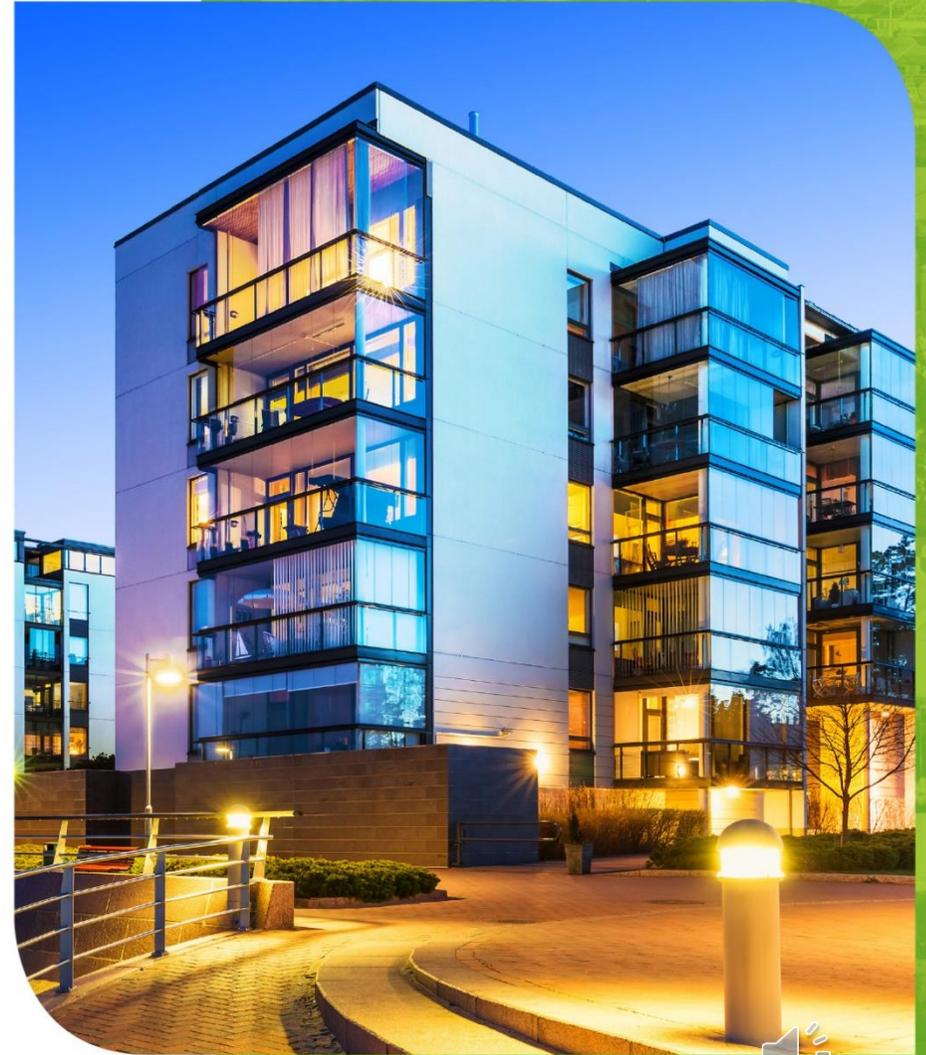




Industry Education Webinar:

Roads (Opening & Closing)  
Act 1991



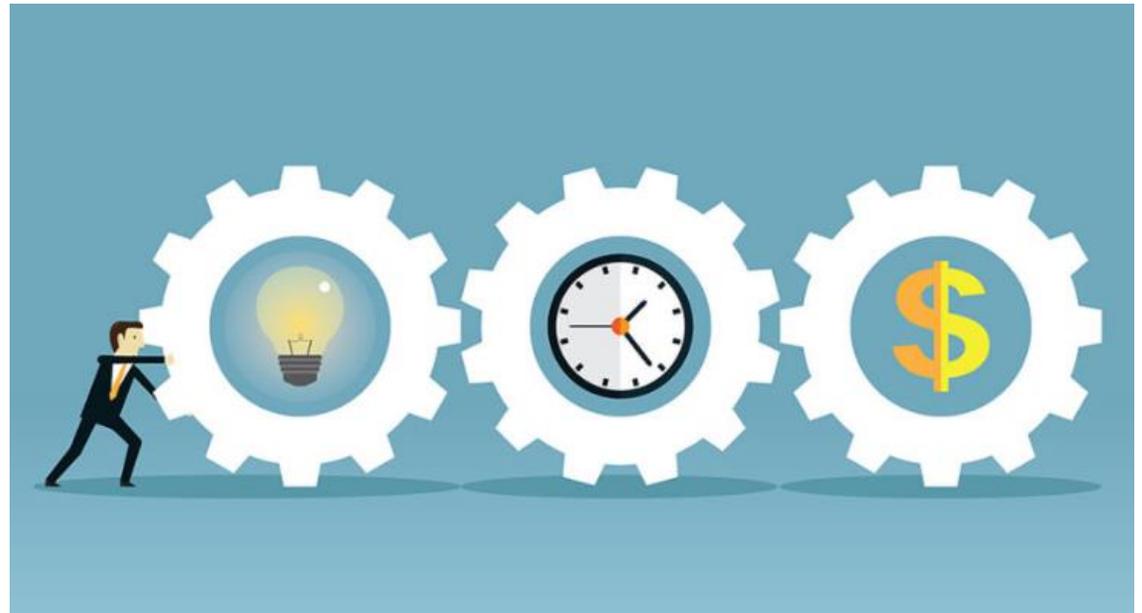


# Industry Education Program

Land Services SA is committed to providing an excellent Customer Experience. One way we continue to deliver value to the Industry is through our Industry Education Program, where we produce a range of helpful educational materials, hold regular webinars and Industry Events.

## Why are we doing this?

- ✓ Assist in educating the industry by providing regular training updates
- ✓ Assist in reducing requisitions across your business, saving you time and money
- ✓ Supporting you to deliver excellent service to your clients





# About our Land Services SA Team

This Industry Education Webinar was prepared by one of Land Services SA's Subject Matter Experts. Our staff have years of experience and are well respected in the Industry.

**Stella Vagenas** is a Senior Plan Examiner with over 26 years' experience examining complex plans and providing Client Advice.



**Matt Heinrich** is a Senior Plan Examiner with over 20 years' experience in Plan Examination and has had key involvement in projects such as Electronic Plan Lodgement (EPL) and South Australian Integrated Land Information System (SAILIS).



## CONTENTS

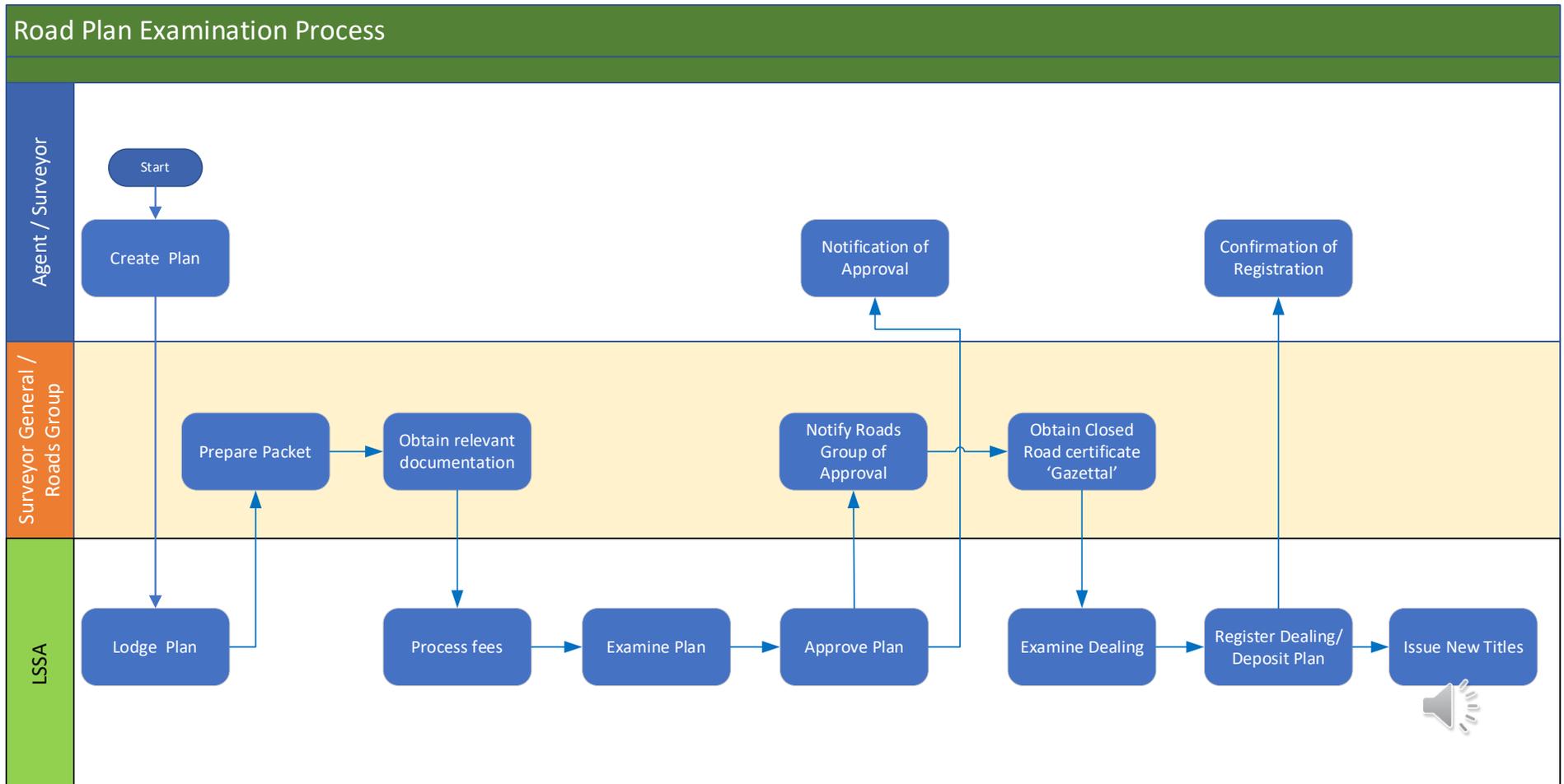
- The Process - Road Plan Examination (LSSA)
- Common Errors
- Dealing with Balance of Public Road Title
- Easements - when to create part of road process or outside road process
- Dealing with Reserves
- Tips





# The Process

## Road Plans Examination (Land Services SA)



# Common Errors

## Dealing with Balance of Public Road Title



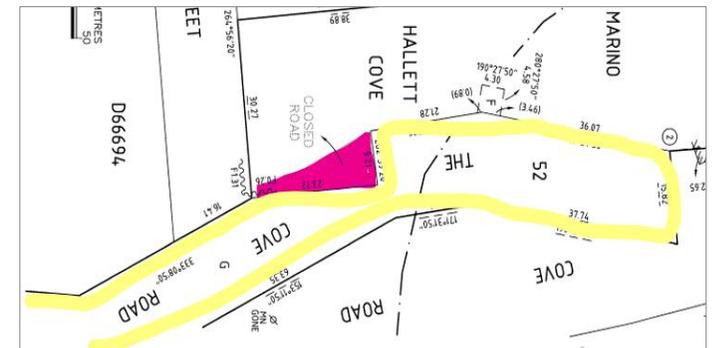
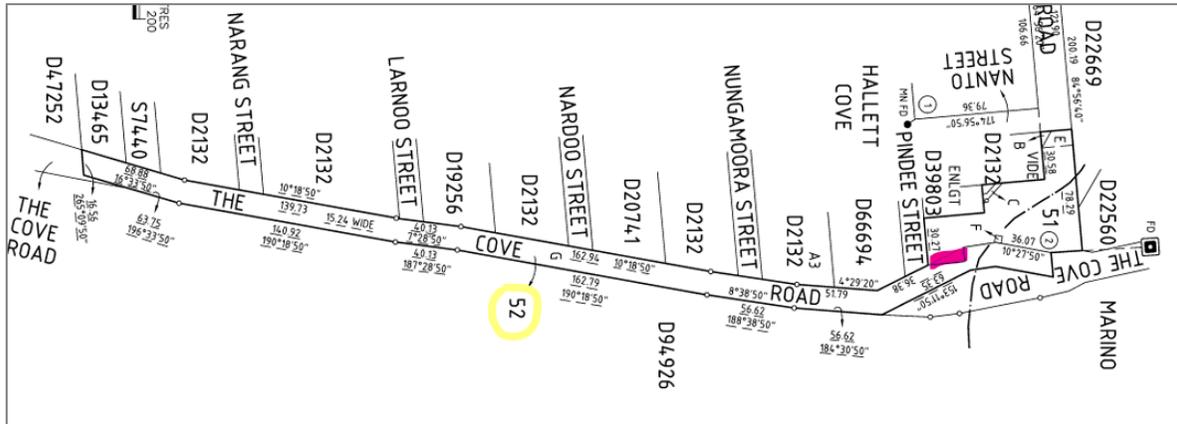
### Redesignating the balance of the Road

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.

Unlike roads opened in the road process an area is not shown for the balance parcel.



# Common Errors

## Easements



When to create part of Road Process vs when NOT to create as part of Road Process

### New Easements created as part of the Road Process

Section 18 of the Roads (Opening and Closing) Act, 1991 provides for the creation of easements over a road being closed. These must be shown in the Preliminary Plan (PP) and is part of the road order.

Easements to be created as part of the road process over the closed road are shown as NEW and no CREATION details are shown on the textual sheet. ***New easements that are being created must be described in the Government Gazette.***

Service easements **cannot** be created as part of the road process.

### Easements to be created outside the Road Process

As a result of the road closure additional easements and rights of way may be required over the adjoining land. These easements cannot be created by the road process and must be created by separate documentation.

The Plan Purpose must include **AND EASEMENT**.

These easements are shown as **PROPOSED** in the **EASEMENT DETAILS** on the textual sheet.

An **ANNOTATION** must be shown on the textual sheet stating that the easement does not form part of the road process. **EASEMENT(S) \_\_\_ DO NOT FORM PART OF THE ROAD PROCESS.**

**More details can be found PPG 5.32 to 5.37**



# Common Errors

## Reserves



When to create as part of Road Process vs when NOT to create as part of Road Process

### The reserve status will extend if a closed road is merged with a vested reserve

- Subject land is allotment 4 (Reserve) in D33456 and portion of Public Road.
- The Parcel Number (for the existing reserve) must be shown as 4 (RESERVE) in the Subject Title Details panel.
- The following annotation must be shown in the Annotations Panel of the Textual Sheet regarding the new allotment being a reserve:  
**ALLOTMENT(S) 41 IS A RESERVE VIDE D33456**
- No SPC certificate is required.

Plan Presentation Guidelines 14.5 Case Study 4

### Vesting Reserve (when Land Division Application is required)

Land Division Certificate, (State Planning Commission) (SPC) is required for Vesting of Reserves

If the intent of this plan is for an Allotment to be vested as a Reserve. Vested – Allotments vested by deposit of a plan of division under the *Real Property Act 1886*.

Therefore, the plan heading will need to be amended to **ROADS (OPENING AND CLOSING) ACT 1991 AND DIVISION**

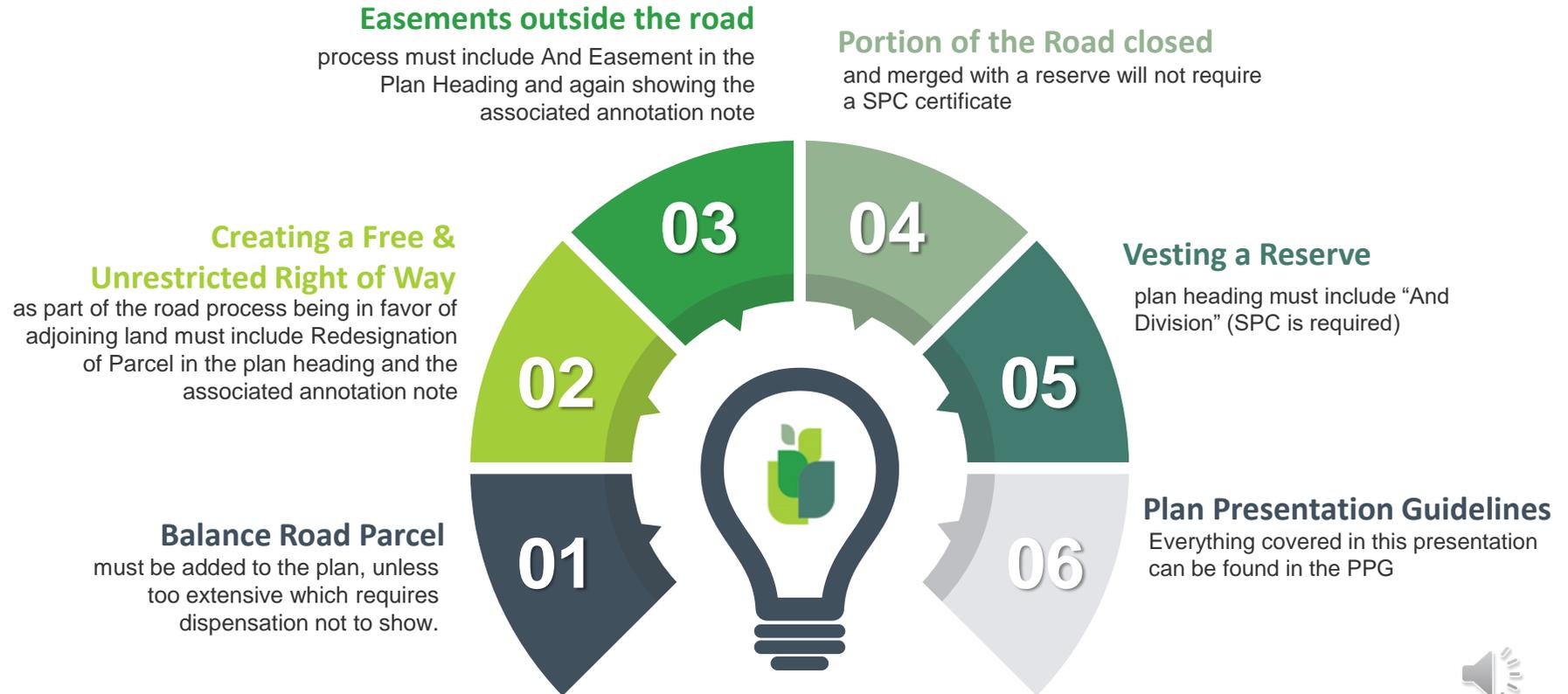
- SPC certificate is required.

Plan Presentation Guidelines 14.2 Case Study 1





# Summary of Key Points



# Industry Education Hub



Land Services SA partner with the SA Government and relevant Industry Bodies to deliver a range of Educational Materials to support property industry professionals. This webpage is dedicated to the publication of Industry Education Materials to assist conveyancing and survey professionals.

Industry Education Series	+
eConveyancing	+
Digital Plan Lodgement	+
SAILIS Video Tutorials	+
Land Services SA Fact Sheets	+



**Hot Tip:**  
Keep updated on  
LSSA's webinars and  
video's

# Questions

