# 

**SPEAR**

Surveying and Planning through Electronic Applications and Referrals

# 

**SCFF Drawing Instructions**Section 32b  
Plan to create an owners corporation (Existing Plan) |  
Plan to create an owners corporation (New Plan)

# SCFF Drawing Instructions for Subdivision Act 1988 Primary Dealing Types

## Plans under: Section 32b-Plan to create an owners corporation (existing plan), Section 32b-Plan to create an owners corporation (new plan)

| **Drawing Instructions** | | [**Related Validation Rules**](https://www.spear.land.vic.gov.au/spear/help/pages/ePlan/00_index.htm) |
| --- | --- | --- |
|  | Capture affected or new primary parcel(s) to be affected by the new Owners Corporation(s), using the following layer(s):   * LOT-AFFECTED * RESERVE-AFFECTED * ROAD-AFFECTED * STAGE-LOT- AFFECTED * LOT-CREATED   **Note:** For ‘Sec 32B-New Plan’, in addition to created lot, cancelled lot should also be captured in the LOT-CANCELLED layer. | |  |  | | --- | --- | | 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 | 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-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 existing 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 | 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 | |