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| Example – cross-sections |
| Plan under the *Subdivision Act 1988* |

This is a guide to preparing a plan under the *Subdivision Act 1988*, where the parcels are limited in height and depth and the use of cross-sections is necessary.

This example incorporates the Subdivision (Registrar’s Requirements) Regulations 2011and includes items covered in other published examples.

## Key elements for preparing a plan containing cross-sections

Note: some of the points below are referenced on the pages that follow.

1. All plans containing building boundaries must contain a notation stating which lines in the plan represent boundaries defined by buildings. The default method of identifying boundaries defined by buildings is a thick continuous line – as indicated by regulation 11(3)(a).
2. The location of boundaries defined by buildings must be defined by a notation shown in the notations area on the plan.
3. The depiction of any structure on a plan that is not a parcel boundary must differ significantly to that of an easement – as indicated by regulation 11(2).
4. The extent and location of every boundary defined by a building must be identifiable on the plan (including horizontal boundaries).
5. When parcels in a plan of subdivision are situated above or below each other, one or more cross-sections are required – as indicated by regulation 11(5).
6. Upper and lower parcel boundaries may be defined by buildings, height or depth from another boundary, or by an Australian Height Datum (AHD) Reduced Level (RL). When boundaries are defined by AHD, the relevant AHD source benchmark must be noted on the first sheet of the plan, along with the date it was measured, and the RL value of the benchmark on that date.
7. A common property ‘exclusion statement’ must be shown in the notations area when parts of the common property (e.g. underneath the site or airspace above buildings) are not shown in plan view. The ‘exclusion statement’ can only apply to one common property in the plan.
8. When any part of a parcel is defined by reference to a building or is situated above or below another parcel, the area of that parcel is not to be shown.
9. Boundaries and features shown on cross sections must be consistent with those described on the plan diagrams and the relevant boundary notations.
10. The position of cross-section identifiers defines the extent of the cross-section. The direction of the arrows identifies the direction of the cut (i.e. the direction the view is facing). Cross-section identifiers must not obscure any lines or dimensions.
11. Plan diagrams should be drawn in levels that correspond to the levels shown on the cross sections.

When lots overlap but levels are not used, a separate diagram for each lot may be required. In these examples (such as stairs or ramps) the diagrams may be drawn without reference to the levels. The cross-sections will define each level.

1. The external/site boundary and any relevant abuttals should be shown and defined on every diagram, including those above and below ground.
2. Once a cross-section is required, all parcels (including roads, reserves and additional common properties) on a plan must have their upper and lower boundaries defined, even parcels in the plan that are not limited in height and depth. Parcels with upper and lower boundaries must be covered by the cross-sections, while unlimited parcels may be denoted as such by notation.
3. ‘Typical’ notations may be used in a cross-section to identify parcels not covered by a specific cut, but have upper and lower boundaries identical to parcels depicted in that cross-section. The typical notation must be clear for which parcels the cross-section is typical.
4. Vinculums that cross a title boundary (either a building boundary or dimensioned line) are used to identify changes in the upper and lower (horizontal) boundaries within a continuous parcel. These changes are defined within a cross-section. A cross-section must always be used when a boundary is shown with a vinculum.

Vinculums are not to be used for parcels severed by common property walls, parcels in parts, or in cross-sections.

1. In a cross-section, where boundaries are defined by projections of buildings, a thick broken line must be used – as indicated by regulation 11(9). Dashed lines are not to be used to represent thin lines on the plan view defined by bearings and distances.
2. In plan diagrams, where boundaries are defined by a projection of a building boundary shown on a higher or lower level, these boundaries are shown in accordance with the relevant building boundary definitions. Thick broken lines must not be used on the plan diagrams.
3. If a building boundary shown in a plan view is the projection of a vertical structure that is not a building boundary, a notation may be placed on that boundary to define the projection. However, the boundary must still be depicted in accordance with the plan’s building boundary definitions.
4. Easements not limited in height or depth are not required to be shown on cross-sections. When a cross-section cuts an easement limited in height and depth, that easement must be shown on the section.

Depth limitations are not required to be shown on a cross-section.

Note: The following example is a two-storey building subdivision with common property. The owners corporation schedule has been omitted from this example.

Sheet 1 of plan includes location of land details and notations regarding boundaries defined by buildings

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Sheet 4 of plan contains diagram of single cross section showing ground and first levels and the upper and lower boundaries of the lots intersected by the cut.

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