



**LAND
REGISTRY
SERVICES**

**ePlan User Guide
for
Digital Plan Users**

Lodging a Digital Deposited Plan

In order to lodge a Digital plan in NSW, the ePlan account holder must be a 'level 3' user. To become 'level 3' user, the user must be a 'level 2' user (Approved to Lodge TIFF plans for registration) already and contact the Digital Plans team for assistance in getting started. If the user currently does not have an ePlan account, they will have to go through an approval process for both TIFF files and digital plan files at the same time. For details on the ePlan approval process, please refer to the User Access section of 'ePlan Portal User Guide'.

The naming convention for the digital plan file within the lodgment bundle should be as follows:

[name]_p.xml

When creating the plan lodgment bundle, TIFF documents and the LandXML file are to be zipped together into a single package. This zip package can be uploaded by clicking 'Select a zip file' button as per Figure 1 below. Once the package is uploaded, as per the second figure below, click 'Next' button.

The figure consists of two screenshots of the NSW Land Registry Services ePlan portal, illustrating the upload stage of ePlan lodgment. Both screenshots show the user logged in as 'hchoi' and the 'Lodge your Plan' tab selected. The 'Lodgment ID' is 205053. The top screenshot shows the 'Upload' tab selected, and the 'Select a zip file*' button is highlighted in red. The bottom screenshot shows the same page after a file named 'Dummyxml_P.zip' has been uploaded, and the 'Next' button is highlighted in red. A large black arrow points from the top screenshot to the bottom one.

Figure 1: Upload Stage of ePlan Lodgment

The lodgment portal will automatically run a Zip package validation (Figure 2) as well as digital plan validation (Figure 3) and return the results. LXML validation report can be downloaded in PDF format by clicking the 'Download LXML Report' button in Figure 3.

NSW LAND REGISTRY SERVICES

Back to NSW LRS Online

Logged in as hchoi

ePlan Home myPlans **Lodge your Plan** Re-Lodge your Plan Utilities

Lodgment Type ✓ Plan Type ✓ Upload ✓ **Validation** Plan Details Title/Plan/Note LGA Summary

Lodgment ID: 205053

Uploaded zip file: Dummyxml_P.zip [Download Details](#)

File Name	Document Type	Validation Result
DPI201829_s.tif	Signatures/Admin Forms	✓
DPI201829_p.tif	Plan	✓
DPI201829_b.tif	Section 88B Instrument	✓
Dummyxml_P.xml	LandXML	See LandXML Validation Report

Figure 2: Zip package Validation

Uploaded land xml file: DP1255332_p.xml [Download LXML Report](#)

Rule	Rule Description	Status	Error Message
1	Schema Check	Passed	
2	Parcel line check (minimum one line)	Passed	
3	Urban/Rural	Passed	
4	Surveyed/Compiled	Passed	
5	Misclose & Area calculation(s)	Passed	
6	Control Traverse Loop Misclose	Passed	
7	Lot Area exists	Passed	
8	SCIMS Sketch	Not Applicable	
9	Lot Area - Part Lots	Not Applicable	
10	Date of Survey	Passed	
11	Datum Terminals	Passed	

[View rendered tiff file to proceed](#)

Figure 3: Digital Plan Validation Report

To move to the next step of the lodgment process, click the 'View rendered TIFF file to proceed' button in Figure 3. This will allow the user to download and view the rendered TIFF image and trigger the 'Next' button to appear on the bottom of the page (see Figure 4). If there is no drafted TIFF plan in the lodgment bundle, the rendered TIFF will be added to the lodgment bundle on the click of 'Next' button. If there is no TIFF and the LandXML file cannot be rendered, lodgment has to be aborted and drafted TIFF plan must be included in the Zip package.

Note: The majority of cases will require an uploaded TIFF image to be a part of the Zip package, due to current limitations of the rendering service.

Lodgment ID: 1037130

Uploaded zip file: DP1255332_p.zip

File Name	Document Type
DP1255332_k.tif	Checklists
DP1255332_s.tif	Signatures/Admin Forms
DP1255332_p.tif	Plan
DP1255332_p.xml	LandXML

Uploaded land xml file: DP1255332_p.xml

Rule	Rule Description
1	Schema Check
2	Parcel line check (minimum one line)
3	Urban/Rural
4	Surveyed/Compiled
5	Misclose & Area calculation(s)
6	Control Traverse Loop Misclose
7	Lot Area exists
8	SCIMS Sketch
9	Lot Area - Part Lots
10	Date of Survey
11	Datum Terminals

[View rendered tiff file to proceed](#)

Figure 4: after proceeding through validation

Lodgment ID: 1037130

Uploaded zip file: DP1255332_p.zip [Download Details](#)

File Name	Document Type	Validation Result
DP1255332_k.tif	Checklists	✓
DP1255332_s.tif	Signatures/Admin Forms	✓
DP1255332_p.tif	Plan	✓
DP1255332_p.xml	LandXML	See LandXML Validation Report

Uploaded land xml file: DP1255332_p.xml [Download LXML Report](#)

Rule	Rule Description	Status	Error Message
1	Schema Check	Passed	
2	Parcel line check (minimum one line)	Passed	
3	Urban/Rural	Passed	
4	Surveyed/Compiled	Passed	
5	Misclose & Area calculation(s)	Passed	
6	Control Traverse Loop Misclose	Passed	
7	Lot Area exists	Passed	
8	SCIMS Sketch	Not Applicable	
9	Lot Area - Part Lots	Not Applicable	
10	Date of Survey	Passed	
11	Datum Terminals	Passed	

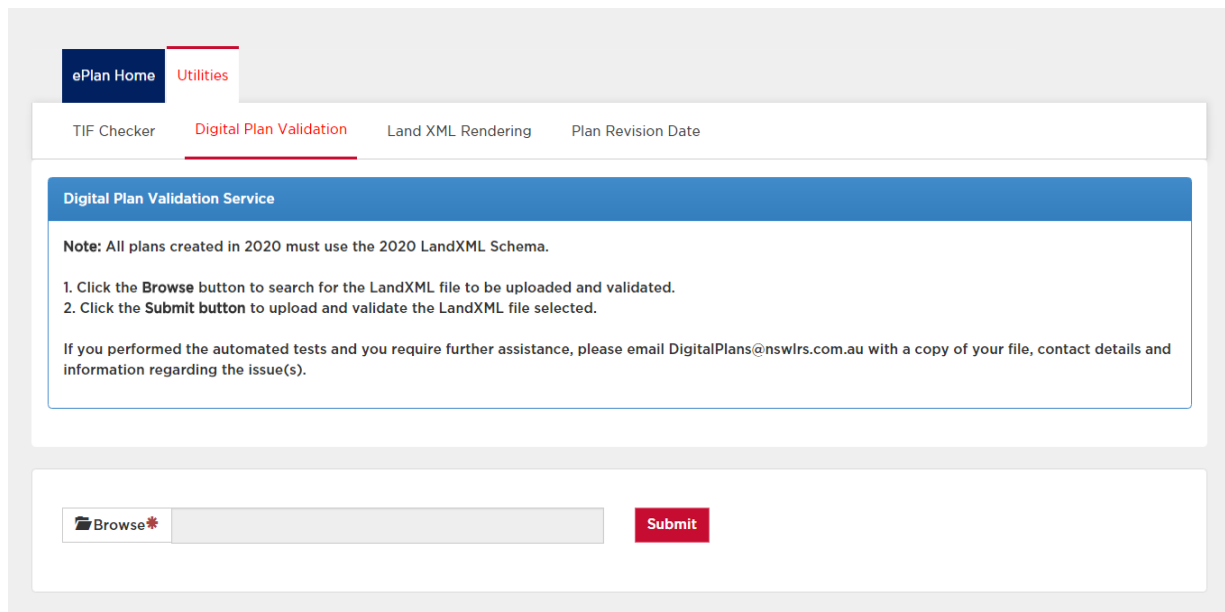
[Next](#)

Figure 5: after viewing the rendered TIFF

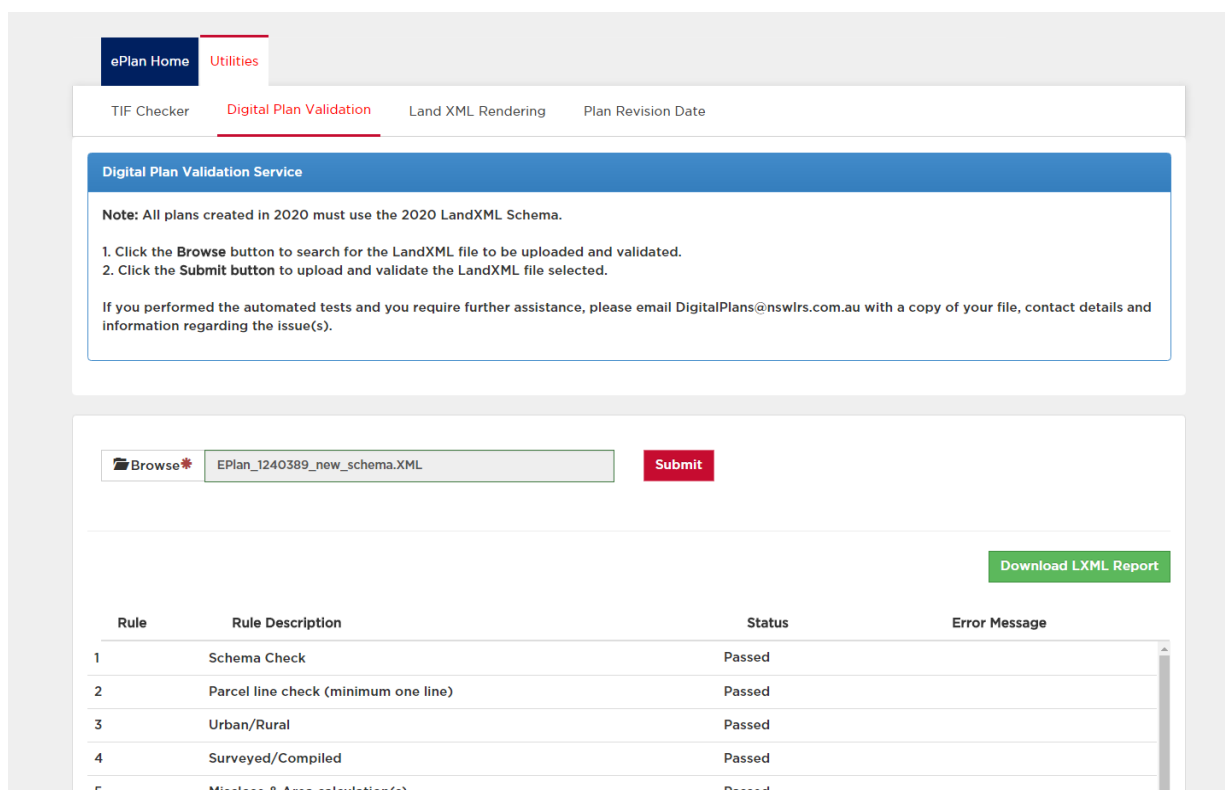
Continue with the lodgment process as per the normal ePlan lodgment process (See 'ePlan Portal User Guide')

Using the Digital Plan Validation Service

The Digital Plan Validation Service runs numerous automated checks on the uploaded LandXML file. This service can be accessed through the 'Utilities' tab of the ePlan Lodgment Portal and it can be used to validate the file prior to the lodgment (see Figure 5). This will assist the user with creating a file that complies with the NSW LandXML standard. Users can navigate to their chosen file by clicking the 'Browse' button. Once a file is selected, click the 'Submit' button to run the validation.



The screenshot shows the 'Digital Plan Validation Service' page. At the top, there are navigation tabs: 'ePlan Home' and 'Utilities'. Under 'Utilities', there are sub-tabs: 'TIF Checker', 'Digital Plan Validation' (which is selected), 'Land XML Rendering', and 'Plan Revision Date'. Below the tabs, there is a blue header for the service. A note states: 'Note: All plans created in 2020 must use the 2020 LandXML Schema.' Below the note, there are two numbered instructions: '1. Click the **Browse** button to search for the LandXML file to be uploaded and validated.' and '2. Click the **Submit** button to upload and validate the LandXML file selected.' Further down, there is a text block: 'If you performed the automated tests and you require further assistance, please email DigitalPlans@nswlrs.com.au with a copy of your file, contact details and information regarding the issue(s).' At the bottom, there is a 'Browse' button with a folder icon and a red 'Submit' button.



The screenshot shows the 'Digital Plan Validation Service' page after a file has been uploaded and validated. The navigation tabs are the same as in the previous screenshot. The 'Browse' button now shows the filename 'EPlan_1240389_new_schema.XML'. A green 'Download LXML Report' button is visible. Below this, there is a table with the following data:

Rule	Rule Description	Status	Error Message
1	Schema Check	Passed	
2	Parcel line check (minimum one line)	Passed	
3	Urban/Rural	Passed	
4	Surveyed/Compiled	Passed	
5	Misclose & Area calculation(s)	Passed	

Figure 6: Digital Plan Validation Service

This will produce a validation report as per Figure 6 below, which can be downloaded in PDF format by clicking the 'Download LXML Report' button.

Figure 7: Validation Report (Web page: left, PDF: right)

When a Schema check fails, the validation service will run the rest of the rules but this may result in some of the rules not being able to function properly (See Figure 6 below)

Figure 8: Validation with a schema error

Rendering Service

The Rendering Service drafts a plan image from a chosen LandXML file. The service can be accessed through the 'Utilities' tab of the ePlan Lodgment Portal. It can be used to render the LandXML file prior to the lodgment but this service is not fully functional and in most cases the plan which is generated will not be suitable for lodgment.

ePlan Home Utilities

TIF Checker Digital Plan Validation **Land XML Rendering** Plan Revision Date

EPlan Rendering Service

This service is provided as a utility for surveyors to render deposited files in LandXML format onto a Deposited Plan form. It should be noted that the service is currently in a "prototype" stage and is undergoing significant enhancement work. New versions of the service will be deployed as enhancements are completed. The un-enhanced version has been release for use by surveyors to assist them in resolving issues in LandXML testing and Lodgments.

The rendering will be returned as a TIFF file. Providing the quality of the rendering is acceptable to the surveyor, as well as LRS, it may be suitable for use by surveyors for all purposes up to and including lodgment. Only the A2 and A3 visualisation types are suitable for use in LRS. At this time, only standard deposited plans are supported. Community and Strata Plans will be included in a later version.

Before uploading the file it should be validated through the LandXML validation service under the LXML validation tab.

To render the LandXML file, users should click on the browse button, navigate to the relevant LandXML file in their local drive, select either the A2 or A3 visualisation type and click on the submit button. The rendering will be returned as a TIFF file and can be saved onto your computer.

The file can be submitted as many times as required. Any issues with the rendering should be resolved within your survey software prior to resubmitting.

If you require assistance please contact ePlan administration:
• P: (02)9228 6907

Select an XML file* Size A2

Figure 9: LandXML Rendering Service