

Office of the Surveyor-General information sheet



Surveyor-General of South Australia

The Surveyor-General is the primary government authority on property boundaries and land tenure, and regulating boundary surveying in South Australia.

The Surveyor-General's key legislative responsibilities are to:

- » set and monitor standards for boundary surveying under the *Survey Act 1992*
- » administer the *Geographical Names Act 1991* and *Roads (Opening & Closing) Act 1991*
- » maintain the Adelaide Park Lands Plan under the *Adelaide Park Lands Act 2005*.

The Surveyor-General also plays an important governance role as a member of:

- » the Surveyors Board of South Australia
- » the Intergovernmental Committee on Surveying and Mapping
- » the Electoral District Boundaries Commission of South Australia.



Office of the Surveyor General

The Office of the Surveyor-General consists of six business units:

1. Survey Operations Unit
2. Geographical Names Unit
3. Roads Unit
4. Planning Services Unit
5. Addressing Unit
6. Native Title Unit

These units carry out and deliver a range of diverse functions and services, including:

- » publishing guidelines for cadastral (land boundary) surveying and monitoring compliance with survey instructions
- » maintaining survey mark infrastructure to determine boundary locations and accurate positioning
- » administering geographical place names
- » opening and closing public roads
- » maintaining the state's addressing database
- » approving land division applications
- » land tenure searching and mapping for Native Title determination.

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Cadastral surveying

Cadastral surveying is critical for providing confidence and certainty of property boundaries across South Australia, and involves determining existing and creating new property boundaries.

Reliable cadastral information underpins all aspects of the state's property system, including sub-dividing land and determining ownership, rights, restrictions and responsibilities for a land parcel.

In South Australia, cadastral surveying is regulated by the *Survey Act 1992* and only a licensed surveyor can carry out a boundary survey or place a survey mark to define a property boundary.

The Survey Operations Unit:

- » ensures the state's cadastral system's integrity by monitoring compliance with legislation, standards and guidelines
- » reports surveyors' levels of compliance to the Surveyors Board of South Australia
- » provides advice to the profession and government agencies on complex boundary matters
- » educates the profession about non-compliance.

Geodetic surveying

Geodetic surveying involves accurately determining the position of points on the earth's surface. This is critical to accurately determine property locations, boundaries and collect and manage geospatial data.

The Survey Operations Unit is responsible for establishing and maintaining a network of permanent survey marks (PSMs), providing reliable reference points for surveyors to determine property boundaries and establish positioning for construction, mining and mapping.

The unit supports Geoscience Australia to operate a network of Global Navigation Satellite System (GNSS) Continuously Operating Reference Stations (CORS). These strategically located reference stations continuously receive GNSS signals and provide real-time, high-precision positioning data, enabling surveyors and other users to determine accurate locations.



GNSS CORS site at Yunta, SA.

The unit works with the Intergovernmental Committee on Surveying and Mapping to develop standards and guidelines for geodetic surveying practice.

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Geographical place naming

The Surveyor-General manages naming geographical places, features, and buildings of public or historical interest.

The Geographical Names Unit:

- » receives proposals to name or alter the boundary of a place
- » carries out public consultation on naming proposals
- » ensures place names are assigned in accordance with the Act, national standards and naming principles
- » is committed to using Indigenous names
- » maintains an accurate register of official place names, called the State Gazetteer.

These activities are regulated by the *Geographical Names Act 1991*.



Roads opening and closing

While the process for opening and closing roads is initiated and managed by local councils, the Surveyor-General ensures the process follows legal requirements.

The Roads Unit ensures:

- » all requirements such as legal access and service easements are considered
- » the consultation process is carried out correctly
- » any objections to a proposal are carefully considered.

Public roads are opened and closed under the *Roads (Opening and Closing) Act 1991*.



Planning services

The State Planning Commission's responsibility for approving land division applications and issuing Land Division Certificates is delegated to Planning Services Unit staff.

The Planning Services Unit:

- » refers land division applications to SA Water and other interested agencies to ensure requirements are met
- » ensures open space requirements are satisfied by allocating green space or through a financial contribution to improve or create new green spaces
- » reviews and approves extinguishment of easements variations
- » assists with property sales by responding to planning related matters on Property Interest Reports
- » issues Land Division Certificates once all conditions are satisfied.

These responsibilities are outlined under the *Planning, Development and Infrastructure Act 2016*.

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Addressing

Allocating and using consistent addresses underpins many community services, ranging from emergency vehicle dispatch to postal services and food delivery.

The Addressing Unit:

- » works with councils to ensure the state’s addressing database is accurate
- » ensures national addressing standards are complied with
- » provides the state addressing database to the national addressing system.



Urban and Rural Addressing.



Indigenous Languages by David Foster.

Native Title tenure searching and mapping

Native Title is the recognition that Aboriginal people and Torres Strait Island people have rights and interests to land and waters according to their traditional law and customs as set out in Australian law.

The Native Title Tenure Searching and Mapping Unit work with the Crown Solicitor’s Office to provide accurate and comprehensive land parcel tenure history and mapping for Native Title claims lodged with the Federal Court.

Further information

To find out more about the Office of the Surveyor-General, visit: dti.sa.gov.au/office-of-the-surveyor-general

