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Planning Review

Thanks to members who responded to our Urgent Call To Arms in relation to the Planning Review being undertaken by the state government.

CSSA was involved in a meeting with representatives from the Surveyors Board and SSSI on Thursday 17/11/22 to discuss issues raised and help formulate a submission to the Planning Review Committee.

The prepared submission concentrated on the issues with verification being undertaken by council and not by a centralised system as done previously by the State Commission Assessment Panel.

This has resulted in varied interpretations from individual councils with respect to Requests for Further Information, time involved to verify and lodgement fees to name a few inconsistencies.

We proposed that the general industry preference would be that land divisions be verified by a centralised group and therefore eliminate inconsistencies. Among other points put forward were issues with the definition of an allotment as previously highlighted by CSSA and use of infrastructure agreements instead of using conditions of the approval.

We have also expressed that we would like this to be an ongoing review system so that we can put forward issues in the future as part of a continuing industry consultation process.

The submission was lodged on Thursday 24/11/22 with a presentation to the Planning System Implementation Committee to happen on the 28/11/22.

All members are encouraged to forward their own submission as well by the 16th of December with personal issues that they have encountered. If we do not speak up, how can we expect problems to be solved?

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CHAIR'S CHATTER



Like most I presume, Xmas seems to suddenly appear in the near future much too quickly each year.

It has been a busy few months for CSSA and our Board members with our successful October event at a new venue that was a very good setup for us, the Planning review (more on that in this newsletter), Uni course and other important topics grabbing our attention and vying for the Board's time.

I'd like to thank Damien in particular for his many hours of preparation and presentation for the event, appreciated.

As mentioned at the SBSA Cadastral workshop, the Survey Degree course has been verbally approved by Flinders Uni which is positive news, although we would like to see official written confirmation in the short term. Our Board will continue to work with the SBSA to end up with a sustainable Surveying Degree course.

Many thanks to our sponsors and to all of our Board for their continuing involvement and effort.

Merry Christmas to all and I hope to see members at our pre Xmas get together, details of which were sent out by Marie a few days ago and then at our next event in the early part of the New Year.

Regards,
Chris Millett, Chair





Contact Paul Mather on 0417 440 926
or at pmather@acsis.com.au.



Contact Stewart Goodier on 0478 674
559 or at stewartg@aish.com.au



Contact Matt Scholz on 0448 064 859 or at
mscholz@crkennedy.com.au



Contact Pam on 1800 218 434 or at
pamela.oleary@abtrac.com

A letter was sent to the Registrar General last month requesting a written opinion into the definition of an Allotment and in particular, to the status of land parcels as allotments where multiple allotments or sections are included within a single Certificate of Title.

We understand that full allotments have always been regarded as having individual allotment status under the Real Property Act no matter how many of them are included within a Certificate of Title.

This issue arose because one of our member firms was told by planning staff at a major South Australian planning firm, that if multiple Allotments or Sections exist within a single Certificate of Title, then they constitute only a single Allotment for planning and other purposes under the Planning, Development and Infrastructure Act.

The following response was received:

Dear Mr Millett,

I write in response to your letter dated 4 October 2022 in which you request my opinion on the definition of an "allotment".

The following response should not be taken as legal advice. I strongly recommend that independent legal advice is sought where the legal definition of a particular term is at issue.

Although section 223LA(1)(a) of the *Real Property Act 1886 (RPA)* states an allotment can mean the whole of the land comprised in a certificate, an allotment is also capable of meaning individual and separately defined pieces of land in the circumstances listed under sections 223LA(1)(c), (e) and (f) of the RPA. Further, where there are multiple allotments within a certificate, section 223LB of the RPA regards each as a distinct portion of land that can be independently dealt with.

Accordingly, the long-standing practice of the Lands Titles Office is that upon application by a registered proprietor, individual certificates of title for each full allotment or section comprised in a single certificate of title may be issued without planning consent being required under the *Planning, Development and Infrastructure Act 2016* (or the repealed *Development Act 1993*).

I trust this response will adequately meet your needs.

Yours sincerely,



Jenny Cottnam
Registrar-General
13 October 2022





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“Thanks for the great seminar last night. My contribution may have been a bit garbled – I would like to clarify and further discuss if you have time to listen.

I graduated at UNSW at the time the Surveying degree changed its name to BE (Geomatics). We had a choice that year to take B.Surv or BE(Geom). Many of the students (with the notable exception of all the TAFE intake who were there solely for the purpose of getting licensed) were happy to choose BE(Geom). The licensed surveying community had mixed feelings about this – many were quite irate.

A 4 year degree is a long time. Longer than necessary IMO for the sole purpose of training to be a licensed surveyor (especially if you consider the further training required). So it makes good sense to give students a wide array of subjects to study and open up a wide array of career options. Geodesy, Photogrammetry, GIS, Planning, GPS, Metrology, Scanning, Civil Engineering are all useful subjects for budding licensed surveyors but they can also be careers in themselves.

And degrees are meant to be about gaining more than just a direct path to a specified career. Partly because students don't yet know what career options are available or that might suit them. Partly because it hopefully opens up larger enrolments.

So I am concerned that the Board and the industry may be focussing too much on a degree that creates licensed surveyors. The degree is (at least was) valued in other industries. I understand that the Board financially supports the degree, however the students fund these degrees as well and should be considered as major stakeholders in these considerations. Not all of them will become Licensed. But that is OK. They may be flying on planes doing lidar surveys. They may be on offshore oil research boats managing the GPS navigation. They may be managing a team of mining surveyors. Or laser aligning machinery to 0.1mm. Or, for some reason, a planner. The more successful careers a degree can boast, the better for its longevity.

The worry being - how can quality 4 year degrees like this survive in each state of Australia in the current university system? Perhaps subject resources across states could be shared while trying to keep most subjects and the Degree itself local (and students in their home state as much as possible). I don't have the answer to that but I hope it can be found.”

John Baker - Olden van Senden Surveyors

Hello All

The point that John Baker makes is valid but for us there is a conflict of interest.

We are here to promote and look after the interests of Licensed Surveyors in SA.

Therefore, we should want a University Course that would say produce a graduate surveyor say 80% complying for their license. That would mean only 20% experience would need to be gained through appropriate employment to become licensed.

I don't disagree that a University Course should be broad and incorporate all fields of Surveying. The problem is the other fields of surveying employ even less than the cadastral group so what should Universities do?

How many geodesists do we need Australia wide which may also be relevant to the other specialist fields of surveying.

So why don't we have specialist university courses. If you want to become a Licensed Surveyor, then you do a final year at that University which is recognised by all Surveyors Boards with some on the job training to learn your states rules and regulations.

From what we heard the other night other Surveying Courses are also struggling. Maybe the courses are too general.

The problem for us is that it takes too long (nearly six years) to become licensed, relative what a licensed surveyor gets paid.

The Surveyors Board SA money should either go to a Course that unashamedly produces licensed Surveyors or it gives the money to students that meet their costs to study to become licensed Surveyors.”

Michael Pohl - CSSA/ Steed Surveyors and Land Divisions



Discussion Forum 9 August 2022

Discussion points:

- What are we as a profession doing about the Surveying Course closure?
- How can you help to ensure that it will be possible for South Australians to achieve a Degree in Surveying and go on to become Licensed?
- The latest developments with the White Paper.



Appreciation is extended to **Bradley Slape (Surveyor-General)** for being available to discuss his response to our White Paper.

PAST EVENTS

Contract Management Elements - Part 1 Wednesday 26 October 2022





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Kane Ryan



CAREER

During the period between school and graduating university there were several casual jobs, including one at Alexander Symonds, where I learnt to ‘measure things.’ Completing a Bachelor Geoinformatics and Surveying in late 2001, I choose to spread my wings and accept a job with Daishsat Geodetic Surveyors and see the World.

This job took me to remote places throughout Australia and even a tour in India. This opportunity was poignant to me and still shapes me to this day. It was at this stage I learnt geophysics and solidified Global Position System techniques.

A couple of years of touring to parts far flung saw me look homewards for new prospects. With 50cents in my pocket from a phone box in Cowell South Australia, a call was made to Michael Burdett of Alexander Symonds. With credit running out in the phone box, it was back to familiar grounds as a Graduate Surveyor with A&S.

This period with A&S was significant to me. It was where I learnt most of my skills from willing peers, built resilience and made lasting friendships. During this period the company grew from around 30 to 120 employees. I found myself on large projects like Prominent Hill Mine, small ones and everything in between. My License was given to me in March 2010 after finding a passion for the Art of Cadastral Surveying.

Right at the start of a global pandemic in early 2020, new opportunities presented themselves. Pyper Leaker Surveying Services was in need of a Licensed Surveyor and I was in need of a change. Marty and Dave have made me feel welcome. I hope to keep ‘measuring things’ and look forward to what lies ahead.



CSSA BOARD

As opposed to KP ‘The Lone Ranger’ I often have found myself in team situations. My drive comes from working with peers in a team and trying to pass on the knowledge I have gathered. I am passionate about mentoring the next generation of budding Licensed Surveyors and hence why I find myself on the CSSA Board.

I was volunteered onto the Board in 2021 serving a 2-year term. Being on the CSSA Board is a relatively new for me and I am learning many business skills from an experienced crew.

In addition to mentoring I have found myself responsible for the recording and distribution of CSSA Workshops. Hopefully this provides equality to our country members and those that are unable to attend on the night.

I am on the CSSA Board to be a positive force for South Australian surveying businesses and Licensed Surveyors. As an industry we need to pull together even if from different camps for the betterment of the industry. United we stand.



NAME	POSITION	COMPANY	ELECTED
Chris Millett	President	Fyfe	2022 2 Year Term
Michael Pohl	Director	Steed Surveyors	2022 2 Year Term
Damian Brogden	Director	Sawley Lock O'Callaghan	2022 2 Year Term
Michael Lock	Treasurer	Lock Surveys	2021 2 Year Term
Kevin Petrilli	Director	KP Surveys	2021 2 Year Term
Kane Ryan	Director	Pyper Leaker	2021 2 Year Term

MEMBER FOCUS



SIMON KLITSCHER RELIABLE SURVEYS

I have over 30 years' experience in the survey industry. I Graduated with Bachelor of Surveying degree in 1992 from the University of South Australia.

While an undergraduate I worked for Bleeze, Neale & Associates during university holidays as a surveyor's assistant. Thank you, Dennis and Graeme, for the valuable work experience during those year.

After graduation in late 1992, due to the recession I moved to Maroochydore in Southeast Queensland to commence a job as a Graduate Surveyor with Kenneth Matheson Surveys. I had the privilege to gain some extensive rural cadastral survey experience near the Bunya mountains west of the Sunshine Coast.

In 1995 I moved to the Brisbane office to replace a graduate surveyor who moved on. Most of the work during that period included large and small land divisions in Brisbane and large canal estates on the Gold Coast and the associated as-constructed surveys.

I was promoted to office manager of the Brisbane office in 1998. While managing the Brisbane office full time I completed my path to my License in late 1999 in conjunction with a Graduate Diploma in Survey Practice at the Queensland University of Technology.

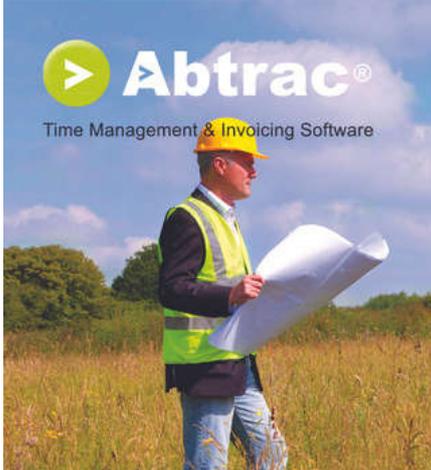
I returned to South Australia in early 2000 and obtained a position with Allsurv Engineering Surveys working on various engineering projects and a large subdivision.

In 2005 I left Allsurv to start a new business with a colleague. I was a director and licensed surveyor for Adelaide Complete Surveys concentrating on engineering surveys and the occasional cadastral survey.

In early 2020 I decided to leave Adelaide Complete Surveys to focus back on Cadastral Surveying and family matters. I started Reliable Surveys at the start of the Covid panic which was a bit of a worry at the time. I now provide boundary identification surveys, small land divisions and some engineering surveys for small clients.

I am a member of the Surveying and Spatial Sciences Institute (SSSI) and Licensed Surveyor of South Australia. Reliable Surveys is a member of Consulting Surveyors South Australia.





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PI Insurance limit in the Survey Act

A matter was raised with the Surveyors Board SA in regard to clarification of a few matters surrounding the operation of the PI Insurance requirements for surveyors in the Survey Act as they are dealt with at the time of License Renewals in June.

The operation of the wording in the renewal document in regarding to the PI Insurance limit stipulated was considered to be a little ambiguous in intent.

It details a surveyor to be covered to a minimum limit of \$2,000,000. However, it does not clearly state what this limit applies to.

The application form refers to "civil liability in the practice of surveying".

This terminology was a bit vague if the two statements are considered together in regard to what the \$2,000,000 actually is intended to cover.

All PI policies are generally worded to provide a limit for a single claim and a limit in aggregate (for multiple reinstatements).

The aggregate allows for multiple reinstatements where more than 1 claim may occur in a given year.

For example, the ACSIS PI Insurance policy has 3 reinstatements. Policies do vary in this respect.

It was suggested to the Board that it be clearly stated in this renewal document whether the limit applies to a single claim, in aggregate or even both, if applicable.

Whilst the intent of this document has been generally accepted to cover the single claim scenario, it does not set this out explicitly.

After the reference to the \$2,000,000 limit, there is a need to add the intent that it is to cover a single claim for professional negligence.

In relation to surveyors who move about within the profession, the operation of PI Insurance coverage becomes a little uncertain. The Board captures information once a year at the time of renewal, but there has not generally been an onus on surveyors to update information as their circumstances change.

There has been an example where in a given year, a surveyor has been casually employed with one firm, permanently employed by another and then contracting elsewhere also. This probably makes it difficult for the Board to keep abreast of these movements and remain confident that the PI Insurance requirements are being continuously met.

Is there an obligation on surveyors to advise their current employment status with the Board when they change it and in turn when their insurance status changes also?

Please see the attached response (overleaf) by the Surveyors Board SA in regard to these queries.

The Intent of the PI Cover in the Survey Act is to provide protection to the public.

However, there are questions surrounding PI coverage of surveyors for retrospective work where the firms previously worked for have ceased to exist and principles of those firms may be deceased / uncontactable. Whilst the operation of providing evidence of PI Insurance cover through the Board, maintains ongoing insurance cover for the upcoming renewal period, it does not dwell on previous exposure arising from the above retrospective work scenario. Therefore, it is considered that the clauses relating to this in the Survey Act are not perfect and do not absolutely protect the public. But this is a complex area and something that is very difficult to word into legislation.

It must be remembered that SA is the only jurisdiction where such PI Insurance cover is embedded in legislation. Other states are looking at this but it has not occurred anywhere else to date.

Given this and the Consulting Surveyors National Professional Standards Scheme that now also operates in this space, perhaps it might be a good opportunity to review the whole PI Insurance structure as it applies to the Survey Act.

Any thoughts of our members on this subject would be most welcome.

Damian Brogden





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Mr Damian Brogden
 Sawleylock O'Callaghan
 176 Prospect Road,
 Prospect SA 5082

17 October 2022

Dear Damian,

At the Surveyors Board SA meeting of 26 September 2022, the Board accepted the review conducted regarding your queries on our behalf by Zinta Docherty of KelliedyJones. We confirm that the Institution of Surveyors Australia, South Australia Division Incorporated's Board (the **ISASA Board**) has considered your comments concerning the *Professional Indemnity Insurance Policy* (the **Policy**) set out in your email dated 27 June 2022. In response to each of these comments we provide the following:

1. *Point 6 in the Board's Professional Indemnity Insurance Policy details a surveyor to be covered to a minimum limit of \$2,000,000. However, it does not clearly state what this limit applies to.*

The Board has agreed to update the Policy to include the words "in respect of any one event" after the words "minimum limit of \$2,000,000" to remove any ambiguity. We also advise that the updated Policy will be circulated to the profession to ensure that this is clear for all relevant persons.

2. *In relation to surveyors who move about within the profession, I have known of situations where in a given year, someone has been casually employed with one firm, permanently employed by another and then contracting elsewhere also.*

Both the Policy and the Standing Order Procedures (**SOP**) make reference to insurance requirements, however the Board has agreed to include a clear statement at the commencement of the Policy that all surveyors must ensure they are insured or exempt, whether in their own right or as an employee. In addition, Form 7 has been revised to require that details of any additional employment arrangements are included with submission of the form.

3. *Is there an obligation on surveyors to advise their current employment status with the board when they change it and in turn when their insurance status changes also?*

There is no requirement to advise the Board of any change to employment. However, Board has further updated Form 7 to require surveyors provide notification of any change in their personal information (including, but not limited to, their employment details) within ten (10) days from the date of such change.

Should you have any queries regarding the above, or any further comments relating to the Policy, please let us know.

Yours faithfully

Mr Michael Liebelt
 Chair
 Surveyors Board SA
 CC: Surveyors Board SA





*Date is subject to change

- February**

 - » 6-7 | Business Academy NSW Session 1
 - » 23 | National Roadshow Newcastle (with ISNSW Conference)
- March**

 - » 2-3 | Business Academy QLD Session 1
 - » 16 | National Roadshow Brisbane
 - » 17 | National Roadshow Melbourne (with CSV Full Day Seminar)
 - » 21 | Global Surveyors Day
 - » 23 | National Roadshow Sydney (with Country Surveyors Easter Conference)
 - » 24 | National Roadshow Canberra
 - » 27-28 | Business Academy Tasmania
 - » 28 | National Roadshow Tasmania
 - » 31 | National Roadshow Darwin
- April**

 - » 3 | National Roadshow Perth
 - » 4 | Business Academy Western Australia Session 1
 - » 5 | National Roadshow Adelaide
 - » 6 | Business Academy South Australia Session 1
 - » 18-19 | Business Academy Victoria Session 1
 - » 28 | Business Academy QLD Session 2
- May**

 - » 1-2 | Business Academy NSW Session 2
- June**

 - » 7-9 | **National Congress in Sydney**
 - » 15-16 | Business Academy Northern Territory Session 1
 - » 19-20 | Business Academy Victoria Session 2
 - » 22-23 | Business Academy QLD Session 3 & Graduation Ceremony
- July**

 - » 3-4 | Business Academy South Australia Session 2
 - » 6-7 | Business Academy Western Australia Session 2
 - » 20 | Business Academy NSW Session 3 & Graduation Ceremony
 - » 24-25 | Business Academy Tasmania Session 2
- August**

 - » 3 | Business Academy Victoria Session 3 & Graduation Ceremony
 - » 24-25 | Business Academy Northern Territory Session 2
 - » 29 | Business Academy Tasmania Session 3 & Graduation Ceremony
- September**

 - » 12-13 | Business Academy Western Australia Session 3 & Graduation Ceremony
 - » 14-15 | Business Academy South Australia Session 3 & Graduation Ceremony
- November**

 - » 3 | Business Academy Northern Territory Session 3 & Graduation Ceremony

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23 events.pdf



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- Succession and Assessment







NEW SOUTH WALES

9-10 February	Session 1
1-2 May	Session 2
20 July	Session 3 and Graduation




VICTORIA

18-19 April	Session 1
19-20 June	Session 2
3 August	Session 3 and Graduation

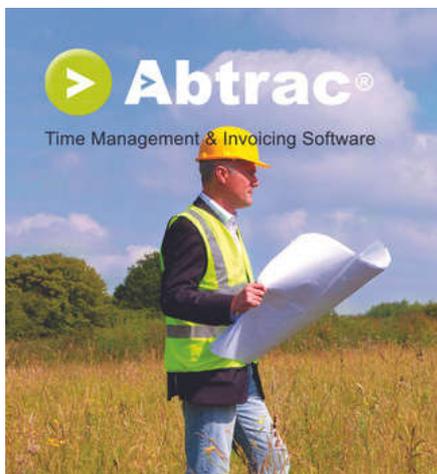
QUEENSLAND

2-3 March	Session 1
28 April	Session 2
22-23 June	Session 3 & Graduation



SOUTH AUSTRALIA

4 April	Session 1
6-7 July	Session 2
14-15 September	Session 3 & Graduation





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CSSA E-NEWS

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