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**SPEAR**

Surveying and Planning through Electronic Applications and Referrals

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**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 | |  |  | | --- | --- | | 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 | |
|  | 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 | |  |  | | --- | --- | | 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 one created primary parcel using the following layer(s):   * COMMON-PROPERTY-CREATED * LOT-CREATED * RESERVE-CREATED * ROAD-CREATED * STAGE-LOT-CREATED | |  |  | | --- | --- | | 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 | |
|  | 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 | |  |  | | --- | --- | | 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 | |
|  | 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 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. | |  |  | | --- | --- | | 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 | |
|  | 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 | |  |  | | --- | --- | | 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 | |