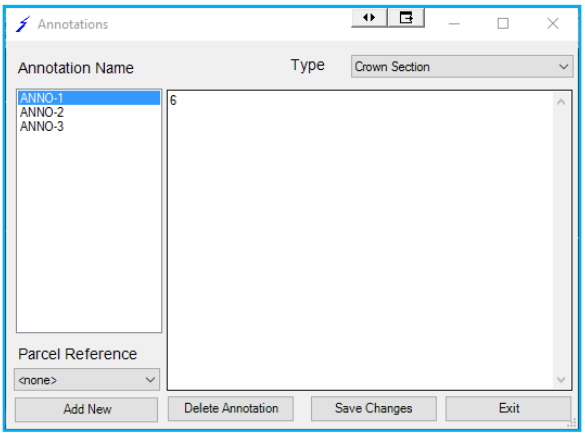
Annotation element is used to capture various pieces of textual information. Depending on the Annotation, the requirements for each field differs. Click on the ePlan Annotations 

icon to enter the annotations to the plan.

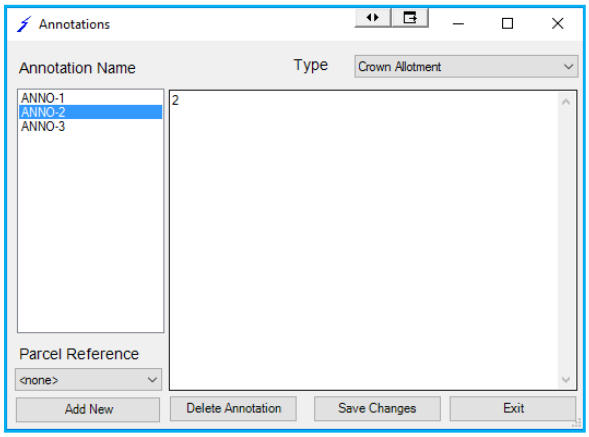
NOTE: Ensure after adding each annotation you save changes before adding another annotation.

Below images reflect what has been added in the ePlan Annotations for this Plan:

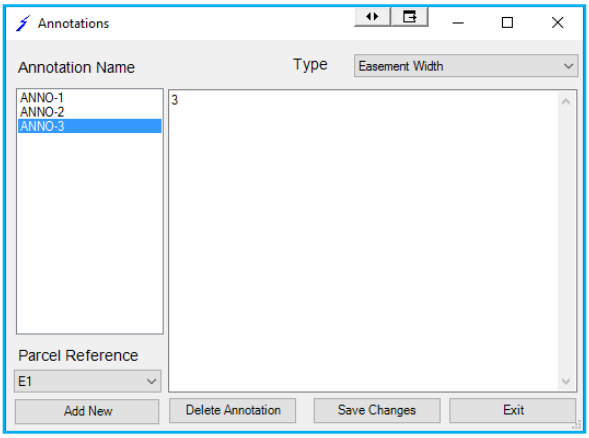
ANNO-1



ANNO-2

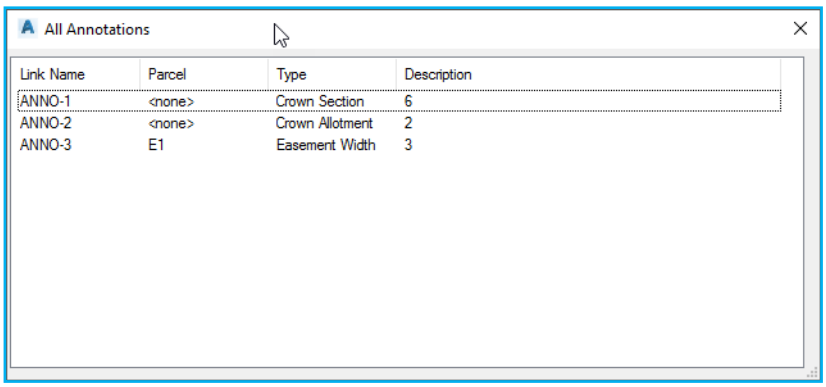


ANNO-3



NOTE: This annotation (ANNO-3) requires a parcel reference to the easement to show the width.

To view all the annotations added to this form, click on the ‘Annotation Name’ at the top of the form. The form below shows all added data for the ePlan Annotations.



8. Review

Review

- List all the enumerated data to review and edit:
  - Parcels list
  - Monument points list
  - COGO points list
  - Segment List
  - Parcel Report

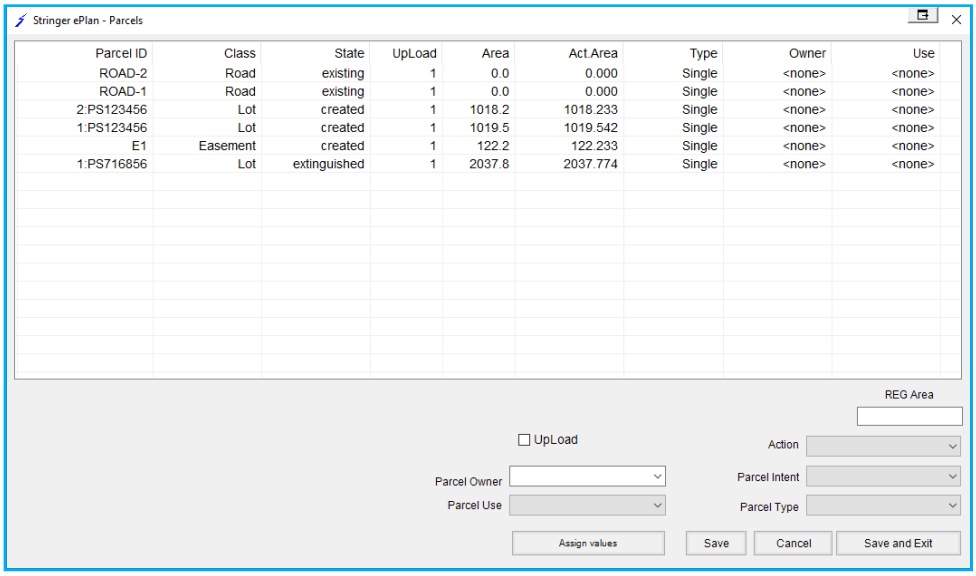
8.1 Parcel List

The Parcels List lets users confirm the parcels that have been enumerated and make edits.

Click on the Parcels List 

icon.

A window selection can be made around all the data in the drawing – only the enumerated parcels will be included in the list. The list will appear as follows:



Clicking on a row in the list will zoom to and highlight that parcel in the drawing. You can also edit any of the drop-down lists from this form.

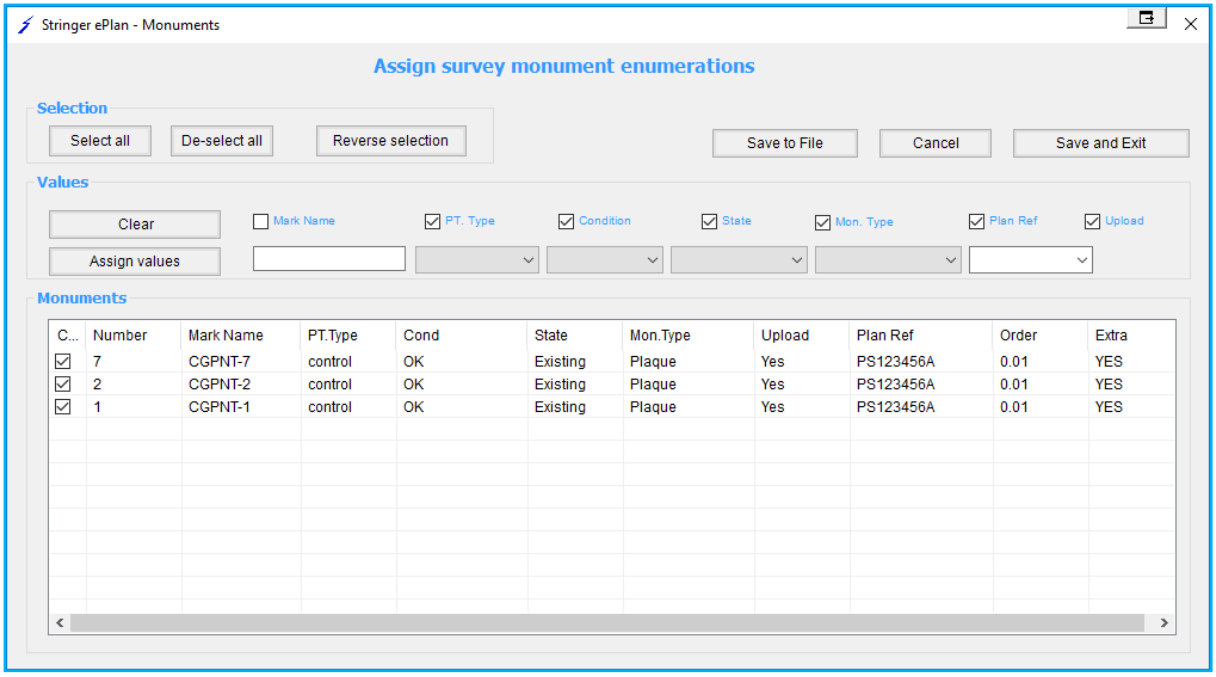
8.2 Monument Points List

The Monument Points List allows users to confirm they have the correct attributes for control points and reference marks.

Click on the Monument Points List 

icon.

A window selection can be made to select all the Monuments for review. The list will appear as follows:



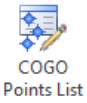
Clicking on a point in the list will zoom to that point in the drawing.

This list provides an opportunity to review points that you have enumerated. Any enumeration errors can be corrected here.

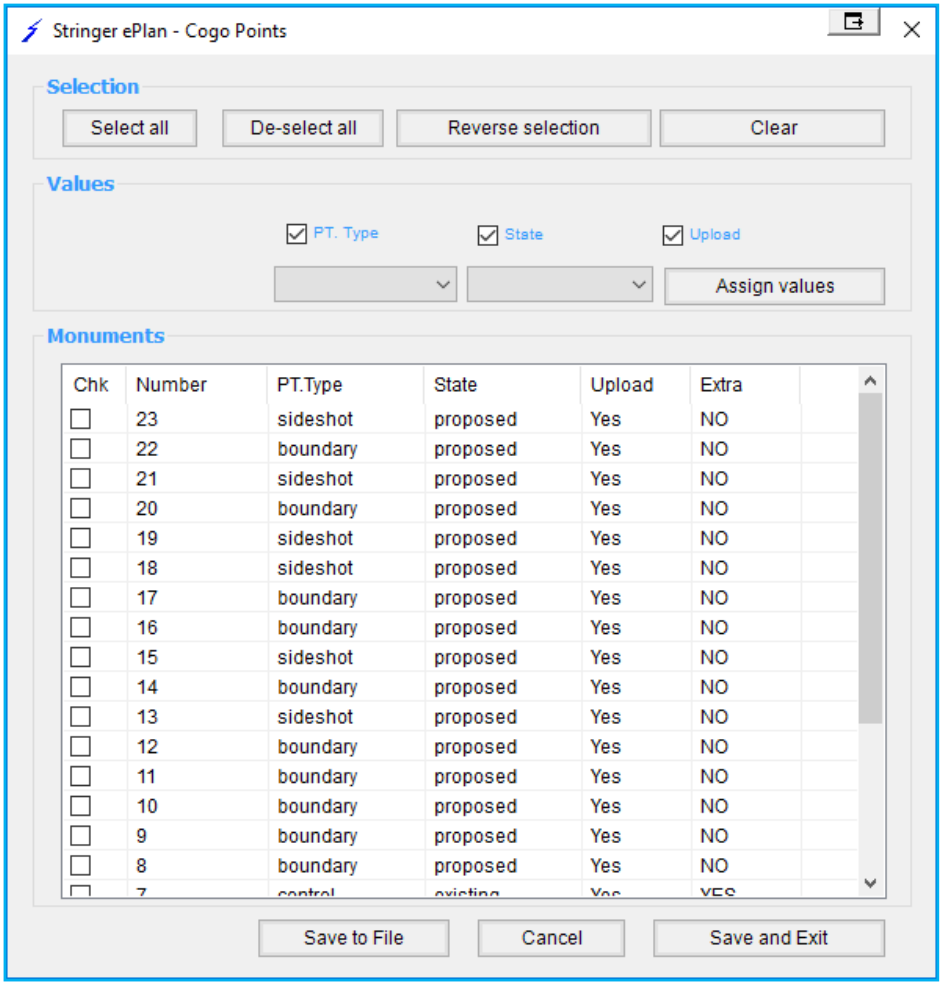
NOTE: The Values frame provides the option to apply bulk edits to points. To use this, tick on the properties you want to change the point/s in the Values frame (e.g., Point Type, Condition, State, Mon, Type, Plan Ref, etc). In the Monuments list, tick the points to be altered, then click the 'Assign Values' button to make the changes.

8.3 COGO points List

The COGO Points List allows users to review all enumerated COGO points in the drawing.

Click on the COGO Points List 

icon.

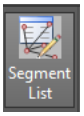


Clicking on a point in the list will zoom to that point in the drawing. The form enables review/edit of the following:

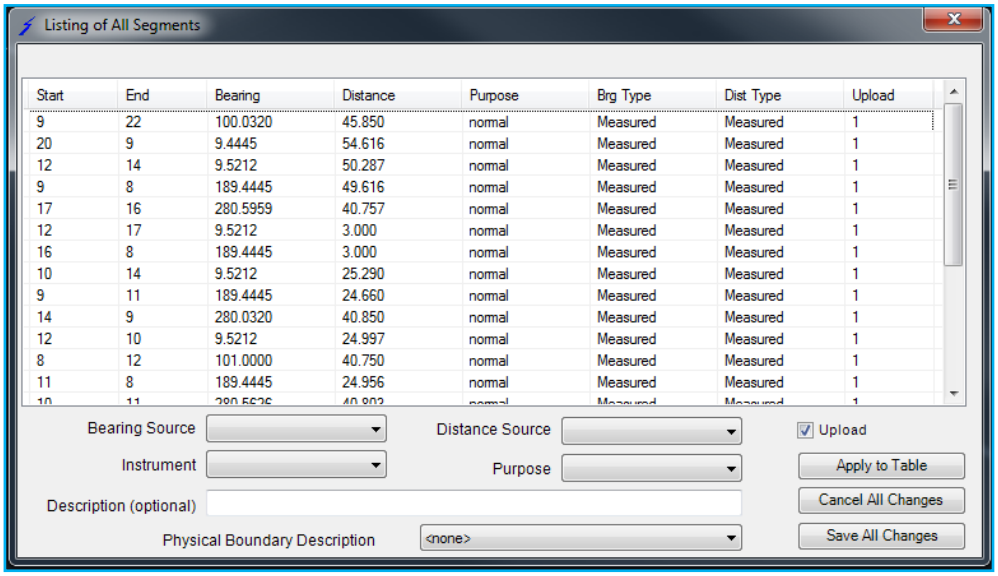
- PT Type
- State
- Upload

Use the Values controls to apply bulk edits to highlighted Monuments in the list.

8.4 Segment List

Click on the Segment List 

icon to view all the segments enumerated in the plan.



You can edit any segment using this window.

8.5 Parcel Report

A window selection can be made around all the data in the drawing – only the enumerated parcels will be included in the report. A CSV file will be created, with the Bearing and Distance of each line segment (Actual and Assigned) and misclosure of each Lot. This report can be opened in Excel or Notepad and printed for QA and documentation purposes.

The report will appear as follows:

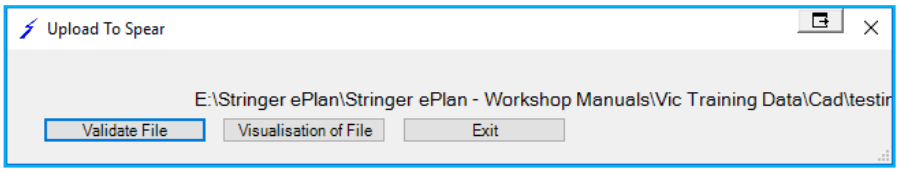
Parcel ROAD-2								
Parcel Class : Road								
Parcel State : existing								
Parcel Owner :								
Parcel Use : <none>								
Start	End	Assigned Brg	Calced. Brg	Type	Assigned Dist.	Calced. Dist	Type	
9	22	100.032	100.032	Measured	45.85	45.85	Measured	
Misclose : 100.0320	45.850	1:1.0						
Area : 0.000								
Assigned Area : 0.0								
Parcel ROAD-1								
Parcel Class : Road								
Parcel State : existing								
Parcel Owner :								
Parcel Use : <none>								
Start	End	Assigned Brg	Calced. Brg	Type	Assigned Dist.	Calced. Dist	Type	
20	9	9.4445	9.4445	Measured	54.616	54.616	Measured	
Misclose : 9.4445	54.616	1:1.0						
Area : 0.000								
Assigned Area : 0.0								
Parcel 2:PS123456								
Parcel Class : Lot								
Parcel State : created								
Parcel Owner :								
Parcel Use : <none>								
Start	End	Assigned Brg	Calced. Brg	Type	Assigned Dist.	Calced. Dist	Type	
12	8	281	281	Measured	40.75	40.75	Measured	
8	11	9.4445	9.4445	Measured	24.956	24.956	Measured	
10	11	100.5626	100.5626	Measured	40.803	40.803	Measured	
10	12	189.5212	189.5212	Measured	24.997	24.997	Measured	
Misclose : 318.1339	0.000	1:368358.6						
Area : 1018.233								
Assigned Area : 1018.2								

9. Export

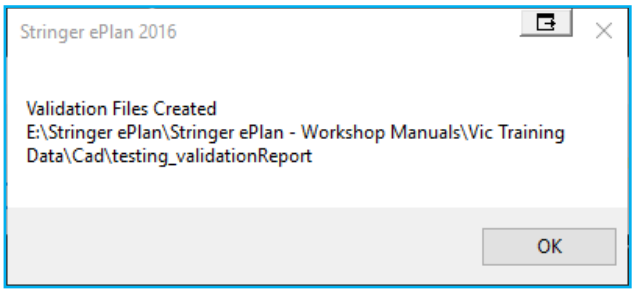
Export

- Export ePlan - generates an ePlan file for lodgement
- Validate ePlan
- Create PDF

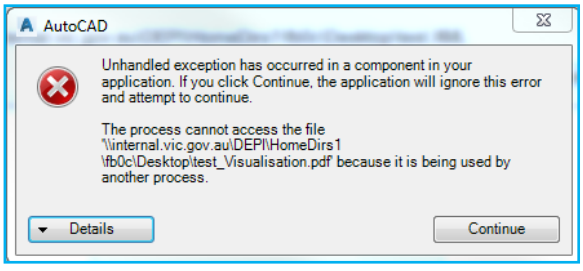
Click on the 'Export ePlan' button. The XML file will be saved to the folder you select. You have 2 options once the export has been saved as shown below:



Click 'Validate File' and 'Visualisation of File', to receive a validation report and a visualised plan in PDF format from SPEAR.



NOTE: If the PDF file is already opened for visualisation or validation, and the PDF file has not been closed, the following error message will appear on opening the PDF for the second time. To avoid the above error, you need to close the opened PDF first.



ePlan Validation Report

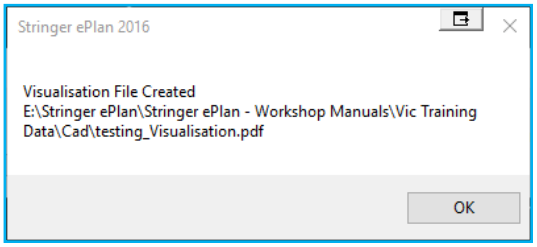
1 Error 0 System Error 0 Input Required 2 For Information 69 Pass 56 Not Applicable

Organisation:	Land Use Victoria	**Validation Status:**	Fail
SPEAR Reference Number:	Not Applicable	**Validated on:**	06/05/2019 04:10 PM
ePlan plan number:	PS123456A	**Validator:**	4.8.2
ePlan version:	1		

Rule Name	Result	Rule Message
VR023 - Surveyor Registration Number	✗	According to the Surveyors Registration Board of Victoria, "ALAN ROLLEY" has the registration number "1234". This does not match the provided surveyor name "DAVOOD SHOJAEI".
VR034 - Depth Limitation Manual Check	ⓘ	Plan has identified that depth limitation does not apply.
VR116 - Prior Survey Date	ⓘ	The previous plan "PS716856" with volume/folio of "11439/484" is not an ePlan in SPEAR, a manual check of the previous survey date is required.
VR001 - ePlan CIF Schema Validation	✓	
VR002 - Survey Header Completeness	✓	
VR004 - Parcel Geometry Exists	✓	
VR005 - Easement Purpose Exists	✓	
VR008 - Road Parcel Description Exists	✓	
VR009 - Primary Parcel Address Exists	✓	
VR010 - PM and PCM Completeness	✓	
VR012 - Instrument Point Completeness	✓	
VR014 - Instrument Setup to Point Reference	✓	
VR015 - Instrument Setup in Observation	✓	

NOTE: If you require assistance with resolving any ePlan validation issues, please contact the ePlan team on 03 9194 0612 and press 3, or send an email to spear.info@delwp.vic.gov.au

Below is an example of the PDF after Visualisation of File.



The PDF created from the Visualisation Service in plan template is based on Technical Note 4.

NOTE 1: Once you sign in to SPEAR, your firm's logo will be watermarked on the visualised PDF.

NOTE 2: To enhance the presentation of the visualised PDF, use the ePlan Visualisation Enhancement Tool (VET). For more information, refer to SPEAR User Guide 57.

PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

PLAN OF SUBDIVISION

EDITION 1 | **PS123456A**

LOCATION OF LAND

PARISH: SKIPTON
TOWNSHIP: SKIPTON
CROWN DESCRIPTION: CA. 2, CROWN SECTION 6
TITLE REFERENCES: VOL. 11439 FOL. 484
LAST PLAN REFERENCE: LOT 1 ON PS716856
POSTAL ADDRESS: 41 BLAKE STREET SKIPTON 3361
(at time of subdivision)

COUNCIL NAME: CORANGAMITE SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: Does Not Apply

This is an ePlan

SURVEY:
This plan is based on survey.

EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E1	DRAINAGE	3	THIS PLAN	CORANGAMITE SHIRE COUNCIL

SURVEYORS FILE REF: 1

ORIGINAL SHEET SIZE: A3

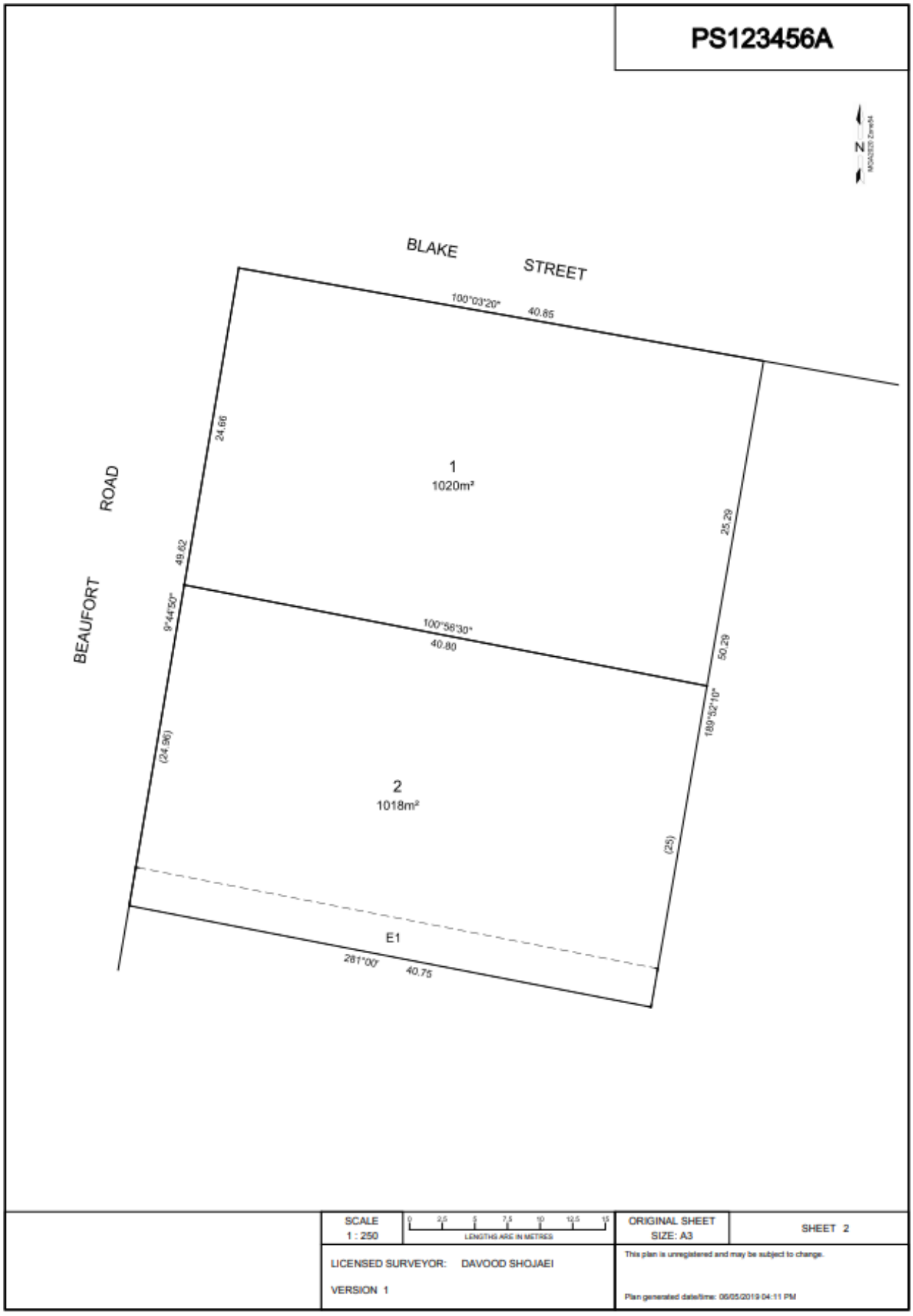
SHEET 1 OF 2

LICENSED SURVEYOR: DAVOOD SHOJAEI

VERSION 1

This plan is unregistered and may be subject to change.

Plan generated date/time: 06/05/2019 04:07 PM


PS123456A
N
MGA2020 Zone54
BLAKE STREET
100°03'20"
40.85
24.66
ROAD
BEAUFORT
49.62
9°44'50"
1
1020m²
25.29
100°58'30"
40.80
50.29
189°32'10"
(24.96)
2
1018m²
(25)
E1
281°00'
40.75
SCALE
1 : 250
0 2.5 5 7.5 10 12.5 15
LENGTHS ARE IN METRES
ORIGINAL SHEET
SIZE: A3
SHEET 2
LICENSED SURVEYOR: DAVOOD SHOJAEI
VERSION 1
This plan is unregistered and may be subject to change.
Plan generated date/time: 06/05/2019 04:11 PM