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**SPEAR**

Surveying and Planning through Electronic Applications and Referrals

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**SCFF Drawing Instructions**Section 23 (Easements):  
Creation of Easement   
Removal of Easement   
Variation of Easement   
Creation and Removal of Easement  
Creation and Variation of Easement  
Removal and Variation of Easement  
Creation and Removal and Variation of Easement

# SCFF Drawing Instructions for Subdivision Act 1988 Primary Dealing Types

## Plans under: Section 23-Creation of Easement, Removal of Easement, Variation of Easement, Creation and Removal of Easement, Creation and Variation of Easement, Removal and Variation of Easement, Creation and Removal and Variation of Easement

**NOTE: This EXCLUDES ‘Text Only’ Plans (currently not supported by ePlan)**

| **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 affected primary parcel using the following layer(s):   * COMMON-PROPERTY-AFFECTED * CROWN-ALLOTMENT-AFFECTED * CROWN-PORTION-AFFECTED * LOT-AFFECTED * RESERVE-AFFECTED * ROAD-AFFECTED * STAGE-LOT- AFFECTED | |  |  | | --- | --- | | 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 | VR027 - Purpose of Survey Section 23 | | 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 | 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 | |
|  | Capture one label identifier per existing primary parcel within the parcel area according to the naming convention rules, using the following layer(s):   * TEXT-COMMON-PROPERTY-ID * TEXT-CROWN-ALLOTMENT-ID * TEXT-CROWN-PORTION-ID * TEXT-LOT-ID * TEXT-RESERVE-ID * TEXT-ROAD-ID * TEXT-STAGE-LOT-ID | |  |  | | --- | --- | | 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 | |
|  | 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 | |  |  | | --- | --- | | 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 | |
|  | Capture created/varied/removed easement parcels according to the SCFF Guidance Notes, using the following layer(s):   * EASEMENT   Make sure that you follow the rules for fixing easements to the title boundaries. | |  |  | | --- | --- | | 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 | VR027 - Purpose of Survey Section 23 | | 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 | 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 | |
|  | Capture one label identifier per easement parcel within the parcel area according to the naming convention rules, using the following layers:   * TEXT-EASEMENT-ID | |  |  | | --- | --- | | 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 | |
|  | 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 | |  |  | | --- | --- | | 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 | |
|  | 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 | |  |  | | --- | --- | | 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 | |