Pre-allocated Plan Numbers (PPNs)

What are PPNs?
PPNs are unique plan numbers issued on request to surveyors for proposed land developments before plans are ready for lodgement at LPI.

PPNs are distinguished from other plan numbers by the prefix 'PP' e.g. PPSP76543. When a PPN is issued it is automatically noted on affected folios of the register in the Integrated Titled System (ITS) and on the relevant parcels in the Cadastral Records Enquiry (CRE) database. They should not be confused with unregistered plans noted on title.

They do not have an automatic or early right to registration and are subject to the usual Land and Property Information (LPI) plan registration processes when lodged. Upon lodgement of a pre-examination or the final plan the prefix is deleted e.g. PPSP76543 becomes PESP76543 or SP76543.

Sydney Water requires surveyors to obtain PPNs for developers and this information is then included in the lodgement of the section 73 application by Water Service Co-ordinators.

LPI issues approximately 300 PPNs each month, 80% of which are in areas covered by Sydney Water.

Settlement of current transactions should not be delayed simply because a PPN is noted on title.

HOW CAN A SURVEYOR OBTAIN A PPN?
PPNs can only be obtained online by surveyors via the ePlan Application using their Spatial Information eXchange (SIX) access.

Once a PPN has been assigned to a surveyor it will appear in their myPlan section of the ePlan Application and they may reprint the PPN detail sheet from here following any alterations to the PPN.

HOW CAN A SURVEYOR ALTER THE DETAILS OF A PPN?
LPI may allow alterations to PPN details such as additional title references, surveyor’s reference, lot numbers or DA number by the assigned surveyor. LPI requires a written request by way of email to the ePlan Administrator eplan@lpi.nsw.gov.au.

WHAT DOES THE SURVEYOR DO IF THE PPN IS NO LONGER REQUIRED?
A PPN may be withdrawn by the surveyor to whom it is assigned. The surveyor is required to provide a written request by way of email to the ePlan Administrator eplan@lpi.nsw.gov.au.

HOW CAN A SURVEYOR TRANSFER A PPN TO ANOTHER SURVEYOR?
Where a surveyor has requested and been assigned a PPN and another surveyor has been engaged by the developer to prepare the final plan for registration. The surveyor to whom the PPN is currently assigned must request LPI in writing, by way of email to the ePlan Administrator eplan@lpi.nsw.gov.au to reallocate the PPN to the surveyor who is preparing the plan.

HOW CAN A SURVEYOR ESTABLISH WHO HAS BEEN ASSIGNED A PPN?
If a PPN is noted on a CRE or title search, surveyors can check online via their SIX access the details of the PPN and to whom it is assigned. Once you log into SIX, under the Services tab then ITS – Integrated Titled System there are 2 options, Document and Plan Inquiry which will provide various information. Enter the plan number without the PP and the document inquiry will reveal the surveyors name, reference and titles and additional information will reveal the plan purpose, lot numbers and DA details (if required for the plan purpose).

WHY DO SURVEYORS NEED TO BE AWARE OF THE EXISTENCE OF PPNs?
PPNs are requested for a number of reasons:

- Documentation such as contracts for sale and transfers can be prepared much earlier in the development process.
- Proposed development activity can be placed on public record.
- Sydney Water requires PPNs to be lodged with Section 73 applications. Surveyors should request a CRE search whenever preparing a plan and before the plan is lodged (particularly if it has been some time since the plan was prepared) to ensure not only if a PPN already exists on the affected land but also to check if there has been any recent plan registrations on adjoining parcels which may affect your definition.

If a reference on a plan drawing sheet and the attached administration sheet do not match, the surveyor will be required to confirm that the plan and administration sheet correctly relate to each other and, if so, to appropriately amend the reference.

FURTHER INFORMATION
The terms and conditions of use for PPNs must be accepted when requesting a PPN from the ePlan Application in SIX. They set out the terms under which LPI issues PPNs and the obligations on the registered surveyor in respect of using a PPN. If you have any queries about PPNs please contact the ePlan Administrator on (02) 92286907 or eplan@lpi.nsw.gov.au.
A GNSS method is suitable for a specific situation. If doubt exists, CHECKLISTS are attached as Appendix B for the four main GNSS methods. These checklists provide a list of important checkpoints specific to each method as they relate to cadastral surveying. Sample plans are also attached as Appendix C. These simple plans show how to define MGA orientation only when using GNSS to derive a local datum. An acceptable sample table is included in this section. Copies of these plans will be referred to by LPI examiners as part of the standard format from September onwards and will eventually be included in EPan and LandXML requirements.

When using GNSS to define MGA orientation only two established marks are required and the determining method clearly stated (SSIR 2012 Clause 12(7)(b) & (c)). The datum line must be local within a few kilometres. Rural surveys can use AUSPOS, CORS Static or CORS RTK as acceptable methods as long as existing established marks are over 1000m away. In these cases the datum line must be comprised of permanent survey marks or stable reference marks only (no temporary marks or pegs) and at least 500m apart.

**OBSERVATIONAL GUIDELINES**
This section contains some valuable operational information and guidelines for all GNSS techniques. Research now indicates that when using CORS RTK you must be mindful of electrical storms both at the survey site and the CORS sites. Storm activity can effect correction transmissions as well as satellite observations at both locations.

**RTK SPECIFIC GUIDELINES**
In summary, the main guidelines to follow are:
1. Each point should be observed at a 1 second collection rate and averaged for 2 minutes.
2. Trips or bipods are essential (range pole for natural features only).
3. Minimum double occupation at least 30 mins later using a second base station location and
4. Continually monitor quality indicators (PDOP/GDOP)

**AUSPOS SPECIFIC GUIDELINES**
This section contains a simple explanation of AUSPOS and the regulation process guidelines. AUSPOS positions are now processed using the CORSNet NSW stations data so precision of this solution is much better across the state than previously. Using AUSPOS solutions for cadastral MGA orientation the following are minimum:
1. Minimum 2 hours continuous data (4 hours will allow SCIMS and CORS RTK to be used)
2. Rapid orbit processing or better.
3. Permanent or reference marks at least 500m apart must be used
4. AUSPOS report to be emailed to SCIMS and a copy of the report accompanying the deposited plan at lodgement
5. Validation of the datum line with either Static or RTK CORS or an EDM measurement

**CONTINUOUSLY OPERATING REFERENCE STATION (CORS)**
This section provides a simple explanation of the CORSNet NSW system and the CORS RTC and CORS RTK (single base and network) methods.

**WHAT TO SHOW ON PLANS**
SSIR 2012 Clause 67 stipulates that all GNSS derived lines must be indicated on a deposited plan. It is acceptable to show results for AUSPOS methods or use a blanket statement such as “all distances greater than 100m derived using RTK GNSS methods”. SSIR 2012 Clause 61(3) requires a table showing GNSS observation results if GNSS observations are used to provide MGA orientation. An acceptable sample table is included in this section.