



Collaboration, Innovation and Resilience: Championing a Digital Generation

Brisbane, Australia 6-10 April

Comparing Field Notes and Survey Plans from each State of Australia

Peter Farren - Managing Director Farren Land Surveys Australia



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**WORKING
WEEK 2025**

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Introduction

Peter Farren Managing Director - Farren Land Surveys Australia

- Licensed Surveyor with over 35 years of experience in the industry
- Founder & Managing Director of Farren Land Surveys since 2000
- Holds surveying licenses in Victoria and New South Wales was licensed in QLD and Western Australia
- Extensive experience working across different cadastral systems in Australia
- Deep understanding of field notes, survey plans, and land administration in various states



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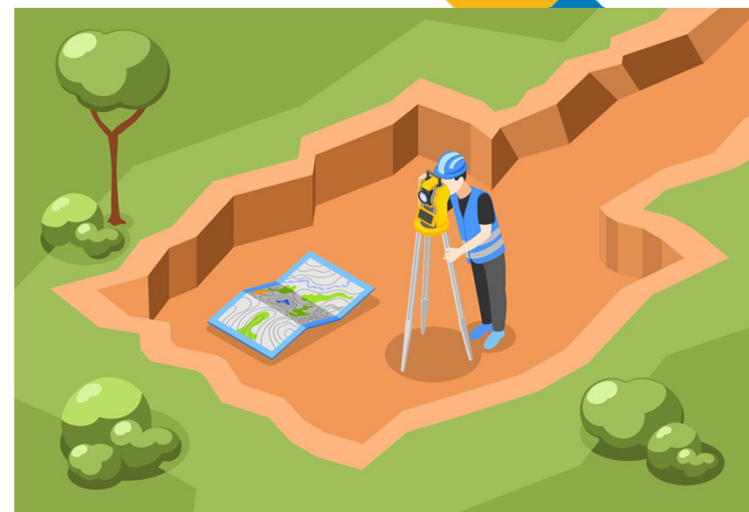
My Presentation

- Evolution of Survey Field notes and Plans of Survey in Victoria from 1830's to Present Day
 - Survey Field notes and plans currently produced in
 - Queensland
 - NSW
 - Western Australia
 - Tasmania
 - Northern Territory
 - ACT
 - SA

- **Comparison Between states**

- The winner is...

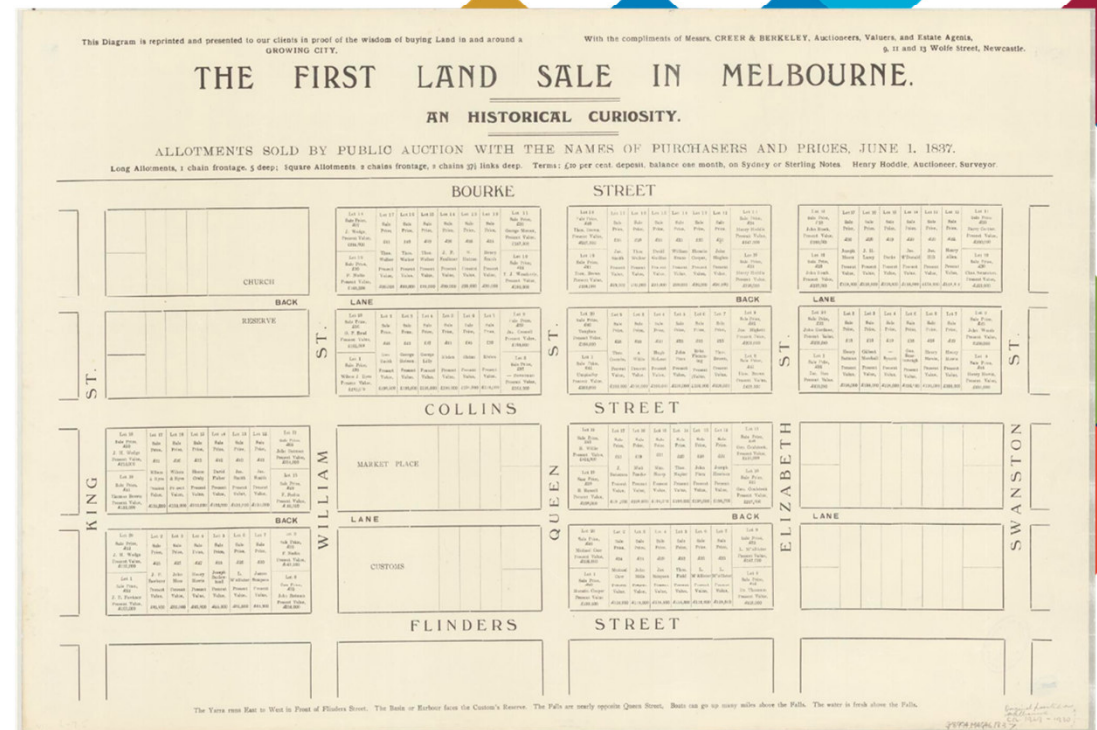
- **Future of fieldnotes**



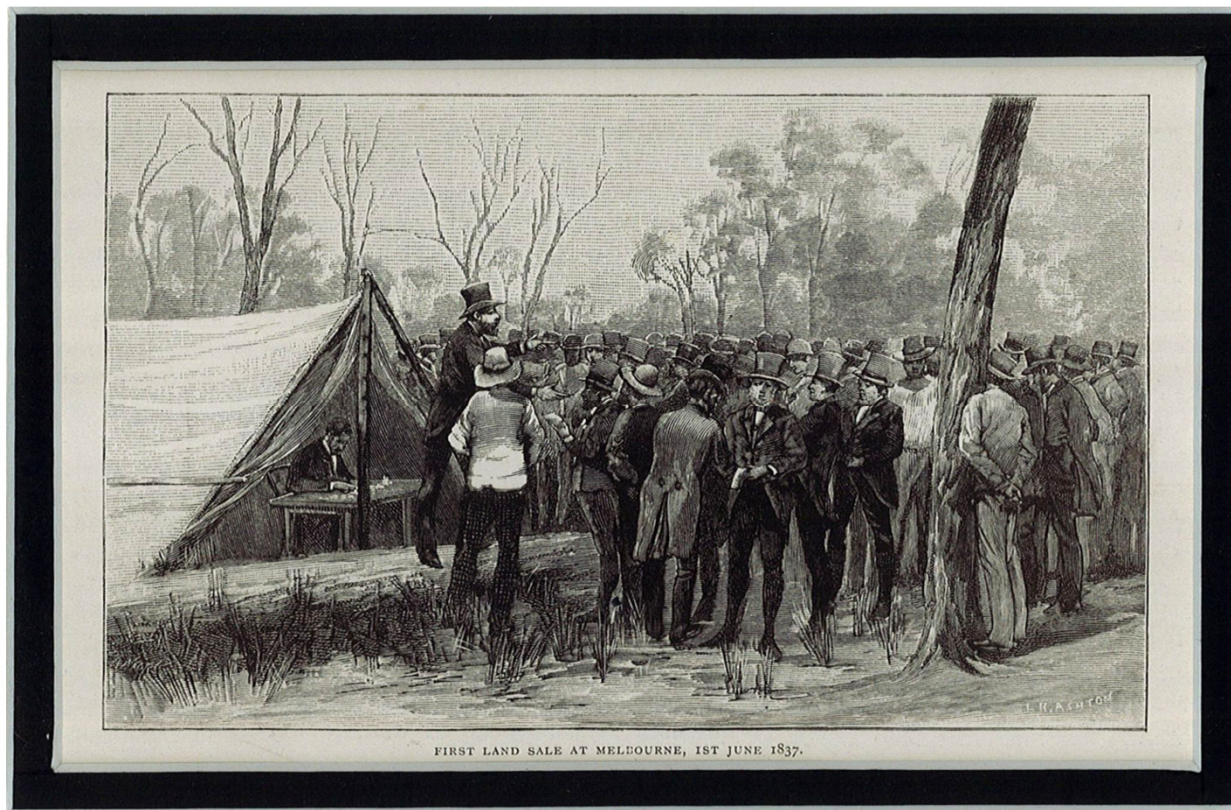
History

Robert Hoddle & the Design of Melbourne

- **Robert Hoddle** – First Surveyor General of Victoria
- **1837** – Designed and set out Melbourne in a **grid formation**
- He set out the Roads at **99 feet (30m) wide**
- **Governor Sir Richard Bourke** ordered roads to be reduced to **66 feet (20m) wide**
- **Hoddle successfully argued** for wider streets, citing:
 - Future growth
 - Better transport flow
 - Improved public health
- His vision ensured **Melbourne's long-term liveability**
- **Surveyors have vision!** – Shaping cities for the future



Allotments sold by public auction with the names of purchasers and prices - June 1 1837

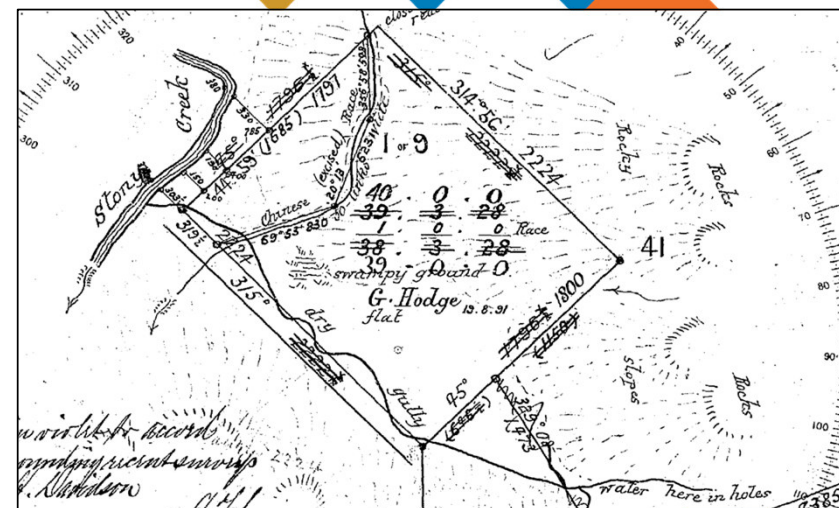
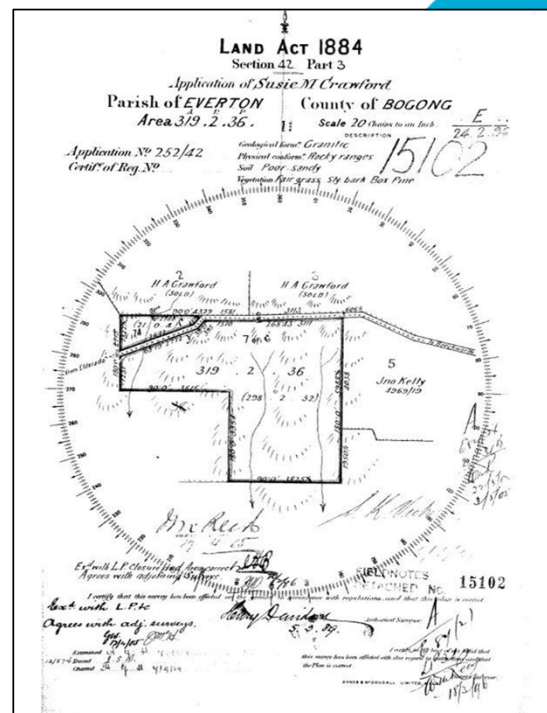


First land sale at Melbourne, 1st June 1837 - J. R. Ashton c1887

Survey Plan & Field Notes 1890

- Field Notes were a work of art
- The natural features where shown such as terrain, vegetation, river beds etc
- Theodolite and chain was used thus basic survey information shown
- Magnetic north for datum

Parish of Everton County of
Bogong
Dated 11 March 1896

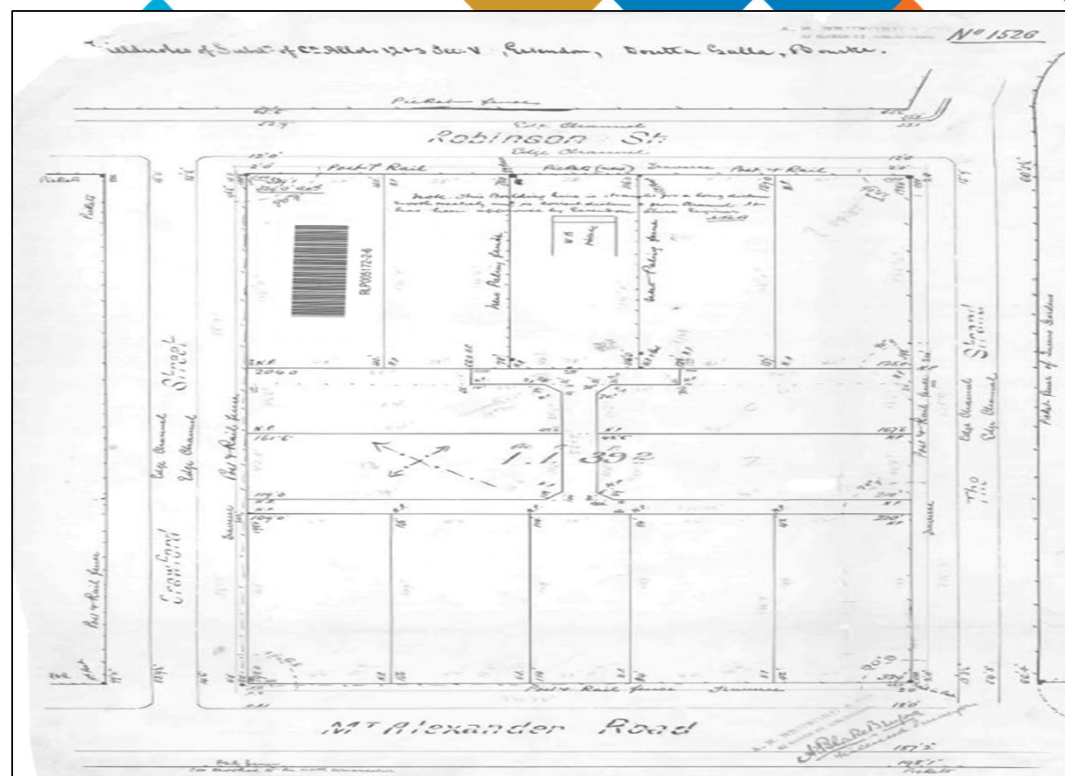


Area near Beechworth -
(Note the Reference trees – “reference marks”
Note the old Chinese water race)

Survey Plan & Field Notes 1900-1910

- Fieldnotes show simple survey information
- Land subdivision with minimal occupation to locate
- Locate Face of bluestone kerb
- Reference marks placed

Copy of Field notes of subdivision of allotments,
Essendon, Parish of Doutta Galla, County of Bourke
Dated 10 December 1909





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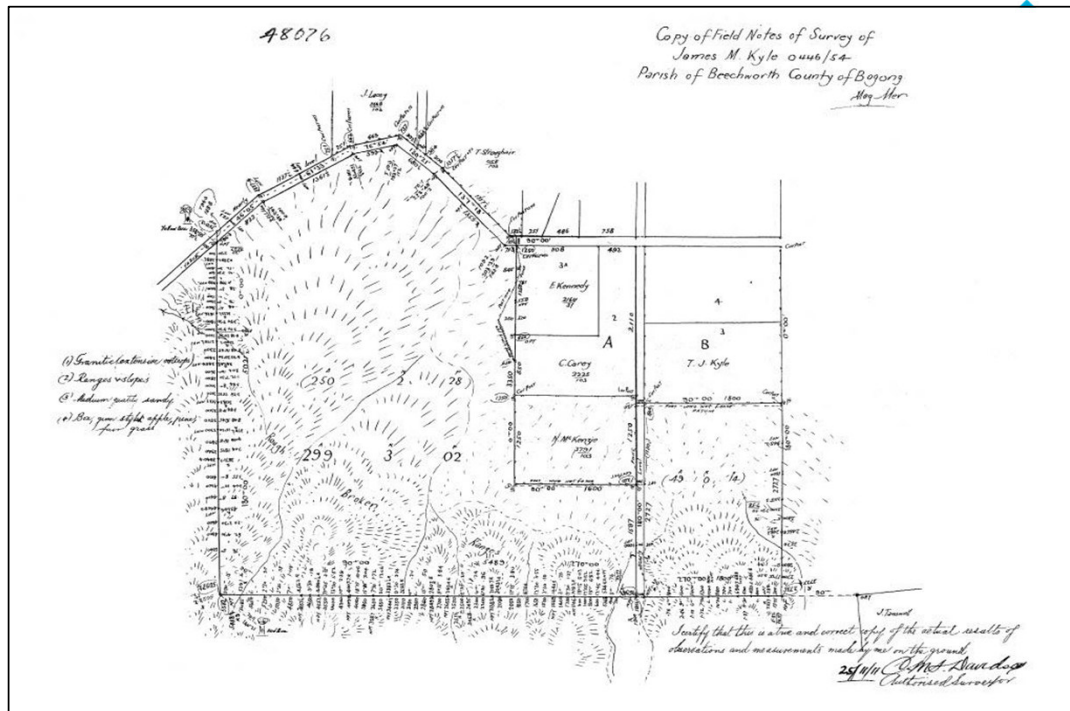
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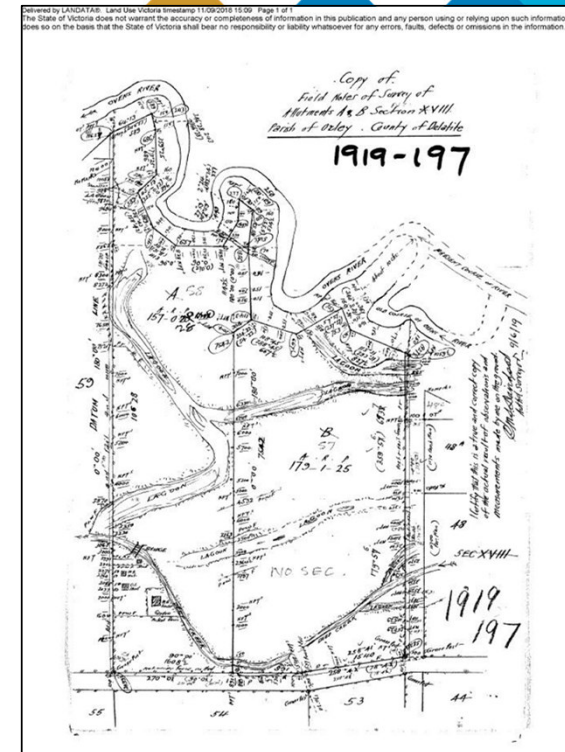
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Survey Plan & Field Notes 1910-1920



Copy of Field notes Parish of Beechworth
County of Bogong - Dated 25 November 1911



Copy of Field notes Survey of Allotments Parish of
Oxley County of Delatite - Dated 9 June 1919

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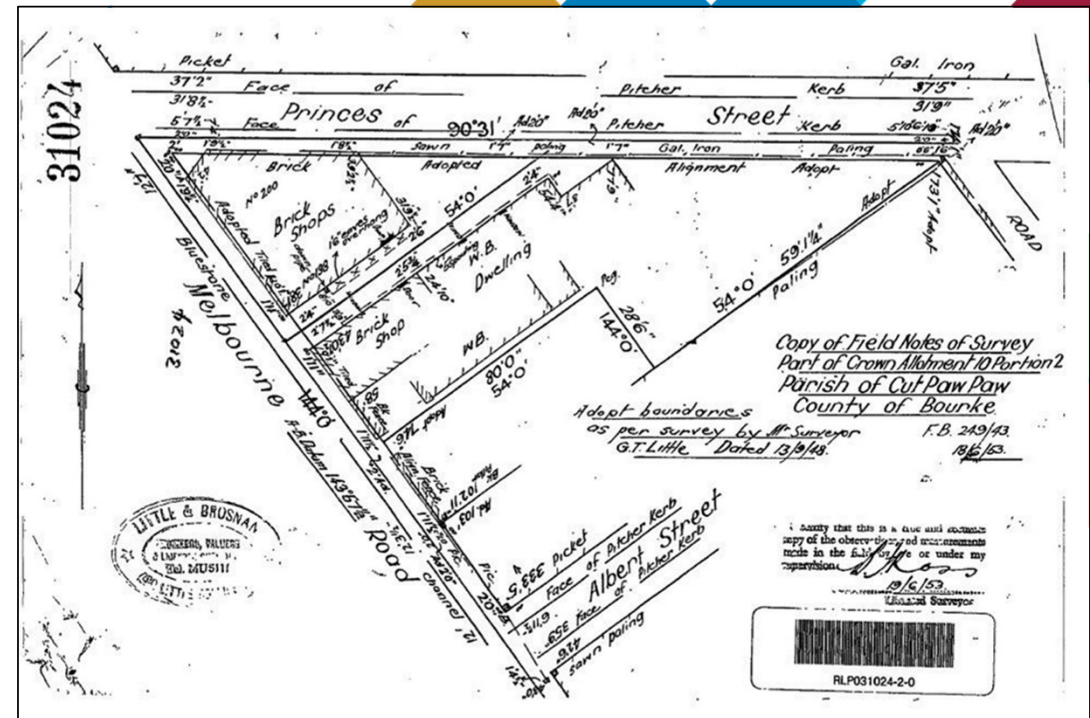
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Geosystems



Surveyors
Australia

Survey Plan & Field Notes 1950's

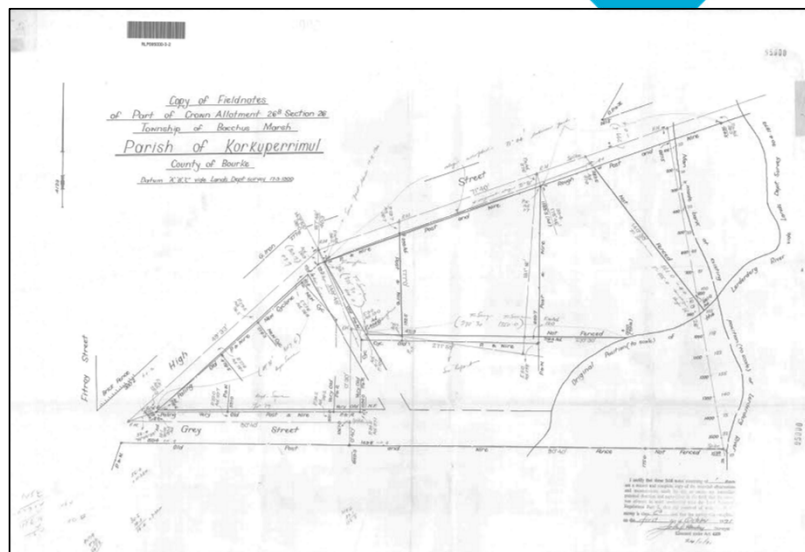
- Field notes show traverses, offsets, all occupation, measures to face of bluestone kerb
- Common practise to run traverses parallel to the alignments to make computations simple
- Occupation is common for the Datum points



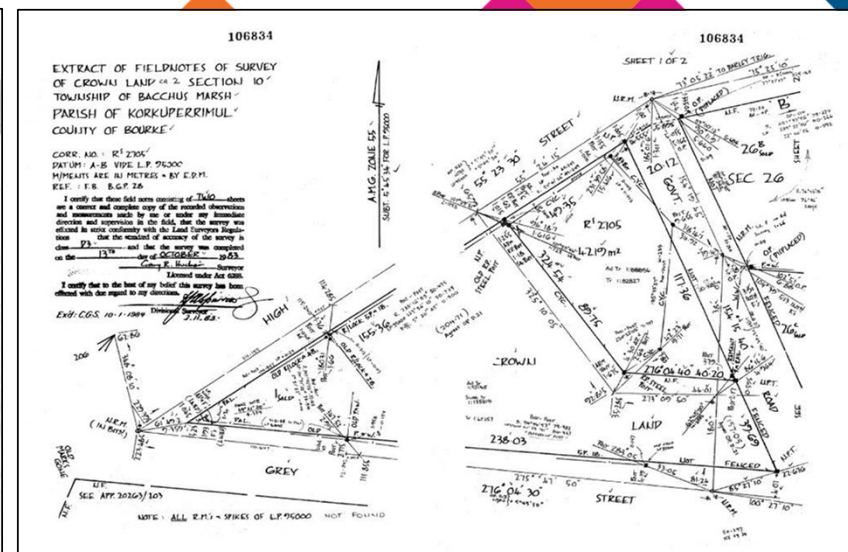
Parish of Cut Paw Paw County of Bourke
Dated 13 September 1948

Survey Plans & Field Notes 1970-1980's

- In the 70's using the chain and theodolite
- Notes show parallel lines
- In the 80's EDM was in use
- More radiations
- Distances on Traverselines



Township of Bacchus Marsh - Parish of
Korkuperrimul
Dated 19 May 1972



Township of Bacchus Marsh - Parish of
Korkuperrimul
Dated 20 October 1984



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Survey Plans & Field Notes 2000 - NOW

Plan of Subdivision

- Separate document from the fieldnotes
- Easier for the public to understand

<h2 style="margin: 0;">PLAN OF SUBDIVISION</h2> <p style="margin: 0;">UNDER SECTION 22 OF THE SUBDIVISION ACT 1988</p>		EDITION 1	<h1 style="margin: 0;">PS841733N</h1>
LOCATION OF LAND PARISH: MARIBYRNONG TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 17 (PART) CROWN PORTION: - TITLE REFERENCE: VOL. 8159 FOL. 795 LAST PLAN REFERENCE: LOT 1 ON LP24777 POSTAL ADDRESS: 150 BIGGS STREET (at base of subdivision) ST ALBANS 3021		Council Name: BRIMSBANK CITY COUNCIL <div style="border: 1px solid black; padding: 5px; font-size: 0.8em;"> <p>DISCLAIMER NOTICE</p> <p>THIS PLAN HAS BEEN PREPARED BY THE REGISTRAR OF LANDS AND TO BE REPRODUCED BY ANY OTHER PERSON WITHOUT THE WRITTEN PERMISSION OF THE REGISTRAR OF LANDS IS A BREACH OF THE SUBDIVISION ACT 1988. THE REGISTRAR OF LANDS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS PLAN. THE REGISTRAR OF LANDS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS PLAN.</p> </div>	
MGA 2020 CO-ORDINATES: E: 306 632 ZONE: 55 (at apparent centre of land in plan) N: 5 821 092		NOTATIONS LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATION(S). For details in Owners Corporation including purpose, responsibility, and entitlement and liability, see Owners Corporation search report(s) Owners Corporation Rules and Owners Corporation additional information.	
VESTING OF ROADS AND/OR RESERVES IDENTIFIER: COUNCIL/BODY/PERSON NIL NIL NOTATIONS DEPTH/LIMITATION: DOES NOT APPLY		Boundaries defined by buildings are shown by thick continuous hatched lines. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES SHOWN THUS  EXTERIOR FACE: BOUNDARIES SHOWN THUS 	
SURVEY: This plan is based on survey. This survey has been connected to MARIBYRNONG PM 1497 In Proclaimed Survey Area No. -		STAGING: This is not a staged subdivision.	
PLANNING PERMIT: P2262021		EASEMENT INFORMATION LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) SECTION 17(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN	
Easement Reference E-1	Purpose DRAINAGE & SEWERAGE	Width (Metres) 1.83	Origin LP24777
Land Benefited in Favour Of LOTS ON LP24777			
 Farren Group Creating New Boundaries <small>Phone 0800 200 000 Fax 0800 200 000 general@farren.co.nz</small>		REF: 10099 VERSION: 02	ORIGINAL SHEET: SIZE: A3 SHEET: 1 OF 2
LAND SURVEYING, TOWN PLANNING, HYDROGRAPHIC MAPPING		LICENSED SURVEYOR: _____	

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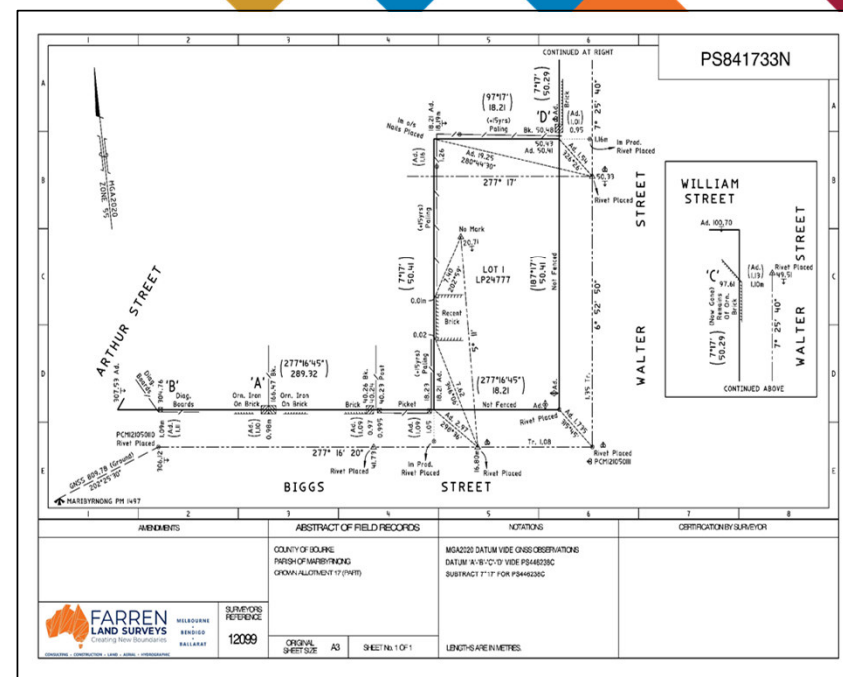
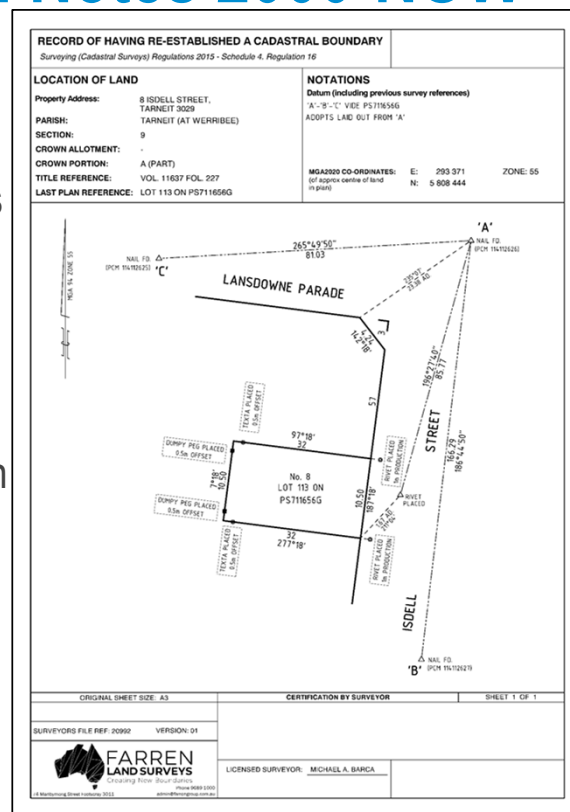
Australian Government

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Survey Plans & Field Notes 2000-NOW*

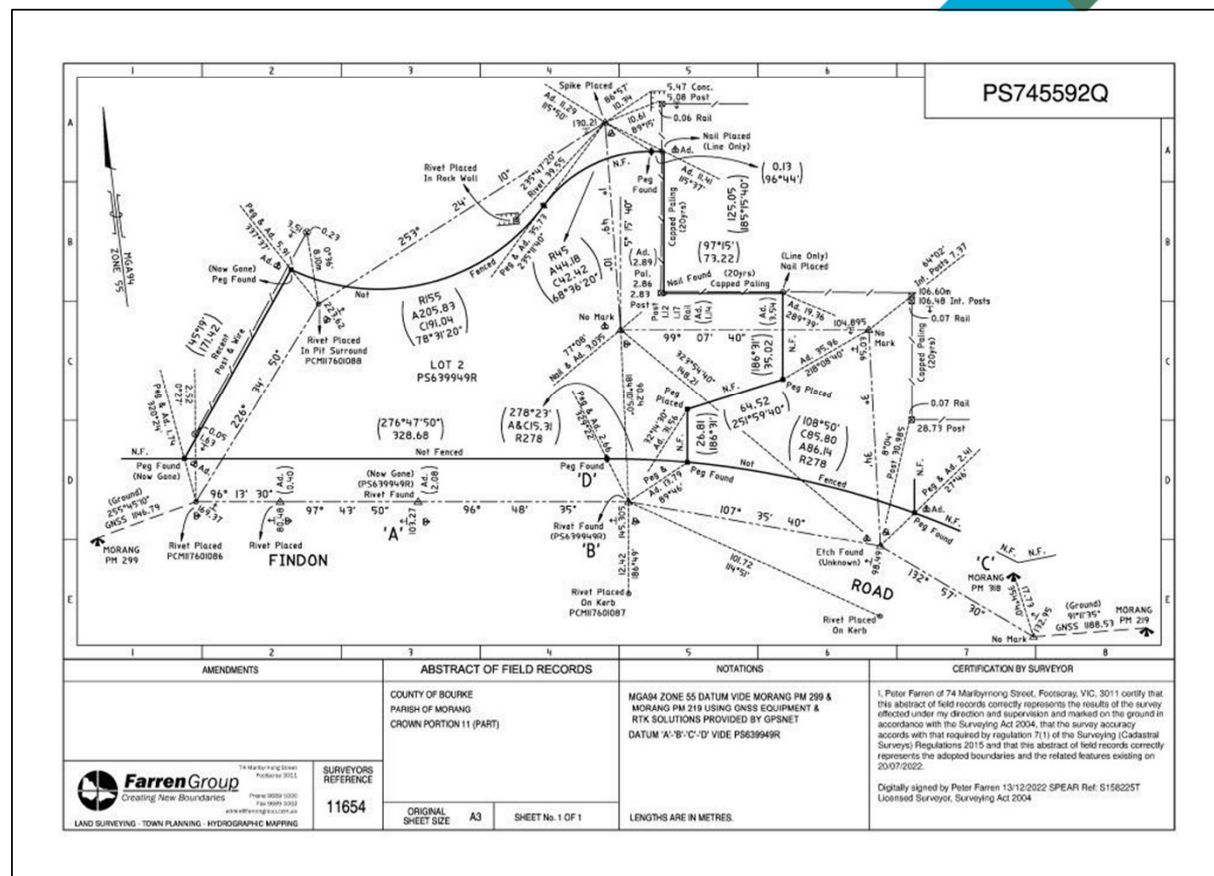
- In Victoria when marking title boundaries by Law an RE plan has to be lodge at LUV
- Shows Datum, marks placed, traverse info
- Lot dimensions and title connection
- Field Notes for a subdivision are separate document
- Shows everything!



Victoria

Survey Field Notes

- In Victoria, Fieldnotes are a separate document
- Shows all survey measurement datum, occupation
- The LOT





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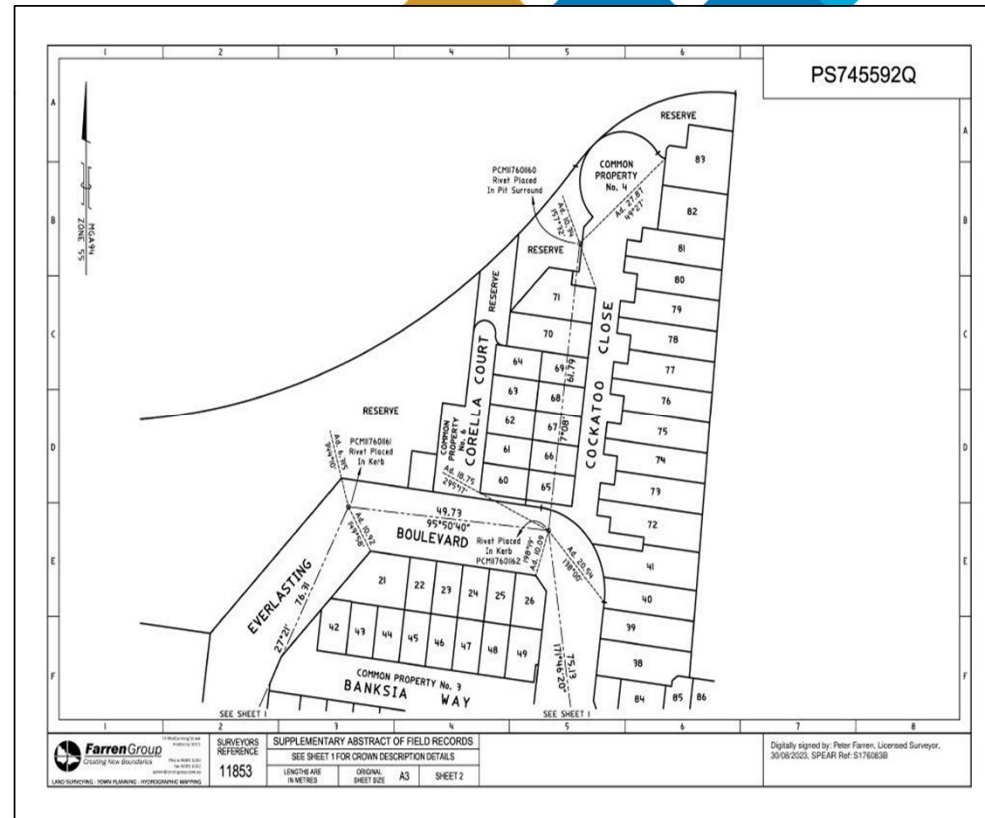
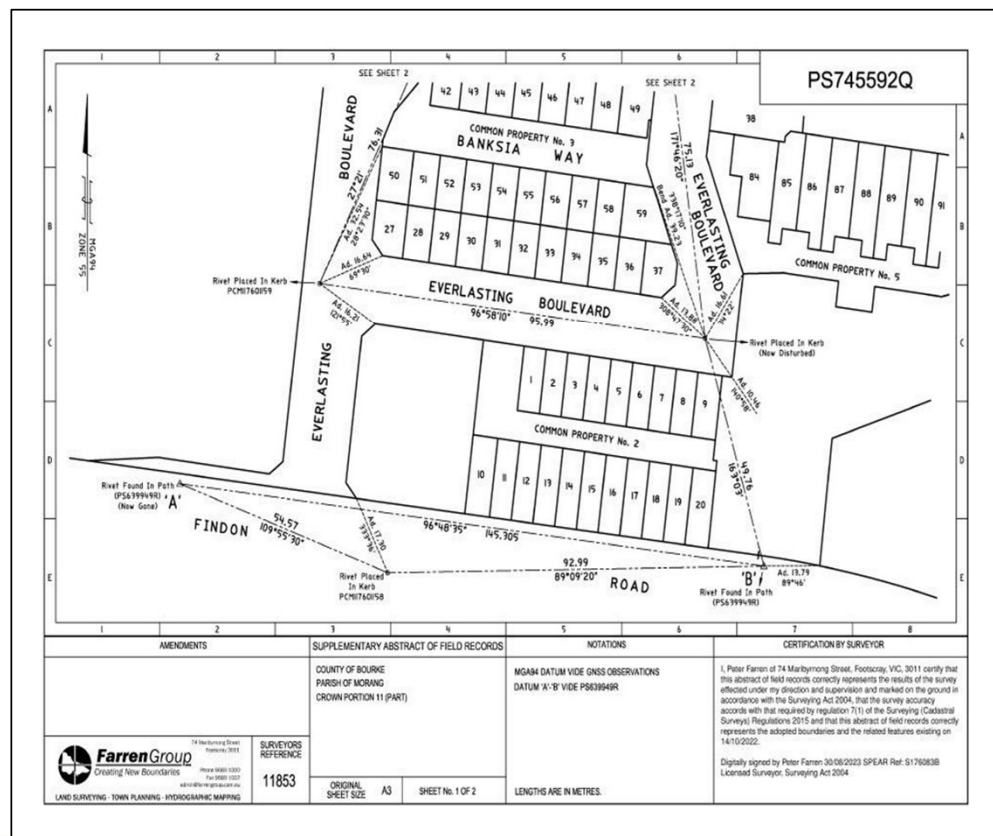
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Supplementary fieldnotes for greenfield subdivision



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Other States

Survey Field notes and plans currently produced in

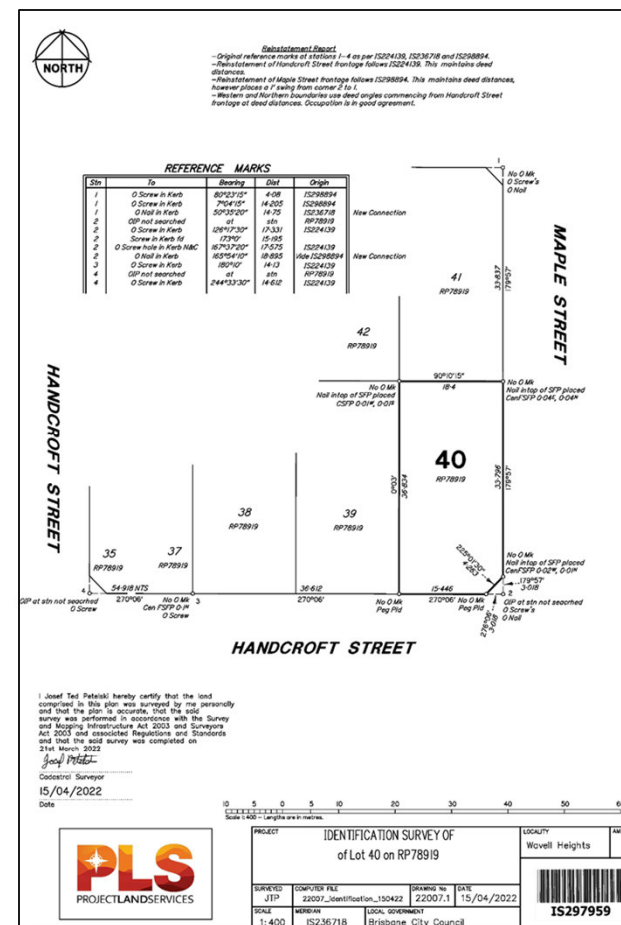
- Queensland
- New South Wales
- Western Australia
- Tasmania
- Northern Territory
- South Australia



Queensland

Survey Plan from Queensland called Identification Survey

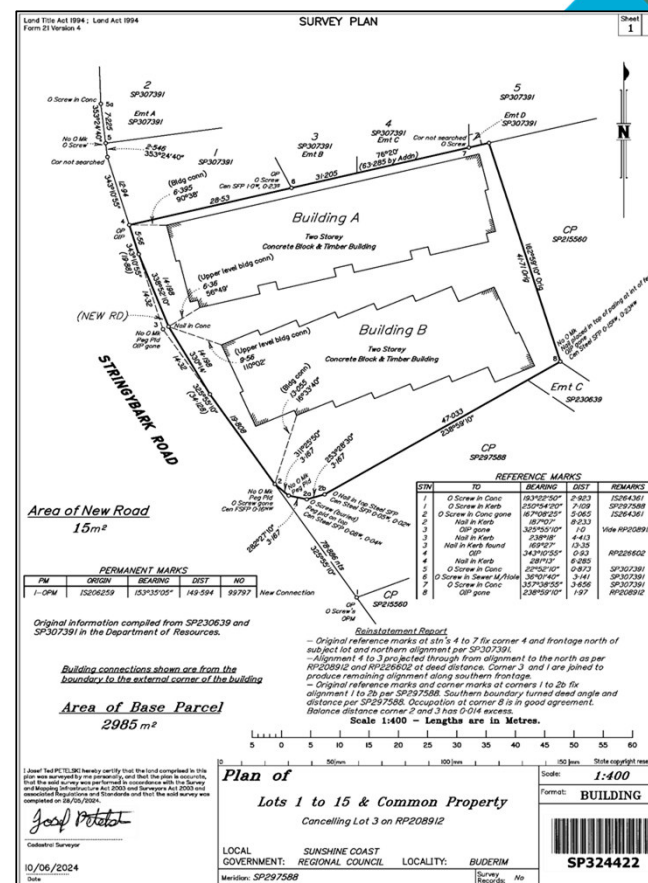
- Marking title boundaries only
- Must be lodged
- Has reference Table for the survey marks to be found
- Plus all title dimensions and area
- Shows limited occupation
- The difference between title and occupation is not clear



Queensland

Subdivision Plan and field notes

- All in one document
- Has reference table for the survey marks to be found
- Plus all title dimensions and area
- This is building subdivision for warehouses
- The boundaries are the walls of the buildings thus no dimensions are required to be shown



Queensland

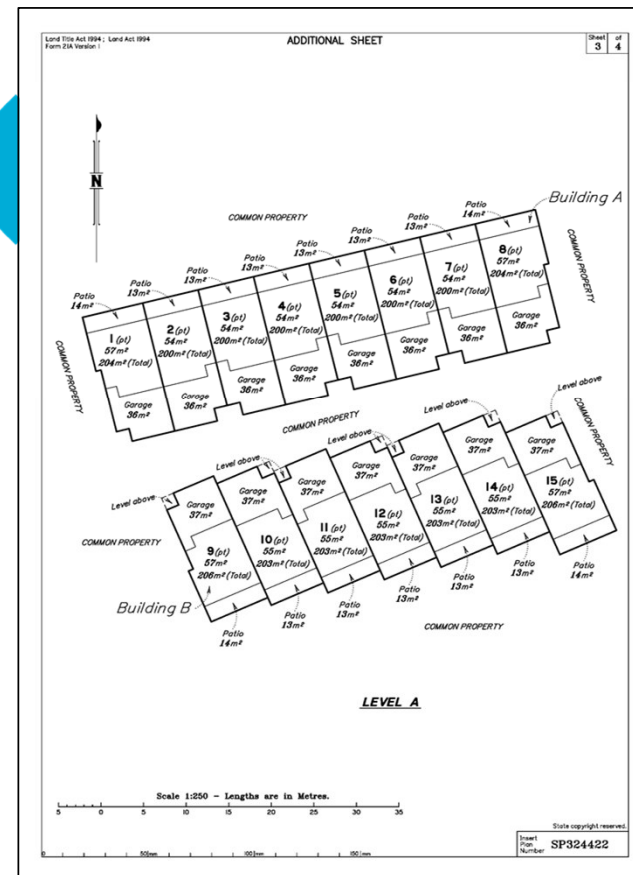
Subdivision Plan and field notes

Sheet 1 Cover Sheet

- Describe the Title descriptions
- Easement details

Sheet 3

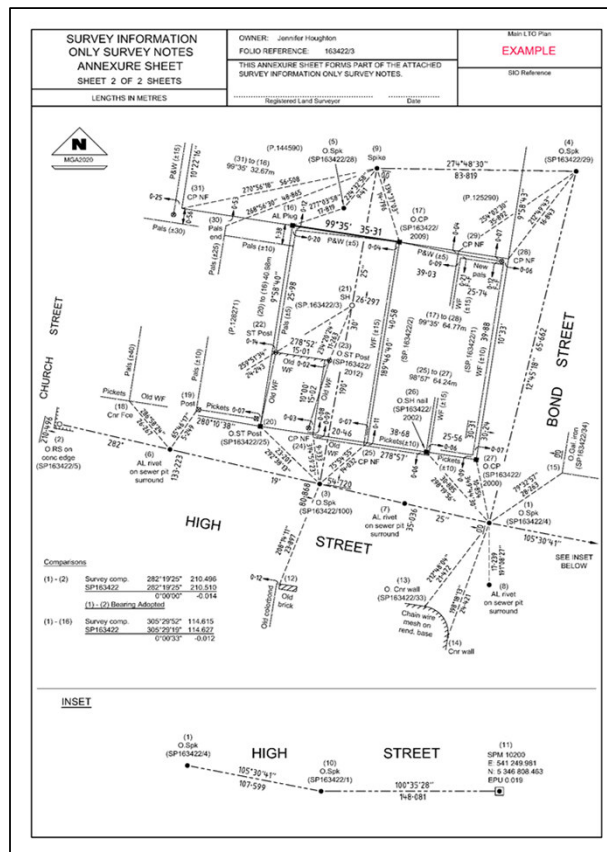
- Defines the lots, areas, common property



Tasmania

Survey plan from Tasmania called Boundary Reinstatement

- Marking title boundaries only - not a Subdivision Plan
- It shows datum, traverses, radiations, marks placed and occupation
- Must be lodged at the Titles office
- It has the LOT!

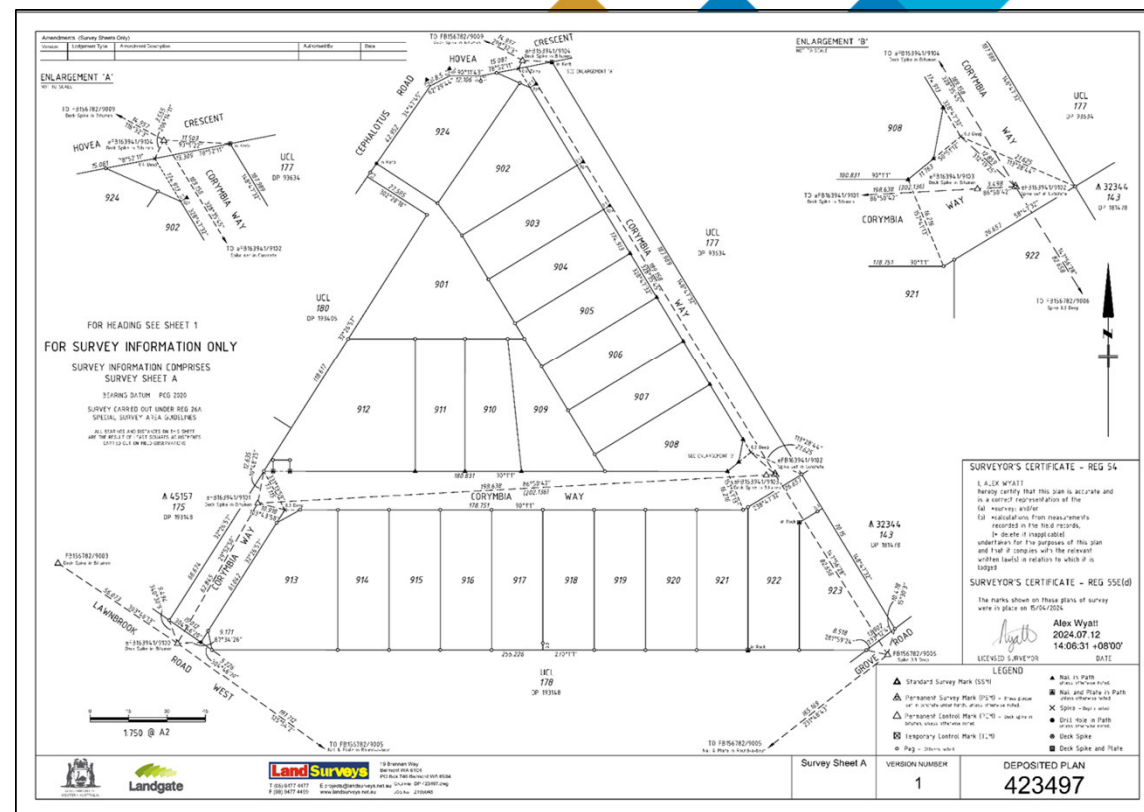


SURVEY INFORMATION ONLY SURVEY NOTES		SURVEY CERTIFICATE	
<p>DEPOSITED FOR PUBLIC RECORD (SEE LTO CIRCULAR 1 OF 2007)</p> <p>SHEET 1 OF 2 SHEETS</p> <p>Owner: Jennifer Houghton</p> <p>Folio Reference: 1634223</p> <p>Purpose of Survey: To mark the northern boundary</p> <p>Survey Commenced: 24/02/2025</p> <p>Survey Completed: 25/02/2025</p> <p>Surveyors Ref: T250015N</p> <p>Horizontal Datum: GDA2020</p> <p>Bearing Datum: MGA2020</p> <p>Combined Scale Factor: 0.99962</p> <p>MGA2020 COORDINATE ORIGIN</p> <p>Mark ID: SPM 10200</p> <p>SURCOM: E: 541 249 581 N: 5 345 808 463 EPU 0.019</p> <p>MGA2020 COORDINATED LOT CORNERS</p> <p>Corner ID: (16)</p> <p>Measured: E: 540 907 561 N: 5 345 930 963 EPU 0.026</p> <p>Corner ID: (17)</p> <p>Measured: E: 540 942 368 N: 5 345 925 086 EPU 0.025</p> <p>MGA2020 BEARING ORIGIN</p> <p>MGA2020 bearing datum is the same as SP163422 using survey marks (1) and (2) on this survey being the same as (SP163422(4) and SP163422(5) being 282°19'25"</p> <p>BOUNDARY REINSTATEMENT REPORT</p> <p>Survey completed by traditional terrestrial survey methods.</p> <p>Definition of the marked boundary is based on SP163422.</p> <p>Bearing datum fixed from ground traverse between survey marks (1) and (2) from SP163422 and confirmed with independent traverse to SPM 10200.</p> <p>MGA2020 bearing datum in practical agreement with MGA84 bearing datum from SP163422. Confirmed by computed measurement between SPM 10200 and SPM 10200 using traverse measurements in SP159604 and SP163422 and MGA2020 coordinate computation.</p> <p>MGA2020 coordinate datum fixed from SPM 10200.</p> <p>Corner (16) fixed as being the same as per SP163422, from surveyed position of old survey mark at (5).</p> <p>Boundary shown from corners (16) - (17) has the bearing and distance reinstated in accordance with SP163422.</p> <p>Checks of this boundary have been made with an independent observation to the original old corner peg found at (17) along with reproducing the traverse in SP163422 along survey marks (1), (3), (4) and (5) with good agreement when compared to SP163422.</p>		<p>Owner: Jennifer Houghton</p> <p>Folio Reference: 1634223</p> <p>Signature: _____ Date: _____</p>	

Western Australia

Survey Field Notes of green field subdivision

- The Fieldnotes and Plan of Subdivision is all on one document shown on separate sheets
- When marking boundaries there is no requirement to lodge fieldnotes





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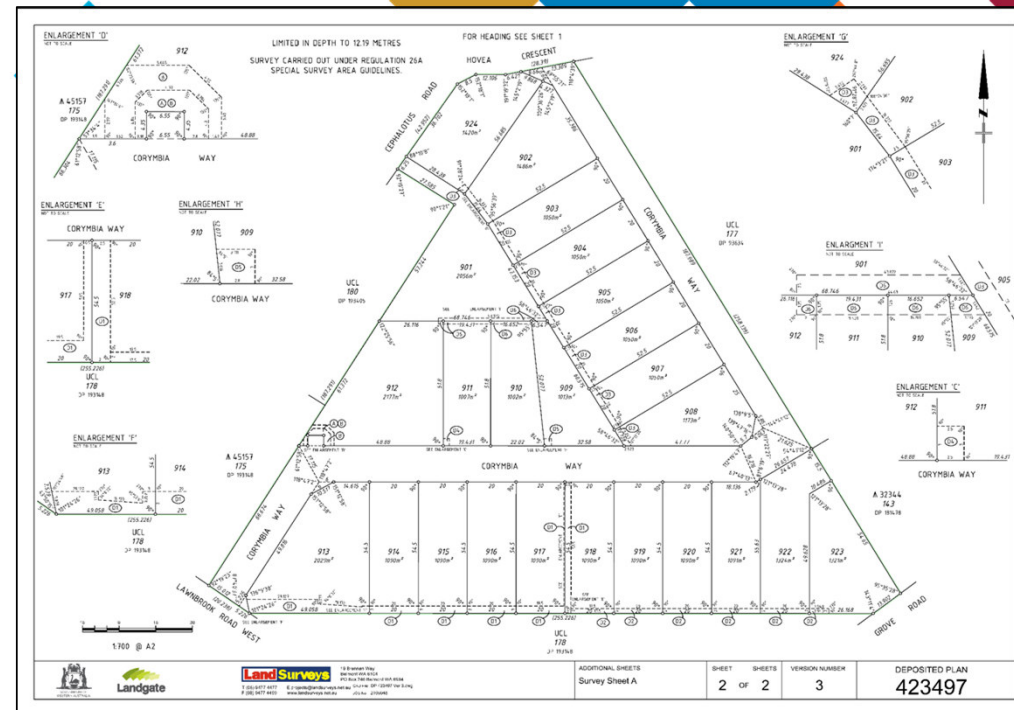


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Plan Information Plan Type: Final Plan Plan Type: Deposited Plan Plan Purpose: Subdivision		Survey Details Plan Number: 156752 Delivered as Special Survey Area: YES		Amendments (Survey Sheets Only) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Version</th> <th>1</th> <th>2</th> <th>3</th> <th>Amendment Type</th> <th>Amendment Description</th> <th>Authorised By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>Replacement</td> <td>Drainage easement changes</td> <td>J.Murphy A.Murphy</td> <td>15/10/24</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Replacement</td> <td>Drainage easement changes</td> <td></td> <td>15/11/24</td> </tr> </tbody> </table>		Version	1	2	3	Amendment Type	Amendment Description	Authorised By	Date					Replacement	Drainage easement changes	J.Murphy A.Murphy	15/10/24					Replacement	Drainage easement changes		15/11/24																																
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Plan Heading LOTS 957 - 958 ROAD AND EASEMENTS		Survey Certificate - Regulation 54 I, ALEX STAVATY hereby certify that the plan is accurate and is correct representation of the - (a) survey and (b) consideration from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to such a survey.		Foreman Returns <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>New Lot/Land</th> <th>Parent Plan Number</th> <th>Parent Lot Number</th> <th>Title Reference</th> <th>Subject Land Description</th> </tr> </thead> <tbody> <tr> <td>957 - 958</td> <td>EP 119336</td> <td>125</td> <td>12551/1217</td> <td></td> </tr> </tbody> </table>		New Lot/Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description	957 - 958	EP 119336	125	12551/1217																																															
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Locality & Local Government Locality: Shillington Local Government: City Of Kalbarria		Alex Wyatt 2024-11-13 13:26:53 -0500 (Licensed Surveyor) Date:		New Interests <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Subject</th> <th>Purpose</th> <th>Statutory Reference</th> <th>Origin</th> <th>Land Burdened</th> <th>Benefit To</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>①</td> <td>EASEMENT (permanent)</td> <td>SEC 136C OF THE TLA</td> <td>THIS PLAN</td> <td>LOTS 913 - 915</td> <td>LOTS 913 - 915 AND CITY OF KALBARRIA</td> <td></td> </tr> <tr> <td>②</td> <td>EASEMENT (permanent)</td> <td>SEC 136C OF THE TLA</td> <td>THIS PLAN</td> <td>LOTS 916 - 923</td> <td>LOTS 916 - 923</td> <td></td> </tr> <tr> <td>③</td> <td>EASEMENT (joint use)</td> <td>SEC 136C OF THE TLA</td> <td>THIS PLAN</td> <td>LOTS 902 - 908 & 924</td> <td>LOTS 902 - 908 & 924 AND CITY OF KALBARRIA</td> <td></td> </tr> <tr> <td>④</td> <td>EASEMENT (permanent)</td> <td>SEC 136C OF THE TLA</td> <td>THIS PLAN</td> <td>LOT 911</td> <td>LOT 912</td> <td></td> </tr> <tr> <td>⑤</td> <td>EASEMENT (permanent)</td> <td>SEC 136C OF THE TLA</td> <td>THIS PLAN</td> <td>LOT 909</td> <td>LOT 910</td> <td></td> </tr> <tr> <td>⑥</td> <td>EASEMENT (permanent)</td> <td>SEC 136C OF THE TLA</td> <td>THIS PLAN</td> <td>LOTS 901 & 909-912</td> <td>LOTS 901 & 909-912 AND CITY OF KALBARRIA</td> <td></td> </tr> <tr> <td>⑦</td> <td>RESTRICTIVE COVENANT</td> <td>SEC 136BA OF THE TLA</td> <td>DOC</td> <td>LOT 912</td> <td>ELECTRICITY NETWORKS CORPORATION</td> <td></td> </tr> </tbody> </table>		Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments	①	EASEMENT (permanent)	SEC 136C OF THE TLA	THIS PLAN	LOTS 913 - 915	LOTS 913 - 915 AND CITY OF KALBARRIA		②	EASEMENT (permanent)	SEC 136C OF THE TLA	THIS PLAN	LOTS 916 - 923	LOTS 916 - 923		③	EASEMENT (joint use)	SEC 136C OF THE TLA	THIS PLAN	LOTS 902 - 908 & 924	LOTS 902 - 908 & 924 AND CITY OF KALBARRIA		④	EASEMENT (permanent)	SEC 136C OF THE TLA	THIS PLAN	LOT 911	LOT 912		⑤	EASEMENT (permanent)	SEC 136C OF THE TLA	THIS PLAN	LOT 909	LOT 910		⑥	EASEMENT (permanent)	SEC 136C OF THE TLA	THIS PLAN	LOTS 901 & 909-912	LOTS 901 & 909-912 AND CITY OF KALBARRIA		⑦	RESTRICTIVE COVENANT	SEC 136BA OF THE TLA	DOC	LOT 912	ELECTRICITY NETWORKS CORPORATION	
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Examination Examined: Date:		Survey and Plan Notification Survey method used under Reg. 26A Special Survey Area Subdivision. See survey sheet(s) to determine the true fact problem and type of all survey marks placed for the plan.		New Notifications and Memorials <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Subject</th> <th>Purpose</th> <th>Statutory Reference</th> <th>Origin</th> <th>Land Burdened</th> <th>Benefit To</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>①</td> <td>NOTIFICATION</td> <td>SEC 163 OF THE P & D ACT</td> <td>DOC</td> <td>LOTS 901 - 924</td> <td>LOCAL FIRE PHONE AREA</td> <td></td> </tr> <tr> <td>②</td> <td>NOTIFICATION</td> <td>SEC 75A OF THE TLA</td> <td>DOC</td> <td>LOTS 901 - 924</td> <td>RECYCLING SERVICES, NOT AVAILABLE</td> <td></td> </tr> <tr> <td>③</td> <td>NOTIFICATION</td> <td>SEC 75A OF THE TLA</td> <td>DOC</td> <td>LOT 912</td> <td>WATER, WATER SERVICES, NOT AVAILABLE</td> <td></td> </tr> </tbody> </table>		Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments	①	NOTIFICATION	SEC 163 OF THE P & D ACT	DOC	LOTS 901 - 924	LOCAL FIRE PHONE AREA		②	NOTIFICATION	SEC 75A OF THE TLA	DOC	LOTS 901 - 924	RECYCLING SERVICES, NOT AVAILABLE		③	NOTIFICATION	SEC 75A OF THE TLA	DOC	LOT 912	WATER, WATER SERVICES, NOT AVAILABLE																													
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments																																																							
①	NOTIFICATION	SEC 163 OF THE P & D ACT	DOC	LOTS 901 - 924	LOCAL FIRE PHONE AREA																																																								
②	NOTIFICATION	SEC 75A OF THE TLA	DOC	LOTS 901 - 924	RECYCLING SERVICES, NOT AVAILABLE																																																								
③	NOTIFICATION	SEC 75A OF THE TLA	DOC	LOT 912	WATER, WATER SERVICES, NOT AVAILABLE																																																								
Planning Approval Planning Authority: WAPC Reference: 150534		Survey Organisation Name: Land Surveys Address: 312/312 TAFE, Belmont 6004 Phone: 94774477 Fax: 94774450 Email: jpr@lssurveys.net.au Reference: 210008		For Inspector of Plans and Surveys Date:																																																									
Plan Approved REG 26A (L)		Inspector of Plans and Surveys / Authorised Land Officer Date:		Additional Information ADDITIONAL SHEETS: Survey Sheet A SHEET: 1 OF 2 SHEETS: 3 VERSION NUMBER: 423497																																																									

Sheet 1 of 2

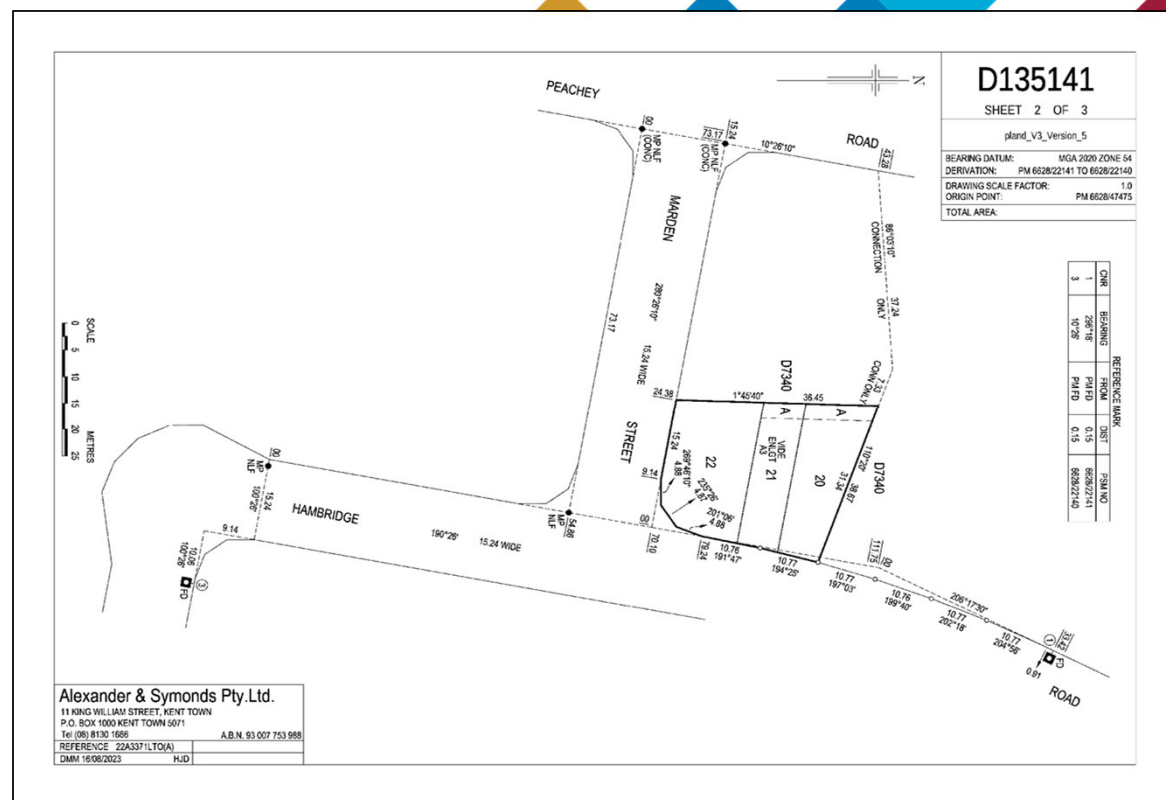


Sheet 2 of 2

South Australia

Survey Plan and Field Notes

- The Subdivision Plan and survey field notes is shown on one document
- Sheet 1 - Title details
- Sheet 2 - Information has the survey datum, reference table and adopts
- When marking title boundaries it is not required to lodge any type of field note at the Titles office.





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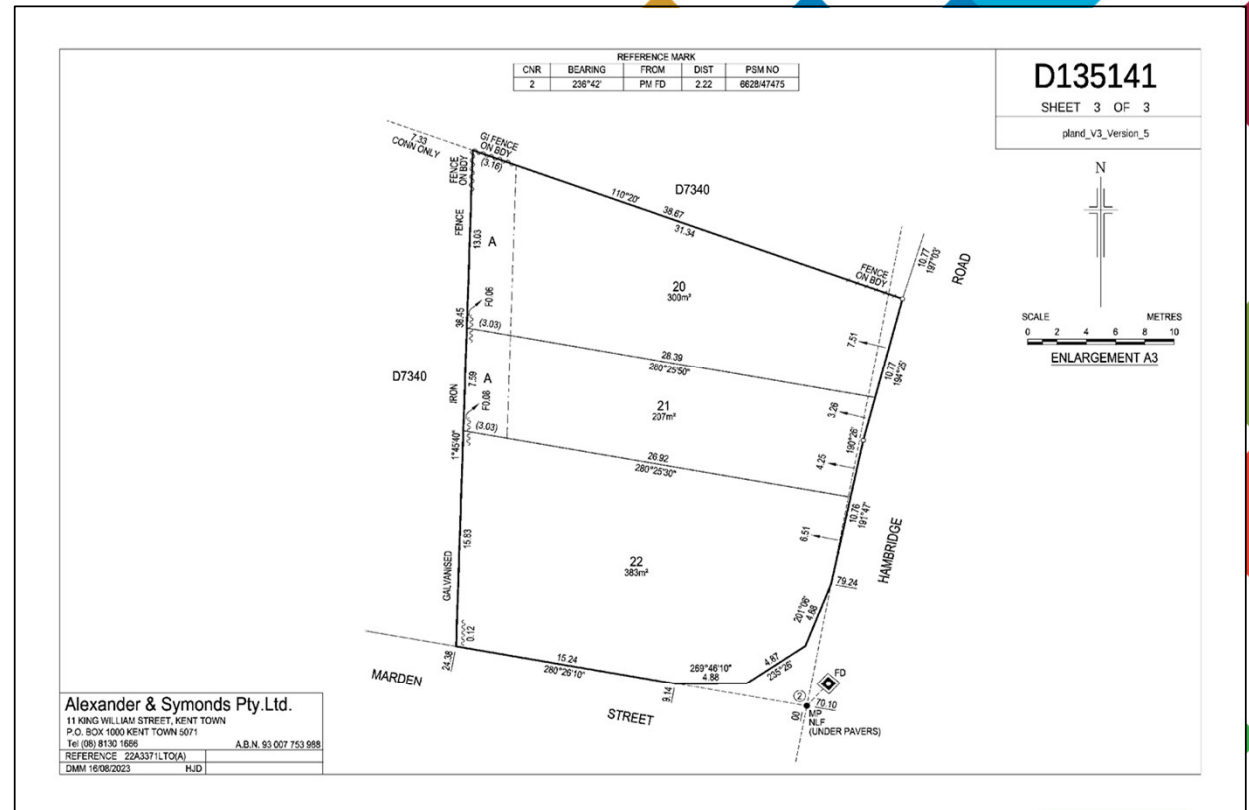
FIG



Brisbane, Australia 6–10 April

South Australia

- Sheet 3 - Shows all lot dimensions, easements reference table and some occupation



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THE SCIENCE OF WHERE

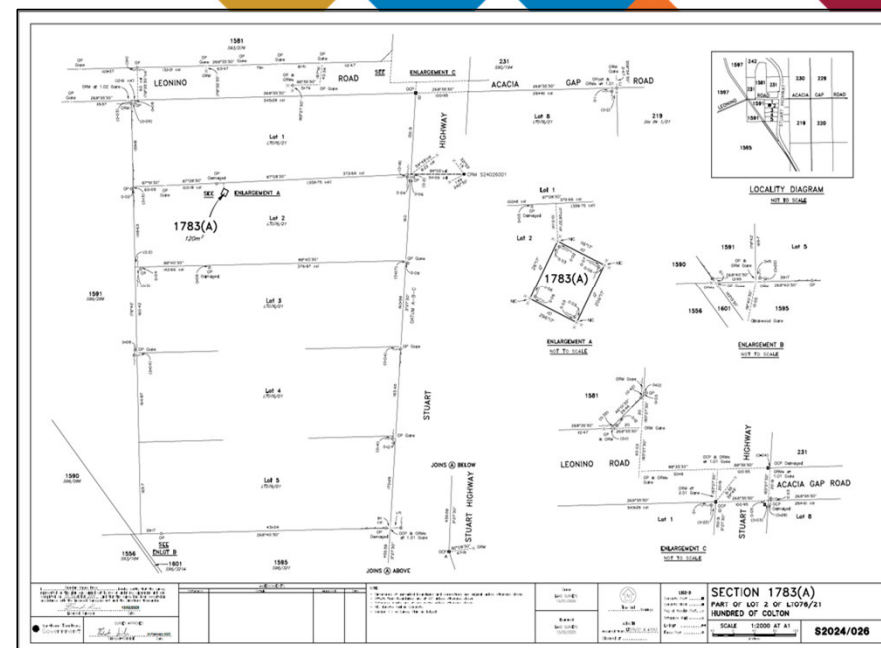
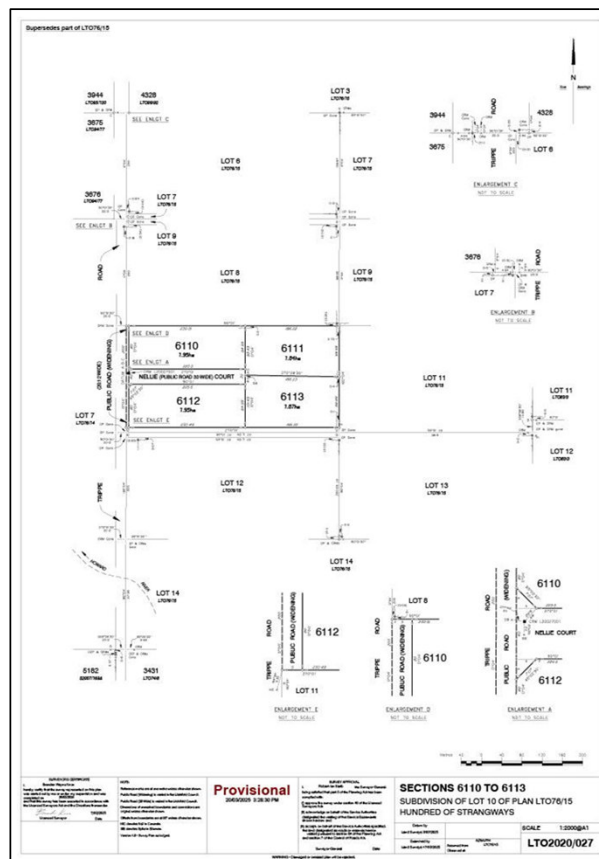
Leica
Geosystems



Northern Territory

The documentation has the
Plan and survey information
all in one.

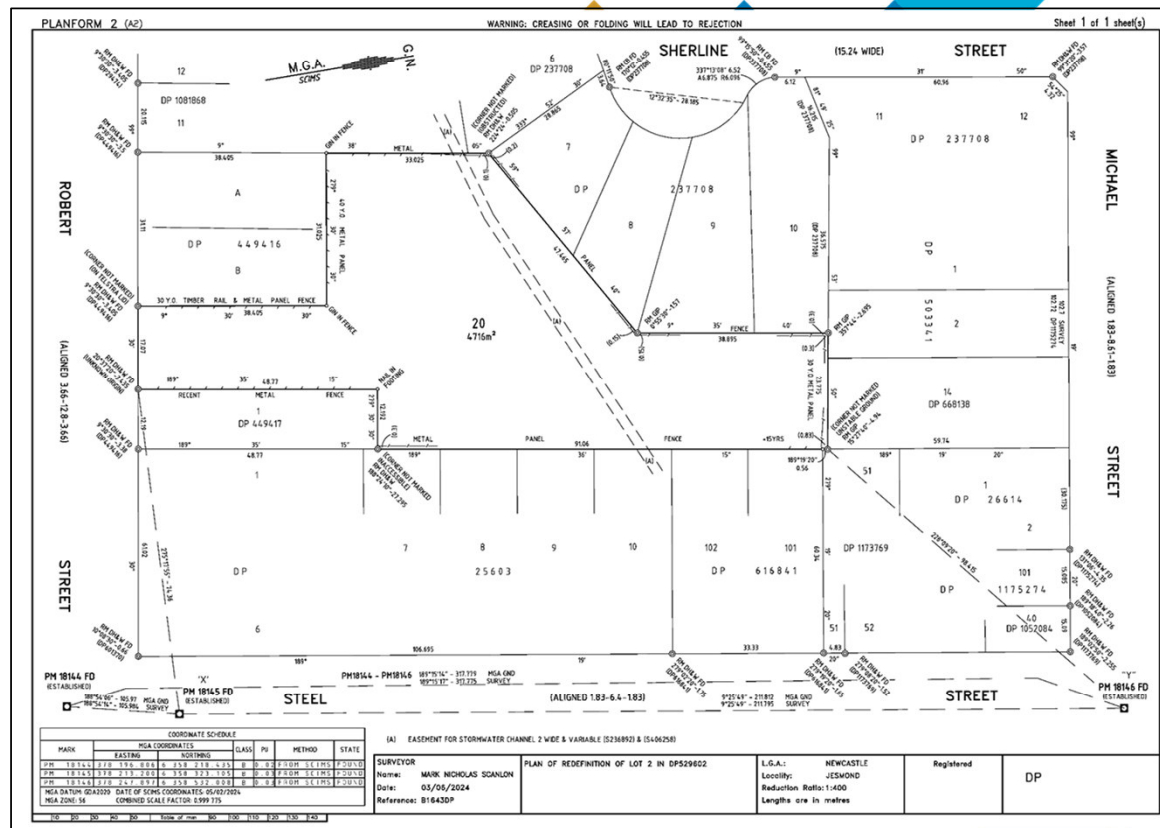
- Shows reference marks
- Marks placed
- Some occupation



New South Wales

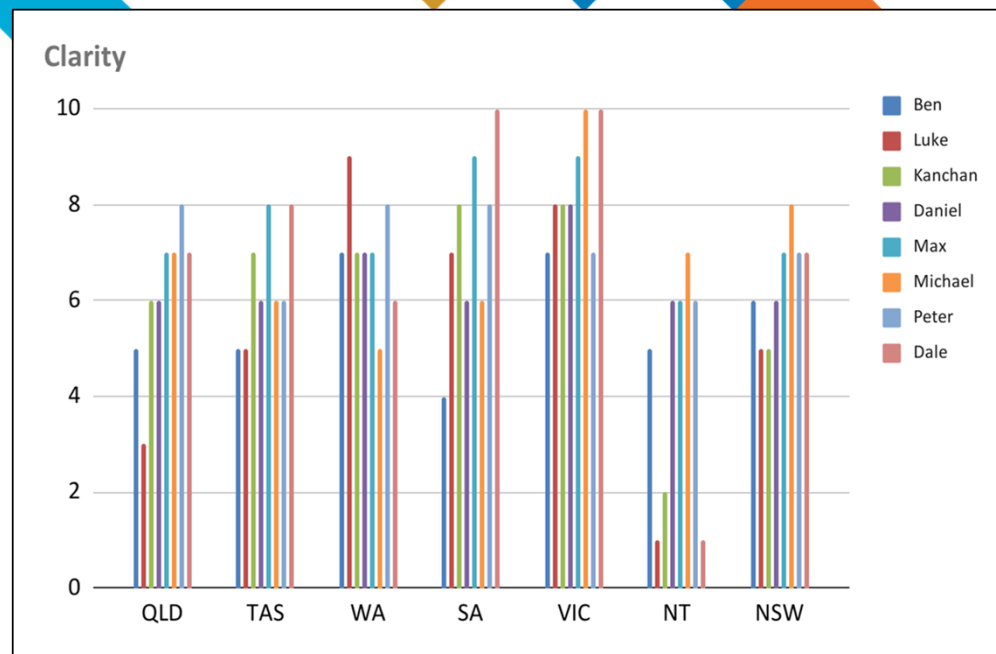
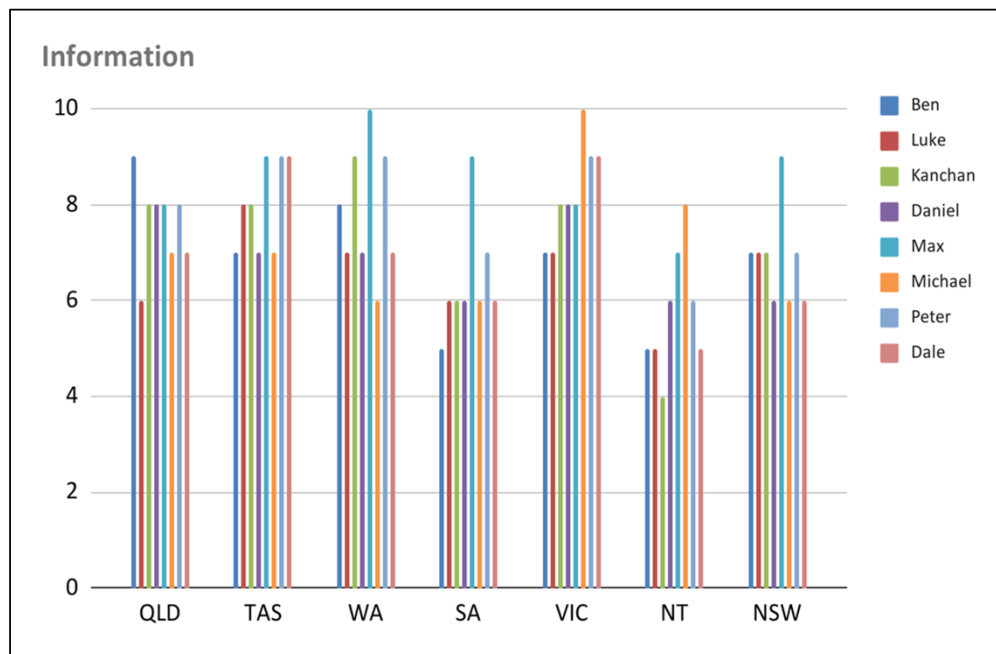
Plan and Fieldnotes

- The Subdivision plan DP's and survey notes are all shown on one document
- Survey Datum and marks placed are in reference table
- Shows all title dimensions, easements
- Marking boundaries is called a RE-PEG
- Not necessary to lodge the fieldnotes to LRS



Survey

We surveyed our surveyors and draftsmen to find out which method was their most preferred out of all the states in 2 key areas:



Note: all participants are Victorian so we are aware that some bias would likely be present

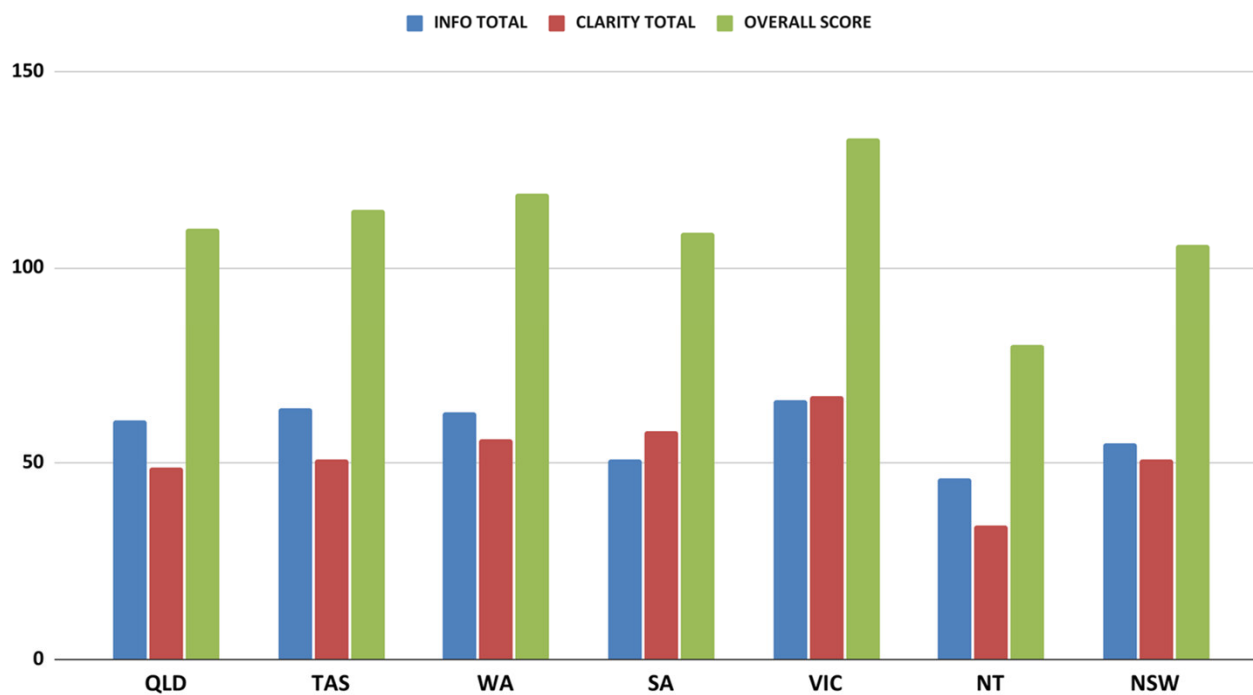
Results

And the winner is..

Victoria!

STATE	INFO TOTAL	CLARITY TOTAL	OVERALL SCORE
QLD	54	42	96
TAS	55	43	98
WA	56	50	106
SA	45	48	93
VIC	57	57	114
NT	41	33	74
NSW	49	44	93

INFO TOTAL, CLARITY TOTAL and OVERALL SCORE



Future

Why have 8 different systems?

- Have one standard Survey Plan and Fieldnotes in Australia
- Makes sense since we now have mutual recognition between states for operating as Licensed Land Surveyor
- Or do we need fieldnotes at all?
- With Changing technologies and workflows (one man survey crew) upload and downloading digital data.
- Do we have Digital Fieldnotes in the future?
- E-fieldnotes, coordinate cadastre
- Or Keep the Lawyers Happy and use our Field cards





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The most relevant SDGs related to the presentation and theme of this session

9 INDUSTRY, INNOVATION
AND INFRASTRUCTURE



12 RESPONSIBLE
CONSUMPTION
AND PRODUCTION



**SUSTAINABLE
DEVELOPMENT GOALS**

International Federation of Surveyors supports the
Sustainable Development Goals

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Thank you

Questions... Please no Tricky Ones!! Just
Yes or No Answers

Peter Farren - Managing Director Farren Land Surveys Australia

www.farrengroup.com.au





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STEP 1: SELECT HERE THE THREE MOST RELEVANT SDGs
STEP 2: COPY THE SDG INTO PREVIOUS SLIDE



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