



**Adelaide City Council**

**Community Land Management Plan**

***Tynte Street Library***

***and***

***North Adelaide Community Centre***

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## **Community Land Management Plan**

### ***Tynte Street Library and North Adelaide Community Centre***

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## **Community Land Management Plan**

### ***Tynte Street Library and North Adelaide Community Centre***

#### **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 property at 174 - 176 Tynte Street North Adelaide which is under the care and control of the Adelaide City Council. The property is known as the North Adelaide Institute Building and used for the joint purposes of providing a library and community centre.

The property is the subject of this Community Land Management Plan (CLMP) and is referred to as the Tynte Street Library and North Adelaide Community Centre CLMP.

Section 196 of the Act sets out the structure and content and other matters relevant to the CLMP. The CLMP 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 CLMP. This matter is addressed in section 6 of this document.

## **2. Broad description of the property and its current uses**

### **2.1 The building**

The North Adelaide Institute and Post Office are listed on the State Heritage Register.

A summary of the origins of the buildings is captured in the following extract from "The Heritage of the City of Adelaide: *An Illustrated Guide*, (1996)"

"The Post Office has occupied a prominent place in local affairs of North Adelaide. It was erected and still operates as the mail clearing house and receiving house for North Adelaide. The date of construction is 1884.

The building of the adjoining Institute illustrates the capacity of Adelaide residents in the 1870s to remedy the cultural shortcomings of the colony.

The North Adelaide Institute was part of a dynamic phase of urban and cultural development, and a milestone for the North Adelaide community.

In 1880 ' . . . the desirability of establishing an Institute at North Adelaide was affirmed at a large meeting of the residents'. No action was taken until mid - 1882 when a further call for residents' support was made. The proposed erection of a local post office appears to have been the necessary catalyst, for in August 1882 at a public meeting it was resolved that the Institute buildings be erected on land provided by the government adjoining the post office site. The sum of 220 guineas was subscribed at the meeting, a building committee formed, and encouragement given by the chief justice and the Honourable J.L. Parsons (Minister for Education). By July 1883 the committee had sufficient monies subscribed to accept the tender of R.C Rees for £3470 allowing for the entire Institute building to be erected, except for rooms at the rear of the hall dating from 1885.

The foundation stone for the North Adelaide Institute was laid by the Governor Sir William Robinson on 10 September 1883. A contemporary account of the opening ceremony in 1884 described the Institute as part of a large and handsome building which would also contain a post and telegraph office. There was a hall, library and a large assembly room fitted with a stage. 'The hall is provided with four doors opening outwards, so as to minimise the danger in case of panic among the audience'. On the upper floor was a reading room and committee rooms. *The front is in the classic style of architecture, with red brick facing and cement base and dressings. In the Post Office there will be complete accommodation for the postal as well as for the telegraphic and telephonic departments, also for night clerks and messengers. On the upper floor are seven apartments for the resident Postmaster.*

The Post and Telegraph Office was opened on 1 November 1884, the cost of the entire project being £6942. The complex consists of three main areas, the Post Office and the Institute offices which together make up the street frontage of the

building, and the large hall at the rear. The facade of brick and cement dressings was a radical departure from the typical construction of the time being of bluestone rubble and stuccoed dressings. This may be explained by the then growing reaction to the use of bluestone and stucco coinciding with an increased availability of quality face bricks. The composition of the building is strongly derived from the classical tradition. The institute and post office sections are differentiated by setbacks, the juxtaposition of entrances, the grouping of openings and the use of classical orders and pediment to centralise the institute frontage.”

## **2.2 Current uses**

The building is currently used for two related but independent purposes:

- Tynte Street Library
- North Adelaide Community Centre.

## **2.3 Tynte Street Adelaide Library**

The Tynte Street Library is one of four libraries operated by Council. The other three libraries are:

- Grote Street Library
- Hutt Street Library
- North Terrace Library (part of the State Library building).

These libraries are not subject to a CLMP because they operate under a leasehold arrangement where Council is the Lessee.

The Tynte Street Adelaide Library is the subject of this CLMP.

The Library offers traditional library services such as:

- borrowing from a large collection of fiction, non-fiction, DVDs, CDs and Magazines
- print impaired material
- home library services
- photocopying/faxing
- access to online services including Internet, selected databases and the online catalogue.

Fees and charges, and opening hours are determined by Council.

Also available from the Library are other services of community interest and access to various Adelaide City Council services, including the ability to pay rates, permits and fines.

## **2.4 North Adelaide Community Centre**

The North Adelaide Community Centre is one of four centres operated by Council. The other three centres are:

- Adelaide South West Community Centre
- Box Factory Community Centre
- Coglein Street Community Centre

The Adelaide South West Community Centre and the Box Factory Community Centre operate from leased premises and therefore are not subject to a CLMP.

A CLMP has been prepared for the Coglein Street Community Centre and may be viewed by referring to that CLMP.

The North Adelaide Community Centre is the subject of this CLMP.

The Centre is accommodated in the building at 176 Tynte Street, North Adelaide (at the rear of the Tynte Street Library).

The Centre, and the programs and services provided at the Centre are the responsibility of the North Adelaide Community Centre Incorporated. The body is a non-profit organisation. The Centre is managed by an elected volunteer Management Committee and supported by a professional Coordinator. The daily operations of the Centre are administered by the Coordinator and a team of volunteers. An Adelaide City Councillor is the Council's representative on the Management Committee.

The area of the building occupied by the Centre is leased from Council.

The Centre provides a range of activities and services to the local community, and visitors to Adelaide. In addition, the facilities are available for hire to community groups, private individuals and commercial interests. The Centre has a meeting space, a hall and kitchen.

The Management Committee determines the Centre's programs and services, and sets the fees and charges.

The Co-ordinator is responsible for recruiting, training and motivating volunteers; devising and putting into operation new programs; organising special functions; liaising with hirers; marketing the Centre; providing a link between the Management Committee and the Council and its different departments; and controlling the daily finances. The Co-ordinator is a paid employee of Council.

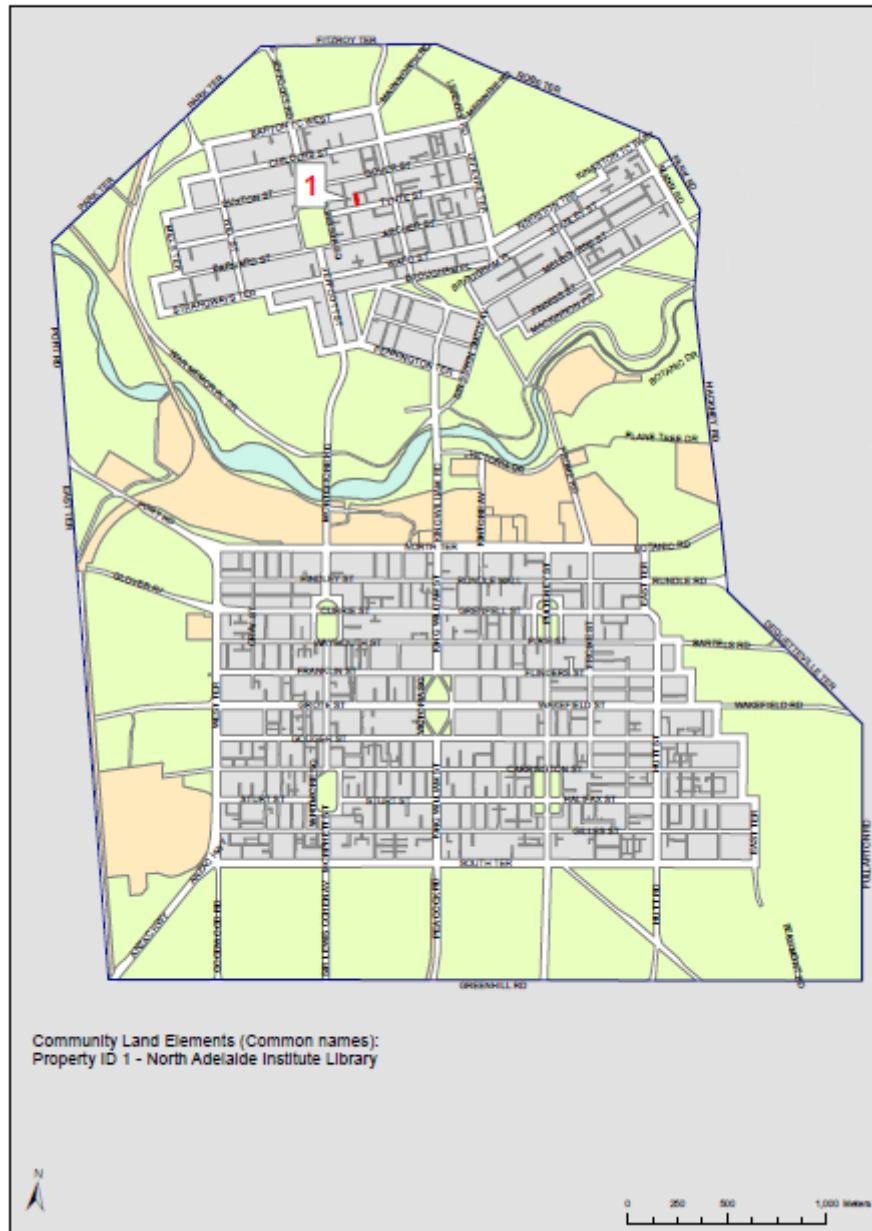
The Centre shares some facilities with the Library (eg photocopier).

A locality map showing the Tynte Street Library and North Adelaide Community Centre site is presented in Diagram 1.

An aerial photo delineating the community land boundary for Tynte Street Library and North Adelaide Community Centre is presented in Diagrams 2.

**Diagram 1: Tynte Street Library and North Adelaide Community Centre site locality map**

Adelaide City Council Community Land Management Plan  
Community Land Category - Library and Community Hall

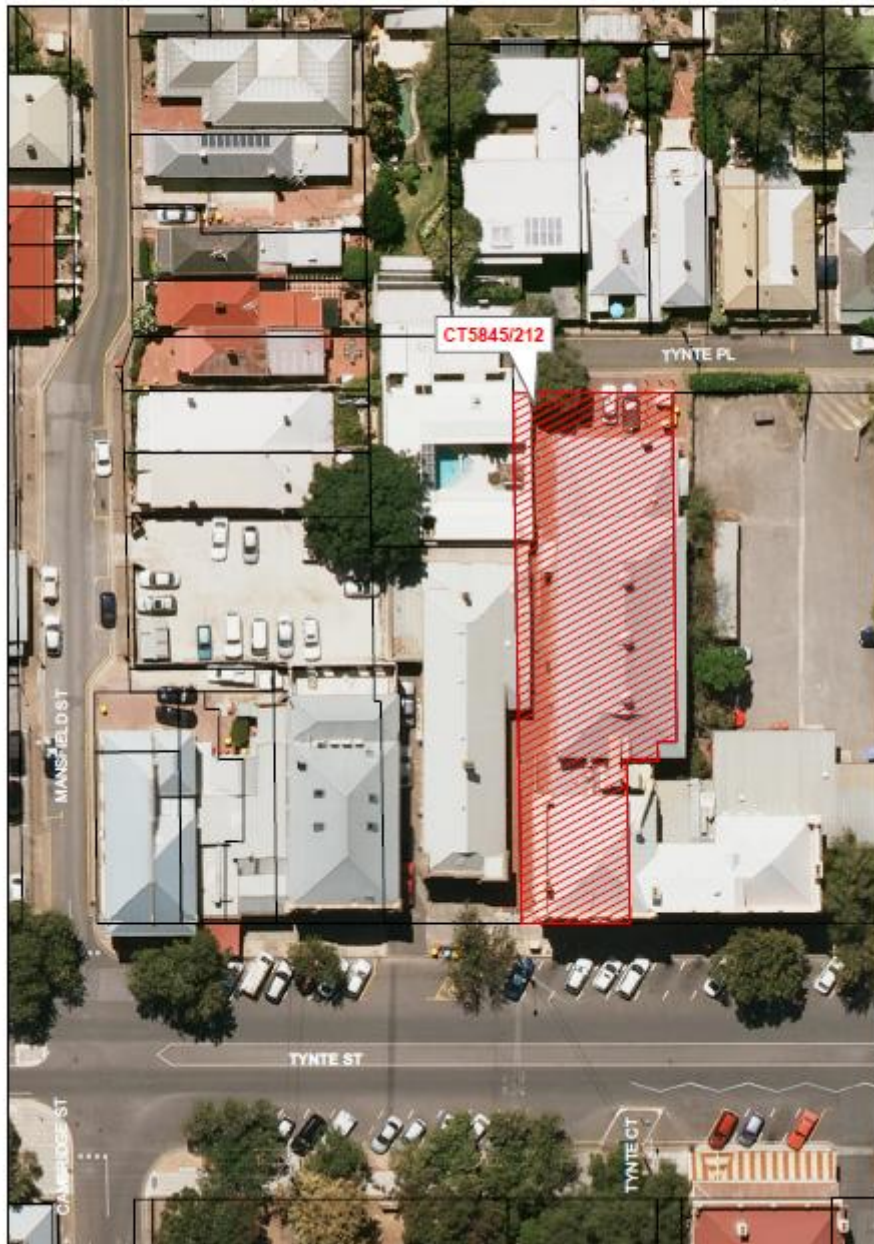




**Diagram 2: Aerial photo delineating 174-176 Tynte Street, community land boundary**

Adelaide City Council Community Land Management Plan  
Community Land Category - Library and Community Hall  
Detail Map 1 of 1

North Adelaide Institute Library  
Legal Description - CT5845/212



### **3. Details of the Community Land Management Plan**

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

Name of Property: Tynte Street Library and North Adelaide Community Centre

Location: 174 -176 Tynte Street

Certificate of Title: Volume 5845/Folio 212

#### **3.2 Owner** (Section 196(4))

The Corporation of the City of Adelaide is the owner of the property.

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

The building is used for:

- Tynte Street Library
- North Adelaide Community Centre.

#### **3.4 Objectives for management of the land** (Section 196(3)(c))

The objectives for the management of the building are:

- Ensure it is used effectively to meet local and wider community needs
- To maintain the building in good condition
- To protect the heritage status of the building.

#### **3.5 Policies related to the management of the land** (Section 196(3)(c))

The management of the land is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land.

## **4. Tynte Street Library**

### **4.1 Management arrangements (Section 196(3)(c))**

The building is managed in accordance with Council's asset management policies and procedures.

The Library services are managed in accordance with Council's relevant service and customer policies. Fees and charges are set annually under delegation to the CEO.

The Library operates in association with Council's other libraries.

### **4.2 Performance targets and measures (Section 196(3)(d))**

The performance targets and measures for the management of the building asset are specified in documents such as Council's Infrastructure and Asset Management Plans.

The performance of the Library is monitored in accordance with Council's performance management system.

## **5. North Adelaide Community Centre**

### **5.1 Management arrangements (Section 196(3)(c))**

That part of the building occupied by the Centre is managed in accordance with Council's asset management policies and procedures and the conditions of the lease between Council and the incorporated body.

The services and programs offered by the Centre are managed in accordance with the Centre's procedures, the relevant sections of the Centre's lease (in particular the specified levels of service), and the appropriate sections of the incorporation's constitution.

### **5.2 Performance targets and measures (Section 196(3)(d))**

The performance targets and measures for the management of the building asset are specified in documents such as Council's Infrastructure and Asset Management Plans.

The performance of the Centre is monitored in accordance with the Centre's reporting obligations to Council.

## **6. Public consultation**

Section 197 of the Act requires Council to consult with the public on the CLMP 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 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.

**5. Certificate of Title**

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CP 30

**Title Register Search**  
**LANDS TITLES OFFICE, ADELAIDE**  
Issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5845 FOLIO 212 \*

COST	: \$13.40 (GST exempt )	PARENT TITLE	: CT 5123/237
REGION	: FAX 0882037482	AUTHORITY	: TG 9044459
AGENT	: LGA6 BOX NO : 131	DATE OF ISSUE	: 12/04/2001
SEARCHED ON	: 17/08/2001 AT : 09:15:36	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 2 FILED PLAN 102652  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED C AND D TO DISTRIBUTION  
LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 9044459)

TOGETHER WITH EASEMENTS OVER THE LAND MARKED A (TG 7449419)

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

ON S.A. HERITAGE REGISTER VIDE GAZ 11/09/1986



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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5845 FOLIO 212

SEARCH DATE : 17/08/2001 TIME: 09:15:36

