

OSGLI Update

4 February 2025



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1. Questionnaire – November 2024 – and actions arising

1. Should the term Qualified Surveyor be changed?

- 65% of respondents agreed the term should be changed
- **OSGLI response:** To change the term. See questions 2 and 3 below

2. Would Associate Surveyor be appropriate - as an alternative?

- 46% of respondents agreed with the term Associate Surveyor
- **OSGLI Response:** See Section 2 - Qualified Surveyor - change of terminology

3. What other term might be appropriate?

- Respondents suggested many and varied terms
- Suggestions included just Surveyor, Technical Surveyor, Technician Surveyor, Engineering Surveyor, Survey Technician
- A comment that terminology should reflect formal competency assessments
 - Graduate surveyor – For Uni graduates and Survey Technician for TAFE graduates
- **OSGLI response:** See Section 2 - Qualified Surveyor - change of terminology

1. Questionnaire – November 2024 – and actions arising

4. Do you agree Qualified/Associate Surveyors should have ongoing training? If so what training?
- 85% of respondents agreed
 - Generally agreed CPD is necessary
 - CPD to include new technologies, legislative updates and consistent with Registered Surveyor requirements
 - **OSGLI response: To develop an ongoing training framework for Associate Surveyors/Survey Technicians**
5. Should Datum Ground Level (DGL) Surveys be performed by Non-Registered Surveyors?
- 54% of respondents disagreed with Non-registered Surveyors doing/certifying a DGL survey
 - **OSGLI response: only registered Surveyors will be able to DGL surveys**
 - Further work is needed, and non-Registered Surveyors need to be assessed as competent before they can do the work.
6. Should Detail Surveys to be performed by Non-registered Surveyors?
- 62% of respondents disagreed with Non-registered Surveyors doing/certifying a Detail Survey
 - **OSGLI response: Only Registered Surveyors may perform and certify Detail Surveys**
 - Further work is needed, and non-Registered Surveyors need to be assessed as competent before they can do the work

1. Questionnaire – November 2024 – and actions arising

7. Preservation of Survey Infrastructure (POSI)

- 96% of respondents agreed with prioritising POSI.
- OSGLI response: The survey team is starting a project this year to design and implement POSI.
 - A lot of work is needed, and it may take a few years for regulatory controls

8. Survey Control – Levelling of flat CRMs to support DGL, Detail & Compliance Surveys

- 74% of respondents agreed with levelling flat CRMs
- OSGLI response: The survey team is starting a project this year to design and implement the levelling of flat CRMs
 - Levelling will be by contract and a pilot project is expected to start soon

2. The two main options to replace Qualified Surveyor term

Items	Survey Technician	Associate Surveyor
General Definition	Collects, records and evaluates spatial information and prepares maps and plans	A mid-level position that requires qualifications and experience The person is responsible for performing professional and administrative surveying tasks to support higher level surveyors
Industry recognition	Is generally understood by industry	ISNSW <ul style="list-style-type: none"> • Requires a qualification – Associate Diploma currently • Requires ongoing CPD. 10 points per annum
ANZCO	Recognised	Not yet recognised
Qualifications and experience	May or may not be required	Diploma 2 years' experience
Competency assessment	Not required	Must demonstrate competency in Queensland

Preferred terminology is to be determined



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2. A possible future structure for ACT surveyors

Certified Engineering Surveyor – A possible new category

- Competency would need assessed by a peak industry body
 - ESP-AP from GCA or an equivalent assessment, such as
 - Engineering Surveyors assessment from ISNSW
- Registration may be considered in the future
- May prescribe provisions for work specialities such as WAE, Volumetric and DGL surveys
- Ongoing training/CPD would be required
- Supervision by a Registered Surveyor
 - Yes, for cadastral work but
 - None for non-cadastral work



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2. Possible future structure for ACT surveyors

Item	Minimum Education Qualification /Experience	Industry Assessment	Registration	Ongoing training/ CPD required	Work speciality requirements	Supervision Level for relevant work
Registered Surveyor	N/A	BOSSI Certificate of Competency or equivalent	Required	Yes	Cadastral All other *	None
Certified Engineering Surveyor In the future	N/A	ESP-AP or equivalent	No Future option	Yes	WAE, DGL Volumetric Surveys	General for cadastral work None for non-cadastral
Associate Surveyor or Survey Technician	Diploma & 2 years' experience	May Need extra training	No	Yes	None	General for cadastral and construction
Survey Assistant	None	None	No	No	None	Immediate for cadastral and construction

CPD required for Registered, Certified Engineering and Associate Surveyors



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3. Datum Ground Level (DGL) - Greenfields

- History
 - DGL surveys not done appropriately in the past
 - Rectifying the situation now
- Guideline No. 3 effective now – Key Features
 - Survey covers blocks, road verges and Territory Land
 - Registered Surveyors **only** to certify the survey plan
 - CAD file and PDF to be lodged with OSGLI
 - The plan and data will be the basis of DGL thereafter
 - Transitional arrangements will apply



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3. Datum Ground Level Surveys – Greenfields

‘Any person performing these surveys need to be assessed as competent’

Who may certify the survey, data and plans?

- Registered Surveyors only
- Certified Engineering Surveyors, *in the future maybe*
- Associate Surveyors or Survey Technicians – No
- Survey Assistants - No



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3. Detail Surveys

Guideline 15 – Detail surveys published 10/1/2025 :

- Defines the scope of the survey to include blocks and associated road verges
- Prescribes only Registered Surveyors may certify the survey plan
- Requires the relevant data files, and plan PDF to be lodged with OSGLI
- Prescribes the plan and data will be the basis of DGL thereafter
 - In the absence of another acceptable DGL survey plan being available
- Provides 2 options for determining DGL contours across the Area of Disturbance
- Provides guidance for determining DGL contours across the Area of Disturbance where the levels of the immediate surrounding area have been disturbed
- Transitional arrangements will apply



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3. Detail Surveys – Exemptions 1

Recently a surveyor asked if his client may be exempted from providing a Detail Survey based on the situation where part of a house is to be demolished, and the wall and roof replaced in the same position and there would be no change to the building footprint. In response, the following information was provided by Development Application – Gateway team in EPSDD.

“Survey Information

A detail survey, prepared and certified by a registered surveyor, is required to be submitted for all development proposals, except any of the following types of development:

- a) Demolition only of a building or structure.*
- b) Public works on unleased land, or land leased to the Territory, if the works are:
 - i. At least 50m from land in a residential zone; and*
 - ii. A new building or structure with a plan area of not more than 75m² and a height of more than 5m above finished ground level.**
- c) A sign located completely within a lease.*
- d) A structure attached to the roof of an existing building or structure, if the attachment:
 - i. Does not extend more than 600mm beyond the existing plan area; and*
 - ii. Is completely within the lease on which the existing building or structure stands.**



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3. Detail Surveys – Exemptions 2

- e) *The alteration of a building on a block in a residential zone if the alteration:*
 - i. *Does not increase the gross floor area of the building; and*
 - ii. *Does not change the siting of the building on the block.*
- f) *An addition to an existing building or structure, if the addition is:*
 - i. *On a residential block – has a plan area of not more than 75m² ;*
 - ii. *On a non-residential block – has a plan area of not more than 150m² ; and*
 - iii. *Completely within the lease on which the existing building or structure stands.*

For works on significant blocks, such as rural blocks, the full site is not required to be surveyed in all cases. The development area and immediate surrounds (as appropriate to the scale of development) may be accepted.

For works in new estates, the survey information must reflect the site post-estate works.

A guideline may be prepared that outlines further detail on the required survey information, including requirements of detail surveys.”

- This is Guideline No. 15 - Detail Surveys



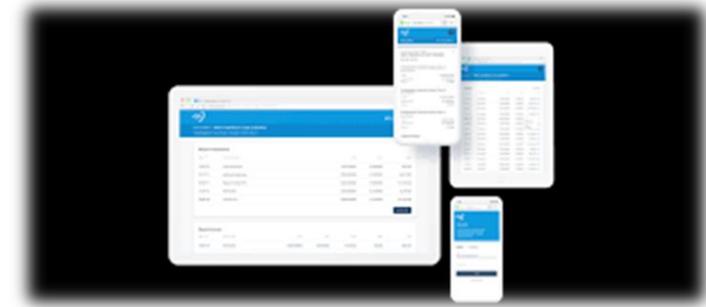
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4. Digital Data and Plan Validation Service - Proposed solution

A digital service portal for industry to:

- Validate survey data in advance of a survey plan being lodged for examination
 - This is an ACT requirement for OSGLI to maintain our design Spatial Cadastral Database
- Perform phase 1 examination of plans
 - Check plans against existing data, run mathematical closes
 - Will be a checking service – The surveyor may submit a plan many times to get feedback on correcting the plan
 - Once complete the plan will be ready for formal lodgement
 - Will use DWG files.
- Facilitate phase 2 examination
 - Validated plans may be lodged for Phase 2 examination
 - Plans will be checked by an examiner for intuitive work e.g. survey definition etc.
 - The surveyor will receive requisitions in an iterative process like they do now
 - Will be done with DWG files
 - The final plan will be a PDF to be certified and will be the legal point of truth



4. Digital Data and Plan Validation – Benefits

Improved efficiency

- All survey data and Stage 1 examination plan checking done by the validation service portal
 - This equates 60 to 90% of examination work depending on the type of plan
 - Currently private surveyors may spend up to **3 days manually checking Greenfields Plans, Similar for OSGLI**
 - Stratum DPs and Units Plans can take longer
- The validation service will significantly reduce timeframes for the Stratum DPs and Units Plans



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4. Digital Data and Plan Validation – Timing & Scope

Process	Timing	Initial Scope	Future Scope - indicative
Business case	Progressing now	Deposited Plans	Sub lease plans
Approval anticipated	May 2025	Units Plans	Easement diagrams
Tender process to start*	June or July 2025		Datum Ground Level plans
System build to start*	September 2025		Detail Survey plans
System implementation*	June to September 2026		Compliance survey plans
* Denotes conditional on approval			



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5. One Stop Shop for Surveyors

What will be included?

- All spatial data – Free
- Aerial photography and LiDAR – Free
- Survey mark information – Free
- Deposited Plans and Units Plans - (about \$25 each)
- Title information - (about \$25 each)
- Other plans e.g. MS and Investigation survey plans (maybe some cost)



Everything you need in 15 minutes !! Or close to it.



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5. One Stop Shop for Surveyors

How do I access it?

- Via ACTmapi

How will I pay for plans?

- Pay monthly with an Access Canberra account
- No individual payments for each plan or group of plans

When will it happen?

- The second half of 2025

How would I setup an Access Canberra account?

- We will provide more information soon



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6. Survey Control network changes - Why change?

Surveyors
Do the work to a Landcruiser 300
standard
\$150,000



Must be

- Fit for purpose,
- Cost effective, and
- Address workforce capability issues

Current: OSGLI does the
Rolls Royce standard
\$ 800,000



Unaffordable

Future: OSGLI will do the
work to the Lexus standard
\$240,000



'We need more bang for our buck'

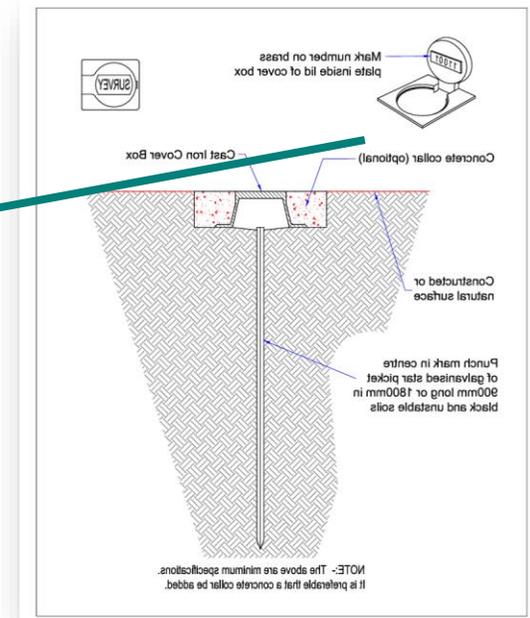
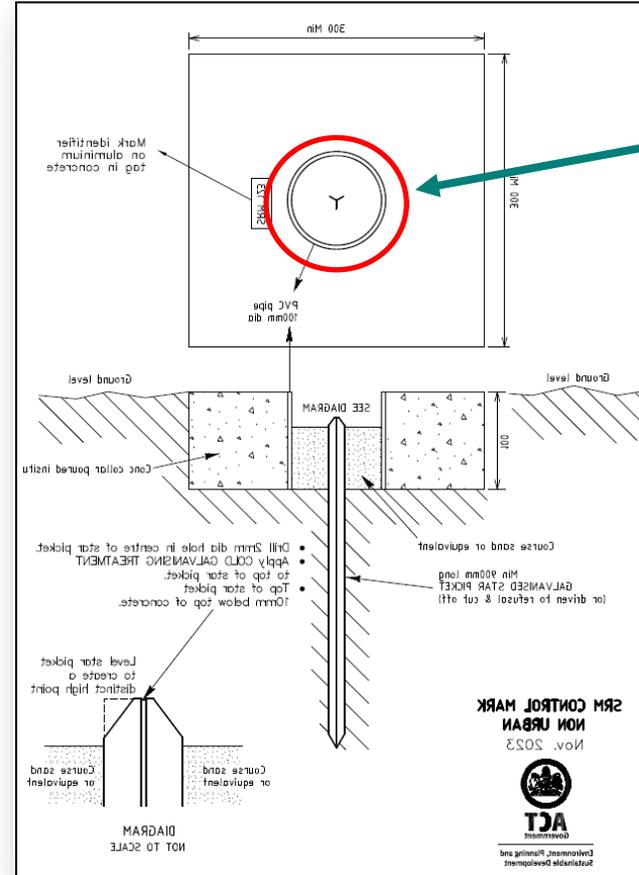


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6. Survey Control changes – Survey Control Marks

In ground marks

- Surveyors may use an adapted ACT Rural SRM or SRs
 - These are equivalent to the NSW PM mark type
 - A NSW PM cover box will be required in both cases
 - The NSW PM cover box is much lighter
 - The change will help address WHS issues with existing SR cover boxes
 - New mark construction diagrams will be provided soon



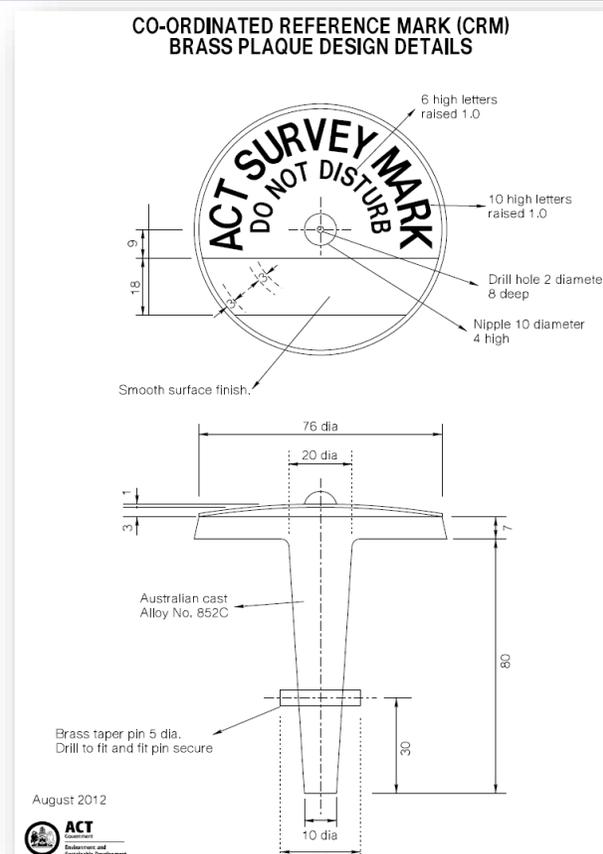
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6. Survey Control changes – Survey Control Marks

Kerb marks

- **Retain** the existing plaques in kerbs
 - Equivalent to SSMs in NSW
- The use of the 'Pin and Disk' alternative **won't** be adopted in the ACT to replace the CRM plaques in kerb in new subdivision.
 - They have proved problematic in NSW



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6. Survey Control System changes – Greenfield sites

Horizontal control surveys

- No change

Vertical Control Surveys

- 3 levelling methods available
 - Differential – Using an analogue or digital level plus staff
 - Differential – Total Station and prism on fixed length pole
 - EDM Height traversing – non-reciprocal trigonometric levelling
 - Combined with the horizontal survey control mark traverse
- LCL3 standards will still apply
- Surveyor will
 - Perform the adjustment of traverse and levelling
 - Lodge a survey report, least squares adjustment report, coordinates and RLs



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6. Survey Control changes – Infill areas

Aim to:

- Level flat CRMs and other marks to an appropriate standard
- Check RLs for existing KBMs
- Provide appropriate horizontal coordinates to more marks e.g. Kerb Bench Marks
- Provide a choice of levelling methods to use

Use a mix of levelling standards

- Continue to use LCL3 levelling standard for cadastral work
 - Stratum Surveys
 - Required by the Survey Practice Directions
- A lower levelling standard for non-cadastral work
 - For Datum Ground Level, Detail, Construction and Compliance surveys
 - Use any of the 3 methods with appropriate misclose requirements



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6. Survey Control System changes – Infill Levelling

Survey type	Levelling type	Class and Order	Maximum misclose • Level runs & • On datum marks	1 or 2 way levelling
Cadastral surveys Stratum	Differential levelling • Level or • Total Station	LCL3	0.012√km metres	2 way
	EDM height Traversing	C3	0.012√km metres	1 way
Non-cadastral surveys Datum Ground Level, Detail and building compliance	Differential levelling • Level or • Total Station	(new)	0.018√km metres	1 way
	EDM height Traversing	(new)	0.018√km metres	1 way

See Guideline No. 2 for further details – Being revised



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6. Survey Control System changes – Levelling flat CRMs

Flat CRMs – Brass Plaques

- 74% of respondents wanted these levelled
- Redundancy for marks gone or disturbed
- Need repeatability/consistency of levels for adjoining detail surveys
- May include cadastral DH&Ws to fill gaps
- Need to manage some technical issues
 - Flat CRMs have no nipple – Attach a spacer or a pointed tip to the bottom of the staff as required.
 - A pointed tip or prism pole may be easier particularly for CRMs in layback kerb.
- 1 way levelling – Faster
- Accuracy requirements fit for purpose
- Level existing UU and LULU - Kerb Benchmarks
- Pilot project to start Quarter 2 of 2025.
- Guideline No. 2 – reviewed and draft to be circulated March 2025



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7. Legislation Program

Acts

1. Surveyors Act. Review this year
2. Districts Act. Review this year

Guidelines

1. Guideline No. 2 – Cadastral control surveys – Draft for consultation 1/3/25
2. Guideline No. 3 - Estate Development Plans and Datum Ground Level - Published 10/1/25
3. Guideline No. 8 - Preservation of Survey Infrastructure – Revision for Late 2025
4. Guideline No. 12 – Qualified Surveyors – Review in March or April 2025
5. Guideline No. 15 – Detail Surveys – Published 10/1/25
 - Include provisions for Compliance Surveys when Access Canberra amend building regulations later in 2025
6. Guideline No. 24 – Occupational Discipline: Compliance and Investigations. Draft for Consultation 1/3/2025



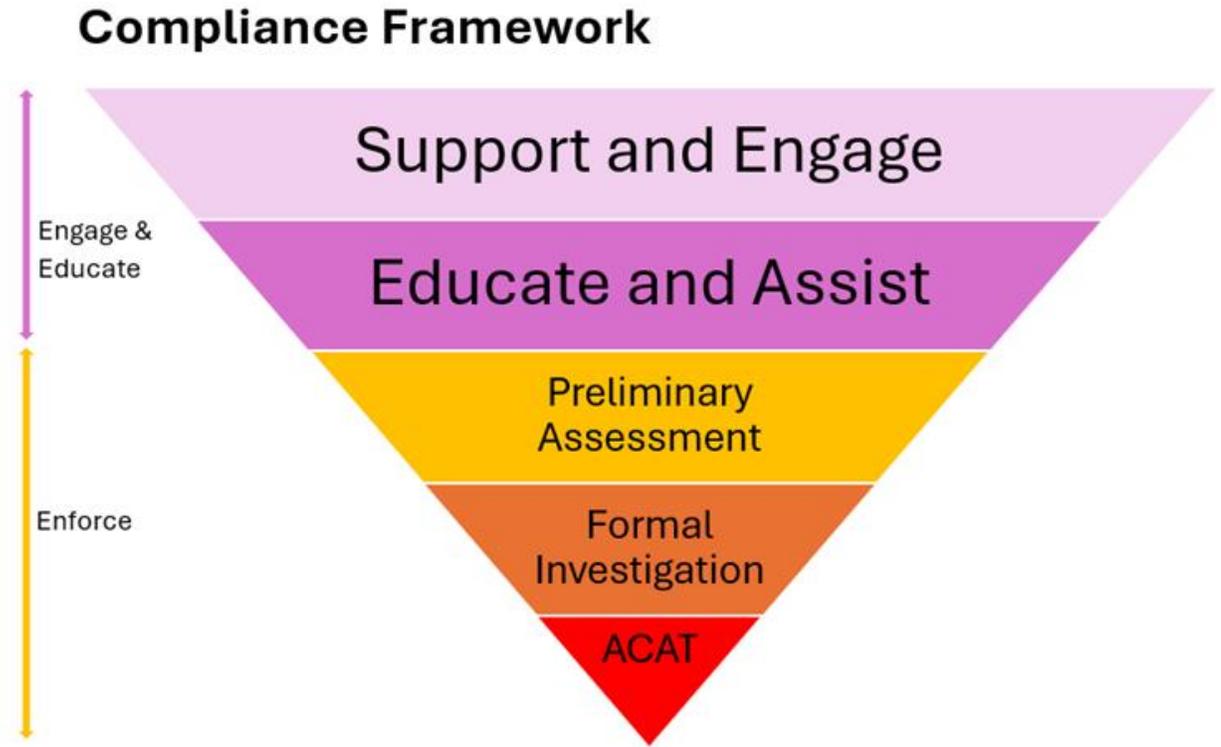
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8. Guideline 24 – Occupational Discipline: Compliance & Investigations (1)

The Guideline:

1. Aims to ensure compliance by Registered Surveyors
2. Includes clear processes for complaints against Registered Surveyors in the ACT
3. Establishes a fair, transparent and rigorous process for investigations and disciplinary actions
4. Defines a clear Compliance Framework



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8. Guideline 24 – Occupational Discipline: Compliance & Investigations (2)

1. Risk assessment of 'complaint'

- **Minor:** Complaints assessed as minor do not adversely affect a land title or a client. Examples include but are not limited to:
 - Incomplete marking of a survey
 - Failure to make adequate field notes
 - Failure to provide adequate supervision
 - Failure to meet registration requirements including CPD (Continuing Professional Development)
 - Failure to comply with Surveyor-General Guidelines



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8. Guideline 24 – Occupational Discipline: Compliance & Investigations (2)

2. Risk assessment of 'complaint'

- **Major:** Complaints assessed as major cause significant risk to the land title or clients, and in most cases will proceed to Formal Investigation. Examples include but are not limited to:
 - Recurring, multiple or systemic minor breaches (more than 3 times)
 - Inaccurate survey measurements
 - Failure to disclose building encroachments on a survey plan
 - Failure to wholly enclose a service within an easement
 - Setting out a building in contravention of the Development Application, Notice of Decision
 - Failure to adequately define boundaries

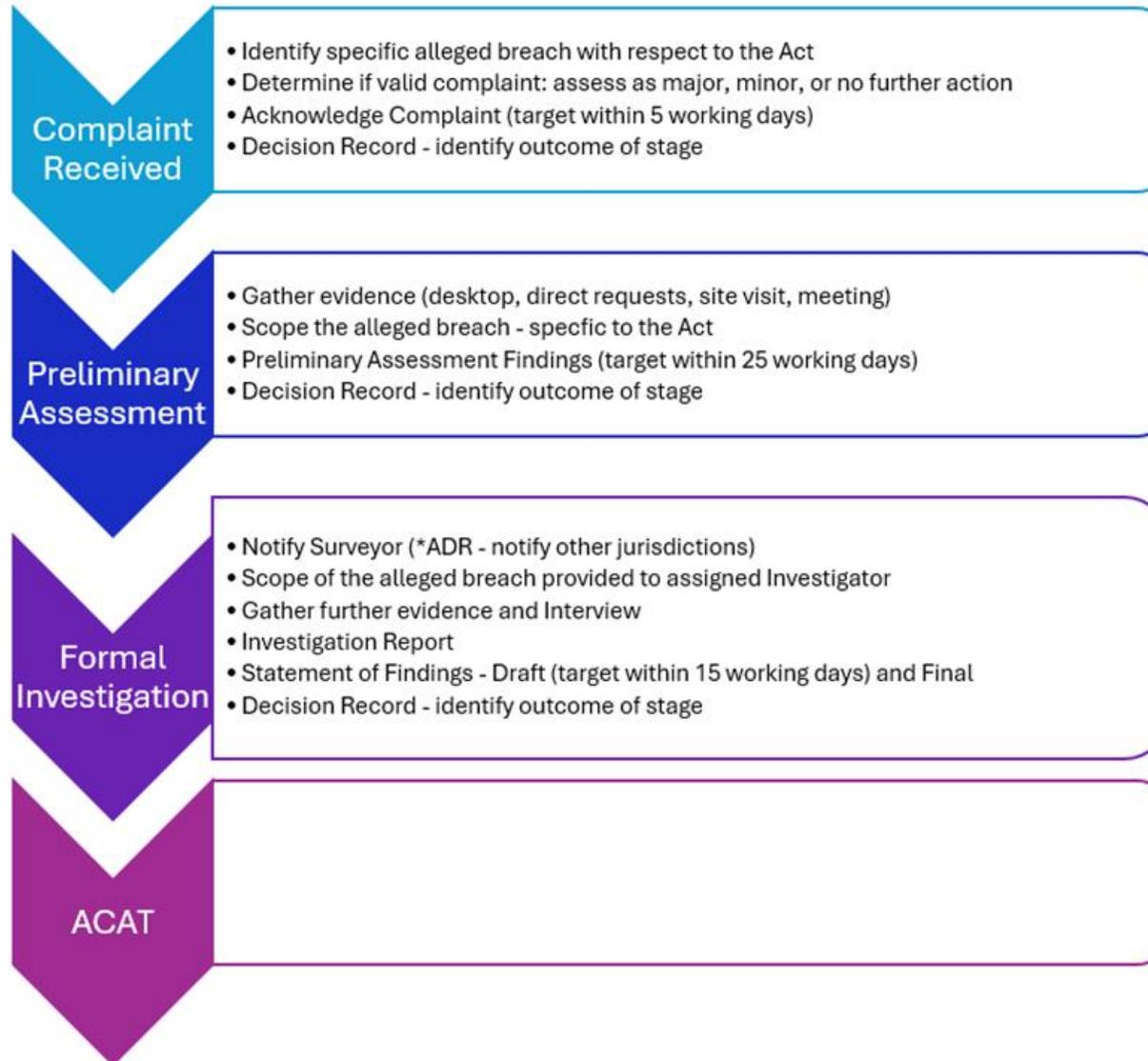


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8. Guideline 24 – Occupational Discipline: Compliance & Investigations (3)

The Process:



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9. Examination Update

Timeframes

- Examination timeframes are currently being met
- DP Re-lodgement & Rejection timeframes:
 - Greenfield plans – 5 working days
 - Infill plans – 5 working days
 - Stratum plans – 10 working days
 - Rural plans – 10 working days
- UP examination of 10 working days will only commence once Class B unit data is lodged

Units Plans - easements

- Must show all Easements including TGEs
 - Where the TGEs are complex such as UPs over Stratum blocks, dimensions not required, show on relevant floor plan and refer to the TGE
- If the TGE is not yet registered, show easements on the UP as 'Proposed'

Easement Data

- A reminder that all easement data is required to be lodged including data for TGEs



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10. ACT Happenings

ISNSW Evening Seminar

- 18 March 2025. Save the date
- <https://www.surveyors.org.au/events/events-calendar/>

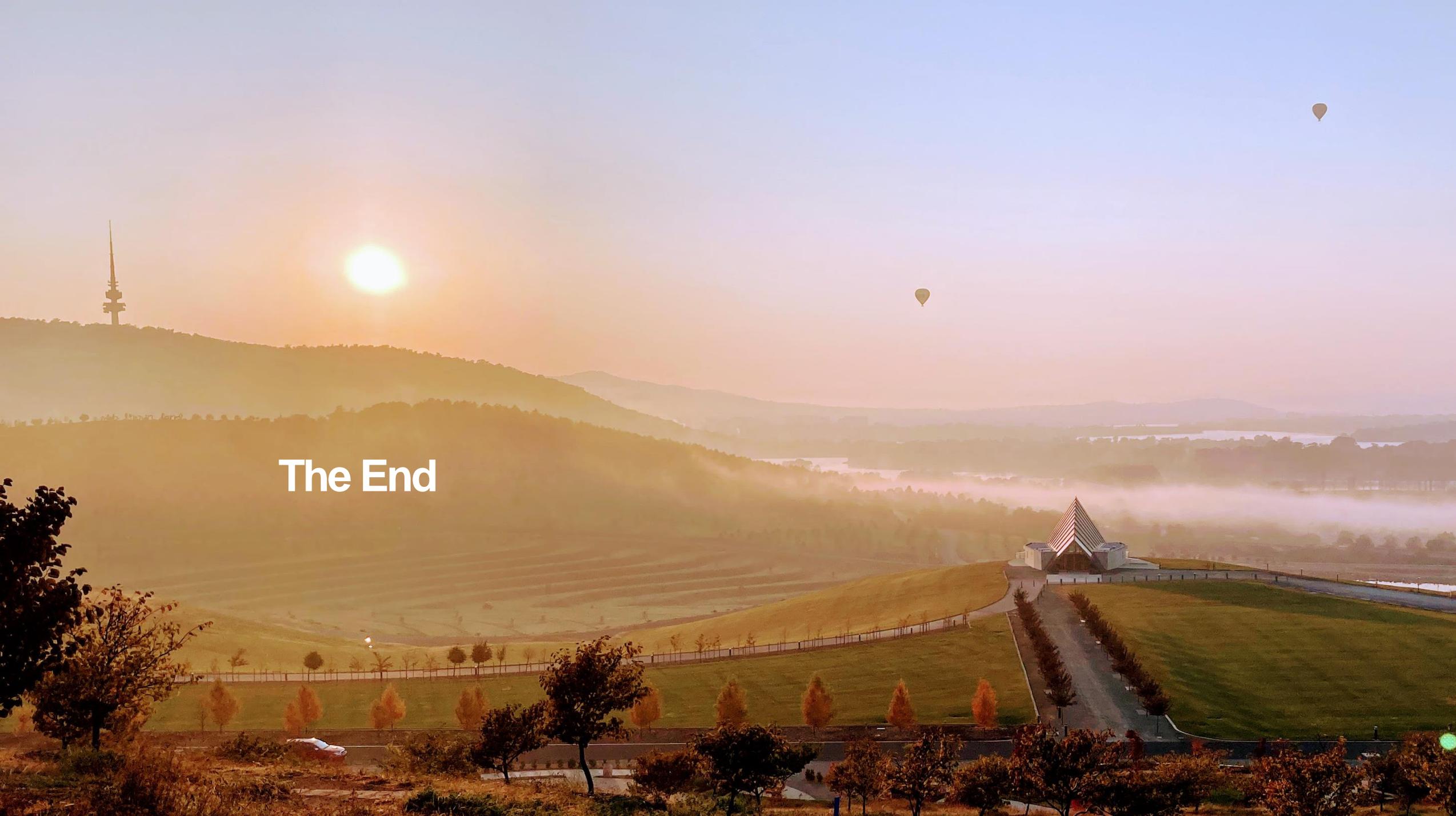
ACT Survey Practice Advisory Committee meeting

- Late March 2025 – Date to be confirmed



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The End