

## **15. PLANS PURSUANT TO THE ROADS (OPENING AND CLOSING) ACT 1991**

### **15.1 Two separate plans are lodged at the Office of the Surveyor General pursuant to the Roads (Opening and Closing) Act 1991.**

- 15.1.1 A Preliminary Plan must be lodged at the commencement of formal proceedings to give public notice of a proposal to open and/or close road(s).
- 15.1.2 A Deposited Plan must be lodged within three months of the making of a Road Process Order, providing boundary information depicting road that is opened and/or closed by confirmation of that order. Where road is closed and added to adjoining land the plan may merge other land held by the entitled owner. The plan must show any easement to be created by the Road Process Order.

### **15.2 Preliminary Plan Requirements**

- 15.2.1 Preliminary Plans must be submitted on international paper sizes A3 or A4.
- 15.2.2 The heading PRELIMINARY PLAN and sub-headings denoting the Local Government area and Hundred or Locality name must be shown.
- 15.2.3 Preliminary Plans must be drawn to scale with a bar scale or scale ratio. (Plans may be adapted from a photocopy of existing public maps or plans).
- 15.2.4 A north point must be shown.
- 15.2.5 Parcels affected and tenure details (CT / CL / CR reference) must be shown.
- 15.2.6 Identifiers for land being opened as road must be shown as a number, and roads being closed must be shown as a letter.
- 15.2.7 Data must only be shown when it is necessary to clarify the extent of the parcel boundary. If it is known that the final road width will be less than 12 metres the proposed road width must be shown.
- 15.2.8 A statement must be shown for all the parcels being opened, closed or merged eg:  
ROADS TO BE OPENED NUMBERED 1.2.3.  
ROADS TO BE CLOSED LETTERED A.B.  
A TO BE MERGED WITH ALLOTMENT 101 IN D34000
- 15.2.9 The location of all existing easements must be shown.
- 15.2.10 A certification, signed and dated by a Licensed Surveyor must be shown.  
I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE CLOSED LETTERED ---  
HEREON IS ROAD WITHIN THE MEANING OF SECTION 3 OF THE ROADS  
(OPENING AND CLOSING) ACT 1991.  
AUTHORITY: (eg: PUBLIC MAP, N7654321, D1234, GG 1982 PAGE 123).

\_\_\_\_\_  
LICENSED SURVEYOR --/ --/----

- 15.2.11 A certification by the council, dated and signed by an authorised officer must be shown:  
CERTIFIED CORRECT AS TO INTENT.  
DATED --/ --/----

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AUTHORISED OFFICER.

### 15.3 Deposited Plan Textual Sheet Requirements

For general Textual Sheet requirements, refer to Section 1 General Requirements for Textual Sheets.

- 15.3.1 The following annotation must be shown in the Annotations panel when the data shown is not copied from the current certificate(s) of title.

AUTHORITY FOR DATA \_ \_ \_ \_ \_ (eg D61456, F47321, DBP55, etc).

- 15.3.2 Deposited Plans that include roads opened under the Roads (Opening and Closing) Act 1991 must show an annotation in the Annotation panel eg:

ROAD OPENED UNDER THE ROADS (OPENING AND CLOSING) ACT 1991  
NUMBERED 123.

Where a road name is to apply to the road being opened, the above annotation must be extended to include the name eg: TO BE NAMED SMITH STREET.

- 15.3.3 The document prefix RTD, RTC or RTU and number in which the Road Closure Title Certificate is attached must be shown in the Subject Title Details panel in the Other column and must show (BEING CLOSED ROAD) or (PORTION BEING CLOSED ROAD), as applicable in the Parcel column.

(Due to current lodgement procedures the document prefix / number is added after lodgement.)

- 15.3.4 Existing and proposed easement details must be shown in the Easement Details panel.

### 15.4 Deposited Plan Diagram Sheet Requirements

For general Diagram Sheet requirements, refer to Section 7 General Requirements for Diagram Sheets.

- 15.4.1 The diagram must include all of the land that is contained in the Road Process Order.
- 15.4.2 Parcels of road closed that are to remain as a separate parcel of land must be identified with a unique allotment number.
- 15.4.3 The balance of the parcel remaining as road after the road closure must be shown and uniquely identified as it is regarded as part of the road process. The plan heading must not include AND REDESIGNATION OF PARCELS. If the balance parcel is extensive the requirement to show the balance parcel may be waived by the Plans Client Advice Officer.
- 15.4.4 Portion(s) of road closed must be labelled CLOSED ROAD in dotted lettering. The closed road boundaries must be shown as dotted lines unless they are coincidental with parcel or easement boundaries.
- 15.4.5 Existing easements over land opened as road are extinguished by Section 25(1)(b) of the Roads (Opening and Closing) Act 1991.

15.4.6 Roads opened under the Roads (Opening and Closing) Act 1991 must show:

- An annotation on the Textual sheet with an approved road name (in accordance with the Local Government Act 1999 requirements). eg.

ROAD OPENED UNDER THE ROADS (OPENING AND CLOSING) ACT 1991  
NUMBERED 123 AND NAMED WHITE ROAD.

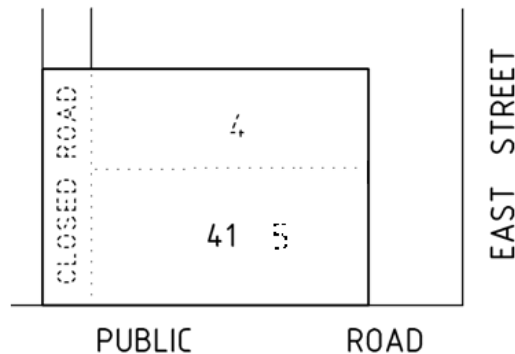
- On the diagram sheet an allotment number, road name and an area.

### 15.5 Road plans that incorporate amalgamation of adjoining land

15.5.1 Adjoining land may be amalgamated (pursuant to the ROADS (OPENING AND CLOSING) ACT 1991) with land merging with the closed road provided the land is contiguous, in the same ownership and subject to the same encumbrances.

15.5.2 The plan Heading is ROADS (OPENING AND CLOSING) ACT 1991.

In the example below Allotment 5 is to merge with the Closed Road and as a result Allotment 4 will not have road access. If Allotments 4 and 5 have the same ownership and encumbrances the land can be amalgamated as part of the Roads Act.

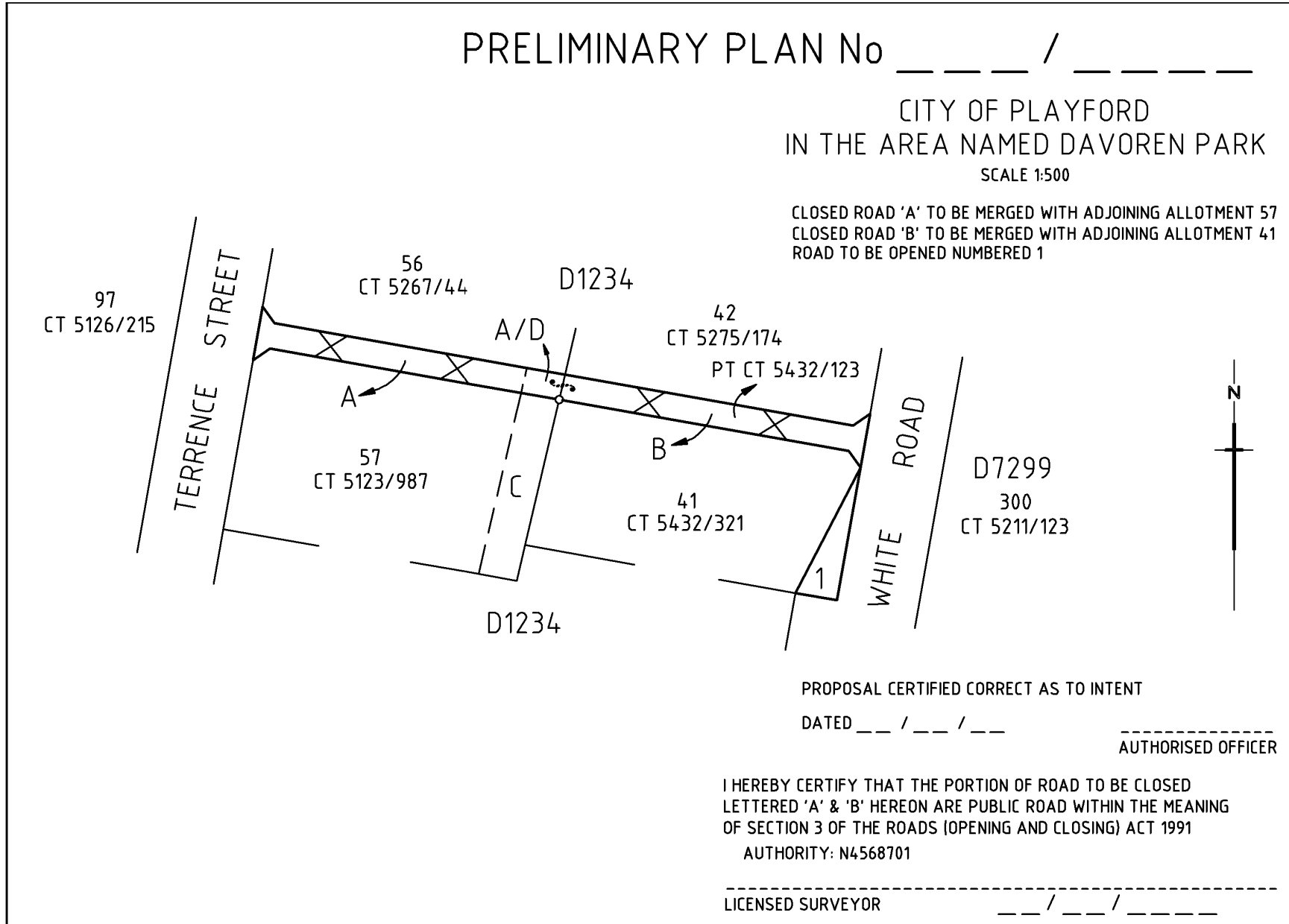



### 15.6 Sample Plans pursuant to the Roads (Opening and Closing) Act 1991

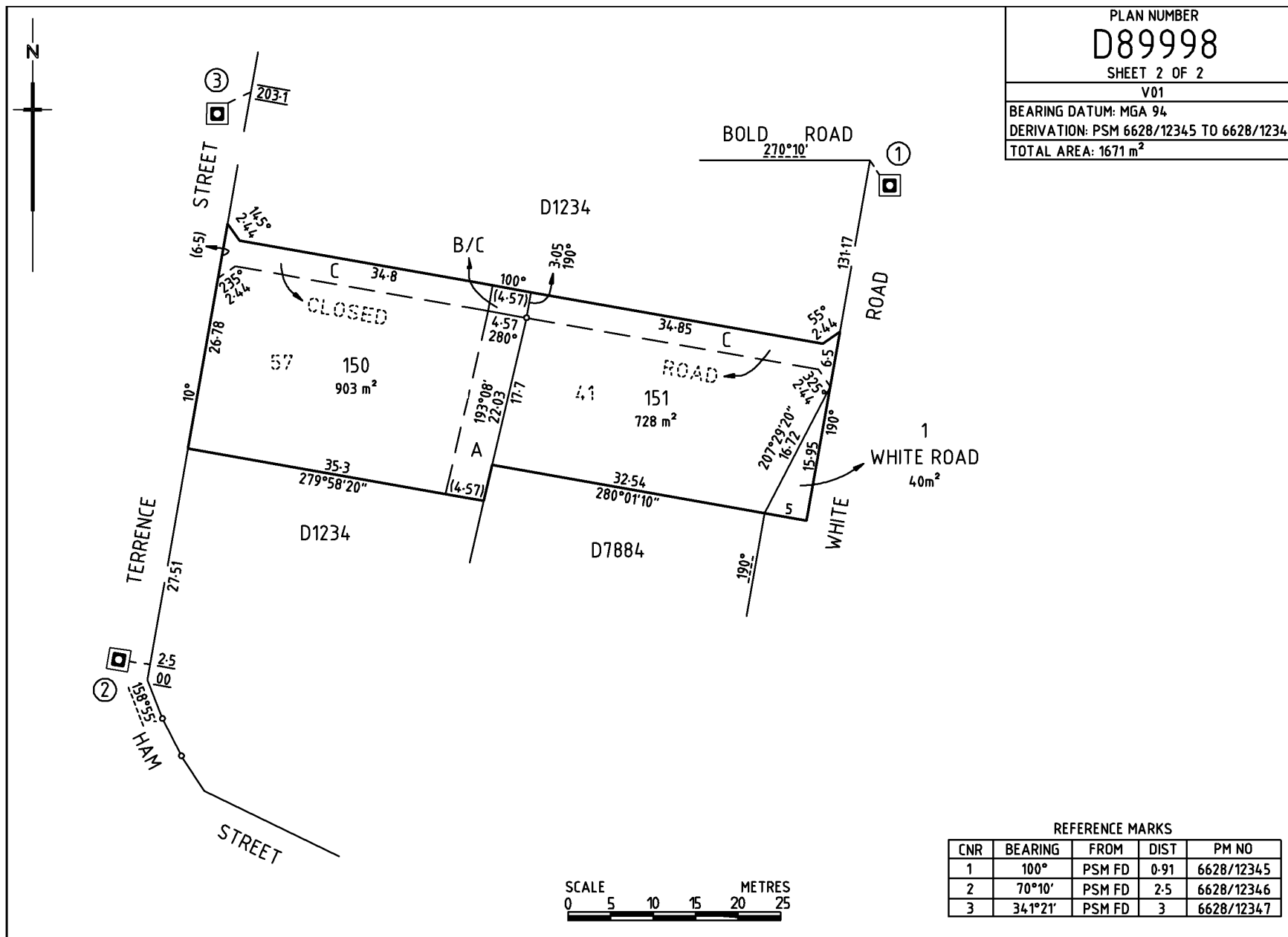
15.6.1 Preliminary Plan


15.6.2 Plan under the Roads (Opening and Closing) Act 1991 – D89998

15.6.3 Multi Purpose Plan under the Roads (Opening and Closing) Act 1991, Division, Easement and Redesignation of Parcels – D89999



<b>PURPOSE:</b> ROADS (OPENING & CLOSING ) ACT 1991  <b>MAP REF:</b> 6628.22.C  <b>LAST PLAN:</b>	<b>AREA NAME:</b> DAVOREN PARK  <b>COUNCIL:</b> CITY OF PLAYFORD  <b>DEVELOPMENT NO:</b>	<b>APPROVED:</b> ..... ... / ... / ...  <b>DEPOSITED/FILED:</b> ..... ... / ... / ...	 <b>D89998</b> SHEET 1 OF 2 V01																																								
<b>AGENT DETAILS:</b> TORRENS SURVEYS 11 ADELAIDE STREET, ADELAIDE SA 5000 Ph: (08) 5625 1256 Fax: (08) 5625 1257  <b>AGENT CODE:</b> FRT0 <b>REFERENCE:</b> A125.365	<b>SURVEYORS</b> <b>CERTIFICATION:</b>	I Frank Leon Torrens Licensed Surveyor of South Australia do hereby certify: 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992 2) That the fieldwork was completed on ..... / ... / ..... except for final placement of survey marks. (strike out if not applicable)  Dated the ..... day of ..... 20 ..... Frank Leon Torrens Licensed Surveyor																																									
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