

DEPOSITED PLAN CHECKLIST for SURVEYORS COMMUNITY SCHEMES

This checklist must accompany the original plan when lodged in LPI for registration

Note 1: This checklist is designed to compliment items in letters of requisition. Numbering is aligned to a requisition database.

Y = Yes, E = Exemption (cl.61) and NA = Not Applicable

Item	Community Location Plan	Y	E	NA
9.1	Only subdivisional pattern, current adjoining information and main access roads shown			

Item	Community Detail Plan	Y	E	NA
10.1	Only information relevant to definition of development/neighbourhood lot(s) and associated easement(s)/restriction(s) shown and sheet(s) labelled as 'Detail Plan'			

Item	Community Association Property Plan	Y	E	NA
11.1	Only information relevant to definition of the Association Property lot (including connections to existing survey marks) and associated easement(s)/restriction(s) shown			

Item	Community Unit Entitlement Sheet	Y	E	NA
12.1	Initial schedule of unit entitlement is correctly identified			
12.2	All approved forms are correctly identified			
12.3	Unit entitlement sheet includes the correct approved form			
12.4	Aggregate unit entitlements is correctly shown			
12.5	Valuer's certificate is signed and dated by the valuer			
12.6	Unit entitlement sheet correctly numbered as sheet(s) of the plan			

Item	Community Service Plan	Y	E	NA
13.1	Future and existing service lines clearly distinguished			
13.2	Service works plan/prescribed diagram correctly numbered as sheet(s) of the plan			
13.3	s.36 Service lines only shown for intended statutory easement(s)			
13.4	The position of service lines for all intended statutory easement(s) shown			
13.5	Service works plan/prescribed diagram does not show any survey information			

Item	Community Accessways	Y	E	NA
14.1	cl.31 Site of accessway marked as road and survey information shown on detail plan			
14.2	Required reference marks placed/connected to shown on detail plan			
14.3	Accessway plan numbered as a sheet of the management statement			
14.4	Accessway plan complies with <i>cl.29 Community Land Development Regulation</i>			
14.5	Site of accessway fully defined by bearings and distances only			
14.6	No survey information shown			
14.7	No easement site(s) shown			
14.8	Appropriate adjoining information shown			

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Item	Community Management Statements	Y	E	NA
15.1	Management Statement complies with <i>cl.31 Community Land Development Regulation and schedule 2 Real Property Regulations</i>			
15.2	Part 4 includes a statement/by-law for statutory easements over service lines			
15.3	Approved Form 21CSM correctly completed for amendment to Management Statement			
15.4	Annexure to Approved Form 21CSM correctly identified as an annexure and signed			

Item	Community Development Contracts	Y	E	NA
16.1	Development Contract complies with <i>cl.31 Community Land Development Regulation and schedule 2 Real Property Regulations</i>			
16.2	Approved Form 27 appropriately completed			
16.3	Warning Statement included in the Development Consent document			

Item	Community Public Reserves Over Development Lots	Y	E	NA
17.1	Community plan of subdivision of development lot prepared. Public Reserve defined by survey and numbered as next available lot in the scheme. Appropriate statement added to statements panel. Replacement initial schedule of unit entitlement sheet prepared.			

PPN

I have used the checklist in preparation of this plan and all relevant items have been addressed.

Name:

Signed:

Date:

Surveyor's Reference:

NOTE: Surveyors preparing a Deposited Plan for a Community Scheme are also required to complete the relevant Deposited Plan Checklist for Surveyor's.

See www.lands.nsw.gov.au/land_titles/plan_forms/deposited_plan_forms

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COMMUNITY SCHEMES

Change Log

Date	Item	Details of changes made
31.8.2006	Various	All references to clauses in the Surveying Regulation 2001 (as Amended 2003) have been updated to agree with the new Surveying Regulation 2006.
25.1.2007	Note	Note added advising surveyors to also lodge a Deposited Plan Checklist for Surveyor's.
28.5.2007	PPN	Box added for PPN.

Note: this change log does NOT form part of the Checklist and should not be lodged with the plan