Adelaide City Council

Community Land Management Plan

Off-Street Car Parking Facilities
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Off-Street Car Parking Facilities

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Community Land Management Plan
Off-Street Car Parking Facilities

1. Introduction

Section 199 of the Local Government Act 1999 (the Act) requires a council to manage Community Land in accordance with a management plan for the land. Land owned by a council or under a council’s care, control and management is classified as Community Land.

The Corporation of the City of Adelaide owns a number of properties under the care and control of the Adelaide City Council (Council) used for the purposes of off-street car parking.

Section 196(2) of the Act allows a council to prepare a single management plan for one or more separate holdings of community land.

Accordingly a single management plan is proposed for the three properties addressed in this plan. The management plan is referred to as the Off-Street Car Parking Facilities Community Land Management Plan (CLMP). There are other Council properties used for off-street car parking and these are the subject of the UPark Community Land Management Plan.

Section 196 of the Act sets out the structure and content and other matters relevant to the Plan. The Plan has been prepared in accordance with that Section of the Act.

Section 197 of the Act specifies the public consultation process associated with the development of the Plan. This matter is addressed in section 7 of this document.

2. Council properties being used for off-street car parking not covered by other Community Land Management Plans

The three car parks addressed in this CLMP are:

(1) Dunn Street Car Park: 21-31 Dunn Street North Adelaide
(2) Tynte Street Car Park: 171-175 Tynte Street North Adelaide
(3) Walter Street Car Park: 18-20 Walter Street North Adelaide

A locality map showing Off-Street Car Parking Facilities is presented in Diagram 1.

An aerial photo delineating the community land boundary for each of the Off-Street Car Parks is presented in Diagrams 2, 3 and 4.
Diagram 1: Off-Street Car Parking Facilities locality map
Diagram 2: Aerial photo delineating Dunn Street Car Park community land boundary
Diagram 3: Aerial photo delineating Tynte Street Car Park community land boundary
Diagram 4: Aerial photo delineating Walter Street Car Park community land boundary
3. Details of the Community Land Management Plan

3.1 Property Identification (Section 196(3)(a) of the Local Government Act 1999)

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Location</th>
<th>Certificates of Title</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dunn Street Car Park</td>
<td>21-31 Dunn Street North Adelaide</td>
<td>Volume 5128/Folio 277</td>
<td>Open Space Community Car Park</td>
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<tr>
<td></td>
<td></td>
<td>Volume 5154/Folio 320 Volume 5907/Folio 896 Volume 5633/Folio 973</td>
<td></td>
</tr>
<tr>
<td>Tynte Street Car Park</td>
<td>171-175 Tynte Street North Adelaide</td>
<td>Volume 5497/Folio 700 Volume 5497/Folio 702</td>
<td>Restricted Use Open Space Community Car Park</td>
</tr>
<tr>
<td>Walter Street Car Park</td>
<td>18-20 Walter Street North Adelaide</td>
<td>Volume 6043/Folio 928</td>
<td>Private Car Park</td>
</tr>
</tbody>
</table>

3.2 Owner (Section 196(4))

The Corporation of the City of Adelaide is the owner of the three properties.

3.3 Purpose for which land is held (Section 196(3)(b))

The land is held for the purpose of providing car parking.

4. Dunn Street Car Park

4.1 Objectives for management of the land (Section 196(3)(c)) and Policies related to the management of the land (Section 196(3)(c))

The car park is provided as a free community off-street car park to support the Melbourne Street retail and commercial precinct.

4.2 Management arrangements (Section 196(3)(c))

The car park is open to the public 24 hours per day. There is 3 hour parking available from 9am to 5.30pm Monday to Friday, and 9 am to 12 noon on Saturday. There are 123 car parking spaces and two disabled parks. The car park is promoted as being “UPark safe”. The car park is monitored by Council’s parking inspectors.

4.3 Performance targets and measures (Section 196(3)(d))

Council is responsible for keeping the car park in good condition, safe and accessible and free from graffiti. Attention is given to ensuring there is a turn-over of vehicles in accordance with the specified time limits.
5. Tynte Street Car Park

5.1 Objectives for management of the land (Section 196(3)(c)) and Policies related to the management of the land (Section 196(3)(c))

The car park has 22 spaces and is subject to a licence to Strata Corp 4166 Incorporated for use by the North Adelaide Medical Centre at 183 Tynte Street between the hours of 6am to 6pm Monday to Friday.

At other times, the car park is provided as a free community off-street car park to support the local residents and visitors to the area.

5.2 Management arrangements (Section 196(3)(c))

The car park is managed in accordance with the lease.

5.3 Performance targets and measures (Section 196(3)(d))

Council is responsible for keeping the car park in good condition, safe and accessible and free from graffiti.

6. Walter Street Car Park

6.1 Objectives for management of the land (Section 196(3)(c)) and Policies related to the management of the land (Section 196(3)(c))

The 10 lot car park is provided as a private car park for the exclusive use of the professional suite of offices at 18-20 Walter Street under lease to JH Borthwick and CL Borthwick. The lease is for a period of 50 years expiring in 2019.

6.2 Management arrangements (Section 196(3)(c))

The car park is managed in accordance with the lease.

6.3 Performance targets and measures (Section 196(3)(d))

Performance targets and measures are addressed in the lease.
7. Public consultation

Section 197 of the Act requires Council to consult with the public on the Plan before it adopts the CLMP, and the consultation must be in accordance with Council’s public consultation policy.

The Council’s approach to public consultation is set out in its Public Communication and Consultation Policy (July 2009). Schedule E of the Policy deals specifically with CLMP’s and it details the key steps to be followed under the following headings:

- Notification
- Inspection
- Submissions
- Consideration
- Decision by Council.

A 21 day consultation program commenced on Monday 5 July 2010 and concluded on Monday 26 July 2010.

Council at its meeting held on Monday 30 August 2010 adopted the Community Land Management Plan.
8. Certificates of Titles: Dunn Street Car Park

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886

VOLUME 5128 FOLIO 277
Edition 1
Date Of Issue 23/06/1993
Authority RTD 7268098

South Australia

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

REGISTRAR-GENERAL

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 82 DEPOSITED PLAN 34102
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

NIL
Title Register Search
LANDS TITLES OFFICE, ADELAIDE
For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5633 FOLIO 973 *

COST : $17.40 (GST exempt ) PARENT TITLE : CT 3227/8
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131 DATE OF ISSUE : 12/03/1999
SEARCHED ON : 18/12/2008 AT : 08:45:19 EDITION : 1

REGISTERED PROPRIETOR IN THE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 94 FILED PLAN 213364
IN THE AREA NAMED NORTH ADELAIDE HUNDRED OF YATALA

EASEMENTS

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

APPROVED FILED PLAN 14037
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 3227/8

END OF TEXT.

Page 1 of 2
The Registrar-General certifies that this Title Register Search displays the records
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5633 FOLIO 973

SEARCH DATE: 18/12/2008 TIME: 08:45:19

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3227/8
SEE TITLE TEXT FOR EASEMENT DETAILS

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Page 2 of 2
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886

VOLUME 5907 FOLIO 896
Edition 1
Date Of Issue 03/12/2003
Authority ACT 9701795

South Australia

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

REGISTRAR-GENERAL

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 31 DEPOSITED PLAN 34629
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED E FOR SEWERAGE PURPOSES TO THE SOUTH AUSTRALIAN WATER CORPORATION (TG 8046604)

SUBJECT TO THE EASEMENT OVER THE LAND MARKED E FOR WATER SUPPLY PURPOSES TO THE SOUTH AUSTRALIAN WATER CORPORATION (TG 8048504)

SUBJECT TO EASEMENTS OVER THE LAND MARKED E (TG 7970532)

SUBJECT TO FREE AND UNRESTRICTED RIGHTS OF WAY OVER THE LAND MARKED A AND C

TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED X ON FP 13041
APPURTENANT ONLY TO THE LAND MARKED B HEREDON (GRO NO.257 BOOK 29 AND GRO NO.258 BOOK 29)

TOGETHER WITH THE EASEMENT OVER THE LAND MARKED D APPURTENANT ONLY TO THE LAND MARKED Y (RE 7206478)

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED D APPURTENANT ONLY TO THE LAND MARKED Y
SCHEDULE OF ENDORSEMENTS

SUBJECT TO AN ENCROACHMENT PURSUANT TO SECTION 27 OF THE COMMUNITY TITLES
ACT 1996 VIDE CP 21969
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886

VOLUME 5154  FOLIO 320
Edition 1

South Australia

Date Of Issue 10/11/1993
Authority RT 7495464

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

REGISTRAR-GENERAL

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 101 DEPOSITED PLAN 32240
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

SUBJECT TO THE EASEMENT FOR EAVES OVER THE LAND MARKED K (RE 7206479)

SUBJECT TO EASEMENTS OVER THE LAND MARKED V AND C (T 5008299 AND RE 7206479 RESPECTIVELY)

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED V
SUBJECT TO FREE AND UNRESTRICTED RIGHTS OF WAY OVER THE LAND MARKED C
TOGETHER WITH RIGHTS OF SUPPORT OVER THE LAND MARKED L (RE 7206479)
TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED D

SCHEDULE OF ENDORSEMENTS

NIL

PAGE 1 OF 2

End of text.
Certificates of Titles: Tynte Street Car Park

**Title Register Search**

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE  * VOLUME 5497 FOLIO 700 *

COST : $16.10 (GST exempt)  PARENT TITLE : CT 4147/481
REGION : EMAIL  AUTHORITY : CONVERTED TITLE
AGENT : LGAS BOX NO : 131  DATE OF ISSUE : 30/01/1998
SEARCHED ON : 15/06/2007 AT : 09:29:42  EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE
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THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND
-------------------
ALLOTMENT 5 FILED PLAN 7308
IN THE AREA NAMED NORTH ADELAIDE HUNDRED OF TATALA

EASEMENTS
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NIL

SCHEDULE OF ENDORSEMENTS
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NIL

NOTATIONS
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DOCUMENTS AFFECTING THIS TITLE
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NIL

REGISTRAR-GENERAL’S NOTES
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APPROVED OF 1122/71
CONVERTED TITLE- WITH NEXT DEALING LODGE CT 4147/481

END OF TEXT.
Community Land Management Plan

Off-Street Car Parking Facilities

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5497 FOLIO 702 *

COST : $16.10 (GST exempt ) PARENT TITLE : CT 4147/482
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131 DATE OF ISSUE : 30/01/1998
SEARCHED ON : 15/06/2007 AT : 09:30:18 EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 6 FILED PLAN 7308
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED- RIGHT OF WAY OVER THE LAND MARKED A

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

APPROVED GP 1122/71
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4147/482

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records
## Certificates of Titles: Walter Street Car Park

### Title Register Search

**LANDS TITLES OFFICE, ADELAIDE**

For a Certificate of Title issued pursuant to the Real Property Act 1866

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REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 98 FILED PLAN 213333
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

3095449 LEASE TO JOHN HENRY BORTHWICK AND CONSTANCE LILLIAN BORTHWICK COMMENCING ON 11.11.1969 AND EXPIRING ON 11.11.2019 AS JOINT TENANTS

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

APPROVED FILED PLAN 16587
WITH NEXT DEALING LODGE CT 2388/37
THIS TITLE ISSUED VIDE 10983761

END OF TEXT.

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