



Adelaide City Council

Community Land Management Plan

UParks

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Contents

1. Introduction	2
2. Council properties being used as UParks	2
3. Details of the Community Land Management Plan	5
4. Public consultation	8
5. Certificates of Title	9

Community Land Management Plan

UParks

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 Council's UPark business.

Section 196(2) allows a council to prepare a single management plan for separate holdings of land. Accordingly a single management plan is proposed for those properties currently being used as UParks. The management plan is referred to as the UParks Community Land Management Plan (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 4 of this document.

2. Council properties being used as UParks

Council currently manages 11 UParks. The current status of the UParks is as follows:

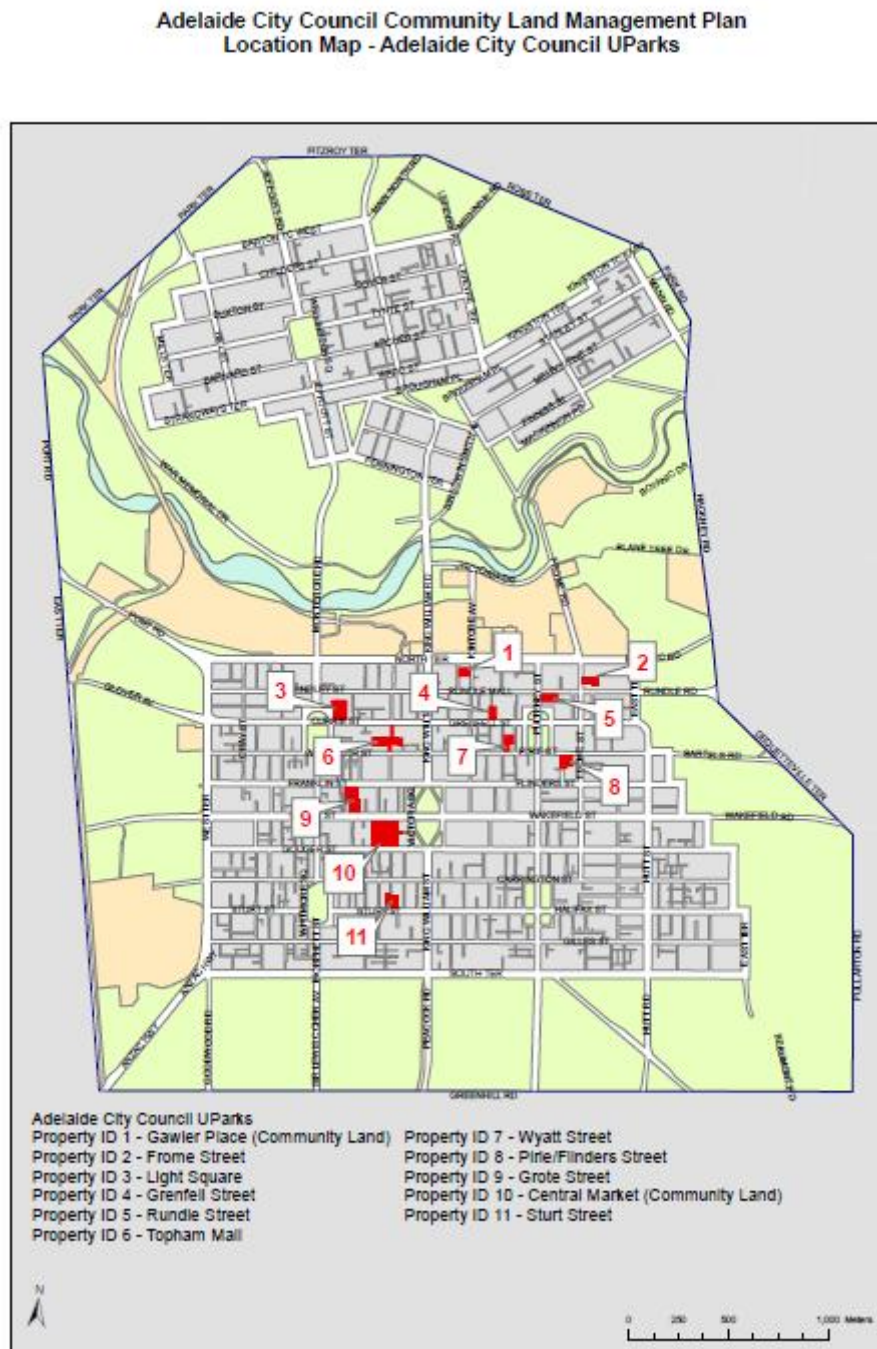
- Grote Street UPark (Grote St Bus Depot) has been revoked from the classification of community land and therefore does not require a CLMP
- Grenfell Street UPark and Sturt Street Upark are currently being revoked from the classification of community land and therefore do not require a CLMP
- Rundle Street UPark, Topham Mall UPark, Wyatt St UPark, and Pirie/Flinders Street UPark were excluded from classification as community land and therefore not subject to a CLMP
- Council leases two buildings from which it operates the Frome Street UPark and Light Square UPark and therefore CLMPs are not required

- Central Market UPark is owned managed and operated by Council and is being considered as an element of the Adelaide Central Market Complex CLMP. It is included in this UParks CLMP for completeness
- Gawler Place UPark is part of a complex owned by Council but leased to a third party. Council sub-leases part of the property for the purposes of managing and operating the Gawler Place UPark. The Gawler Place UPark is being considered as an element of the Gawler Place Car Park and Rundle Arcade CLMP and is included in this UParks CLMP for completeness

In summary, the UParks CLMP only relates to the Central Market UPark and the Gawler Place UPark. These two UParks are also included in the CLMPs for the Adelaide Central Market Complex, and the Gawler Place Car Park and Rundle Arcade CLMP. The UParks CLMP consolidates the relevant detail contained in the two supporting CLMPs.

A locality map showing all UPark sites is presented in Diagram 1.

Diagram 1: UPark locality map of all UPark sites



3. Details of the Community Land Management Plan

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

(a) Central Market UPark

Name of Property:	Central Market UPark (part of the Adelaide Central Market Complex)
Location:	Bordered by Gouger Street and Grote Street
Certificates of Title:	Vol 5307 / Folio 824, Vol 5574 / Folio 706
Current Use:	UPark

(b) Gawler Place UPark

Name of Property:	Gawler Place UPark (part of the Gawler Place Car Park and Rundle Arcade property)
Location:	9-17 Gawler Place Adelaide
Certificate of Title:	Volume 5697/Folio 567
Current Uses:	UPark;

3.2 Owner (Section 196(4))

The Corporation is the owner of the two properties.

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

The UPark Business Charter (October 2004) provides the business framework for the operation of UPark.

The following extracts from the Business Charter highlight the key features of the business operations:

“UPark is the business name for the management and operation of Adelaide City Council’s Off-Street car parking facilities.

UPark operates Council owned car parks within the City of Adelaide in accordance with Council’s policy framework.

As a Council owned business, UPark operates within the national competition policy guidelines, and as such all subsidies and tax equivalents are brought to account and reported."

The key business practices include:

- *"The hours of operation, market segmentation, mix of prices, staffing levels and promotional strategies will be managed so as to gain maximum patronage in the car parks.*
- *Priority will be given to casual parking and available capacity will be controlled in an efficient manner.*
- *Early Bird and Reserved Parking will be minimised where demand for casual parking exists."*

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

The UPark assets are managed by the Council's Strategic Asset and Property Management Program and the UPark business operated by Council's Accessible City Program (namely UPark).

Parking options

The following parking options/facilities are generally provided at the UParks:

- Casual parking
- Parking for the disabled
- Bicycle parking (and lockers)
- Motor cycle and scooter parking
- Event Parking.

Fees and Charges

Council's UPark fees and charges are reviewed annually in conjunction with the development of the Annual Business Plan and Budget which is open to public consultation.

Council's policy guidelines for setting the UPark fees and charges for 2009/10 are summarised as follows:

- Day parking charges were adjusted in line with changes to the CPI;
- Night charges were maintained at the same fee as 2008/09 to encourage night time visitation to the city;
- Sunday parking charges were adjusted in line with changes to the CPI.

The fees and charges were set under Council delegation to the CEO.

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

UPark business performance is monitored by Council's City Services & Facilities Committee.

The Committee receives a monthly business performance report on the whole of the UPark business. Performance is reflected across the business and detailed analysis is often provided as required.

The performance report covers the following business measures:

- Finances (revenue and expenditure)
- Patronage (casual and early bird)
- Marketing initiatives
- Events
- Operational Indicators (cost recovery, operating cost per bay, revenue per bay)
- Community service initiatives
- Business performance
- Parking trends.

4. 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.

5. Certificates of Title: Adelaide Central Market UPark

152912

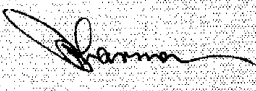

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886



South Australia

VOLUME 5307 FOLIO 824
Edition 4
Date Of Issue 16/11/1995
Authority SA 7970807

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 11 FILED PLAN 26448
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO PARTY WALL RIGHTS OVER THE LAND MARKED G (T 433517)

SUBJECT TO RIGHTS OF WAY WITH LIMITATIONS OVER THE LAND MARKED AA, BA AND CA (TG 6824156)

TOGETHER WITH PARTY WALL RIGHTS OVER THE LAND MARKED F (T 433516)

TOGETHER WITH A RIGHT OF WAY WITH LIMITATIONS OVER THE LAND MARKED DA (TG 6824160)

SCHEDULE OF ENDORSEMENTS

SUBJECT TO AN ENCROACHMENT PURSUANT TO SECTION 7 (7) OF THE STRATA TITLES ACT, 1988 VIDE SP 13530

3155066 LEASE TO SUPERANNUATION FUNDS MANAGEMENT CORPORATION OF SOUTH AUSTRALIA COMMENCING ON 26.9.1968 AND EXPIRING ON 29.9.2018 OF PORTION TOGETHER WITH CERTAIN RIGHTS SUBJECT TO EARLIER DETERMINATION

3155067 LEASE TO VICTORIA SQUARE SHOPPING CENTRE PTY. LTD. COMMENCING ON 26.9.1968 AND EXPIRING ON 25.9.2018 OF PORTION RESERVING CERTAIN RIGHTS

PAGE 1 OF 6

Cont.

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

SCANNED CRU 05/07/2001 13:56:22

VOLUME 5307 FOLIO 824

Edition 4

Date Of Issue 16/11/1995

Authority SA 7970807

SCHEDULE OF ENDORSEMENTS

6824157 LEASE TO MOLIT (NO.55) PTY. LTD. COMMENCING ON 1.1.1986 AND EXPIRING ON 31.12.2005 OF PORTION (HA IN GP 234/1987)

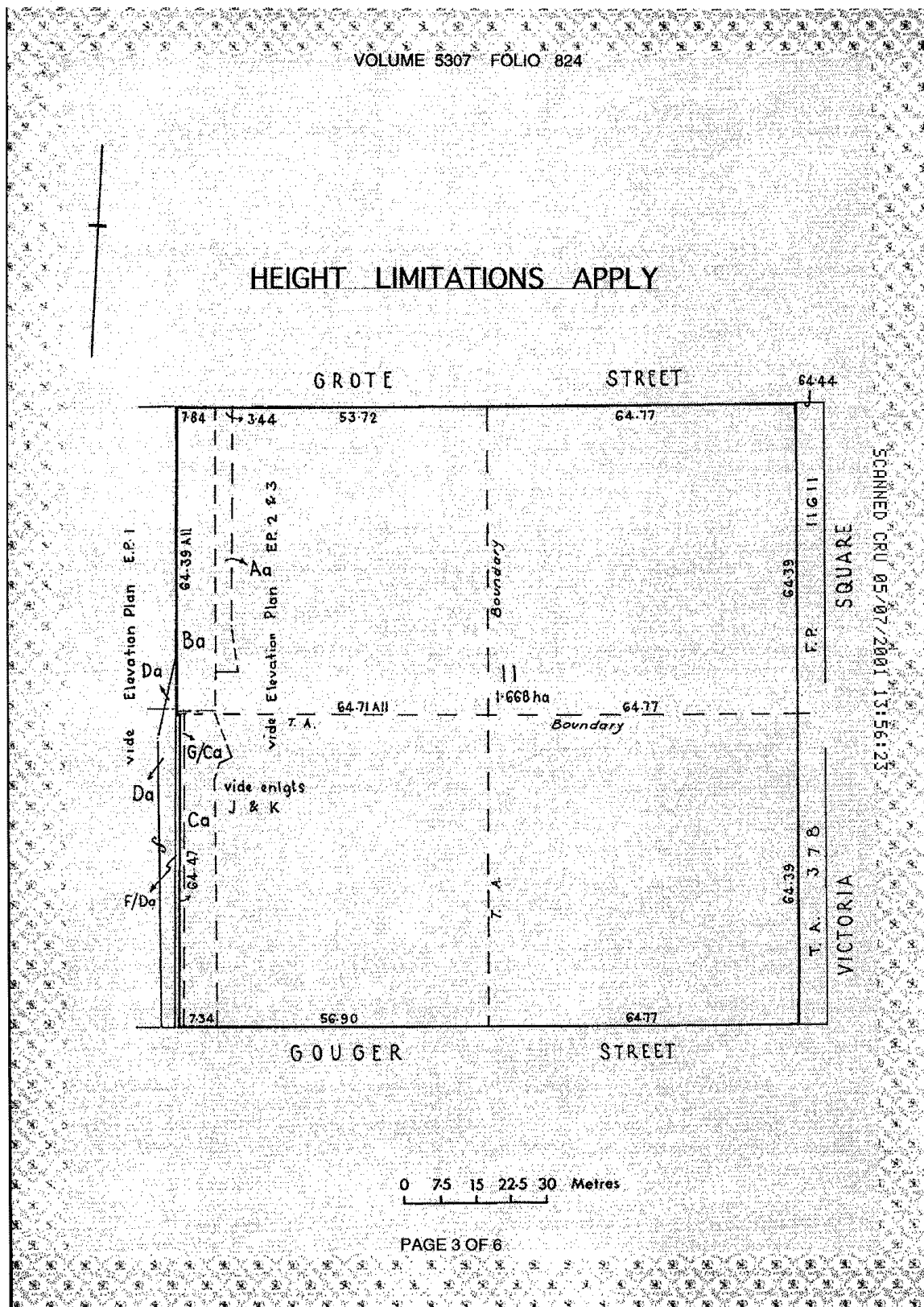
6824162 LEASE TO THE CORPORATION OF THE CITY OF ADELAIDE COMMENCING ON 1.1.1986 AND EXPIRING ON 31.12.2005 OF CERTAIN RIGHTS OVER PORTION

8556890 LEASE TO VICTORIA SQUARE SHOPPING CENTRE PTY. LTD. COMMENCING ON 7.6.1997 AND EXPIRING ON 26.9.2018 OF PORTION (LADIES TOILETS AND MENS TOILET IN GP 784/1970)

8556891 EXTENSION OF LEASE 3155067 EXPIRING ON 26.9.2018

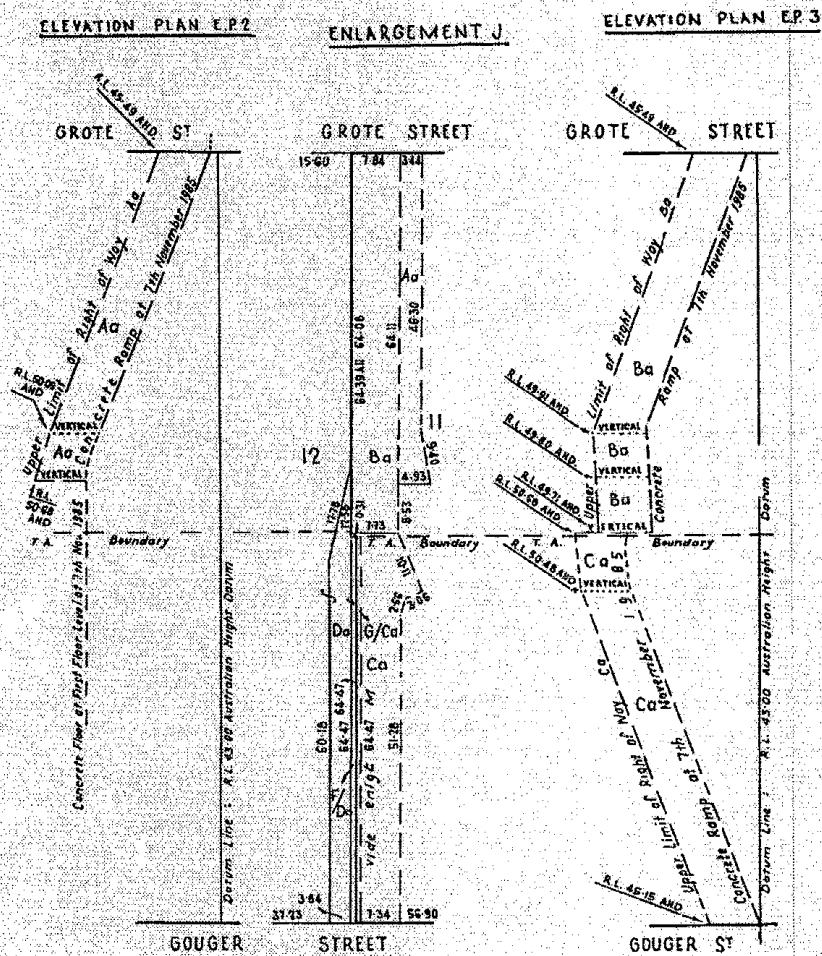
PAGE 2 OF 6

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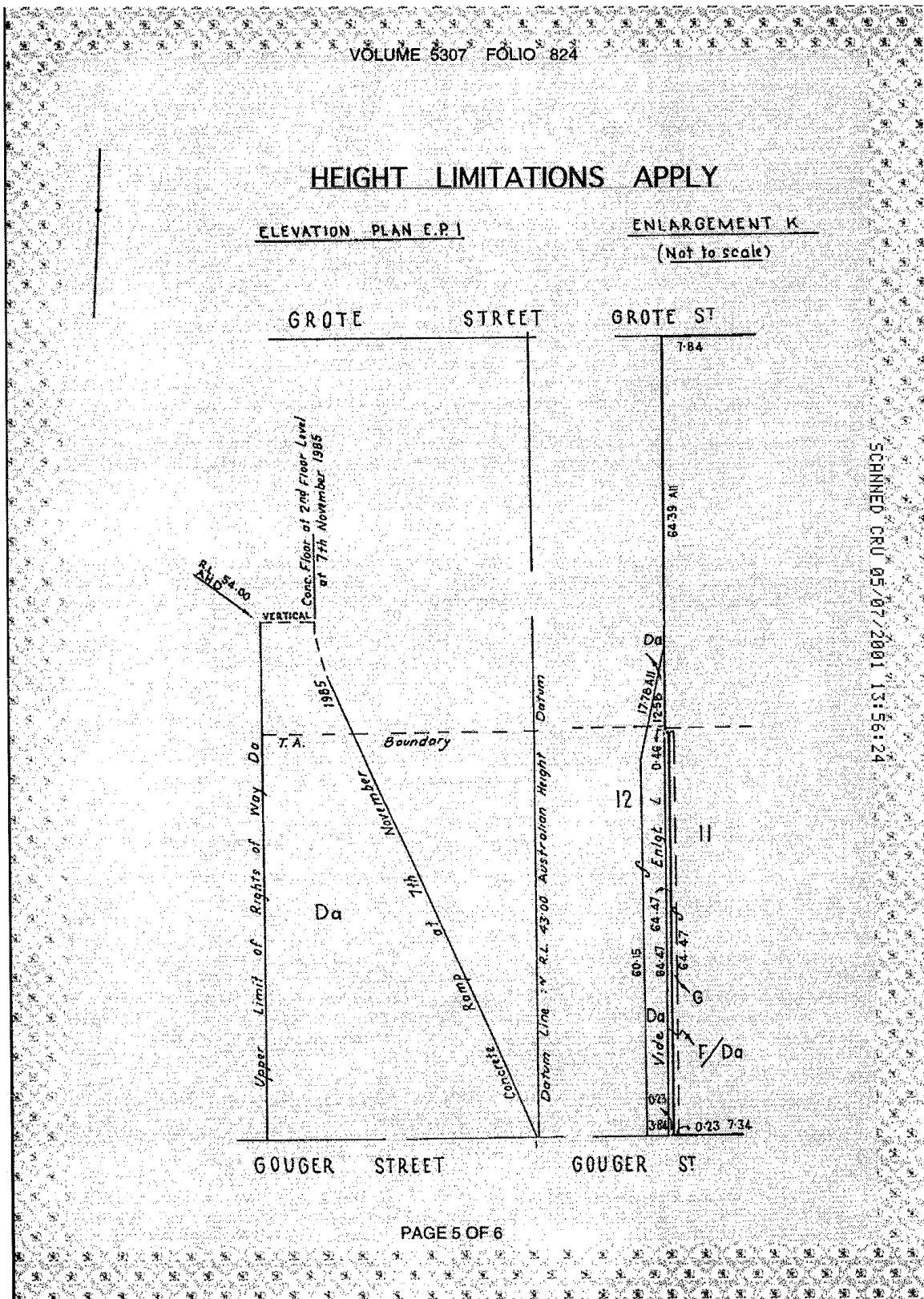
VOLUME 5307 FOLIO 824

HEIGHT LIMITATIONS APPLY



0 7.5 15 22.5 30 Metres

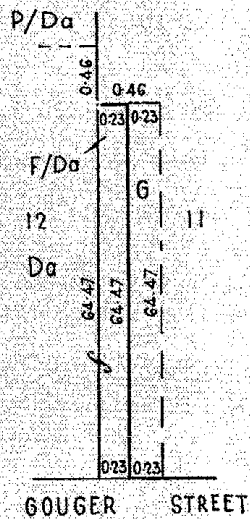
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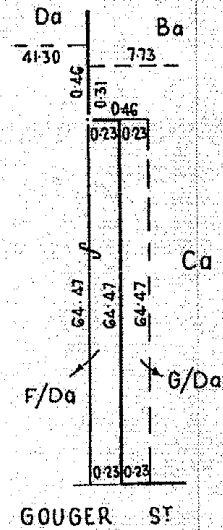
VOLUME 5307 FOLIO 824

80

ENLARGEMENT L
(not to scale)




ENLARGEMENT M
(not to scale)



CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886

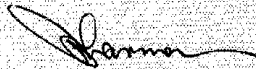

AE3169



South Australia

VOLUME 5574 FOLIO 706
Edition 2
Date Of Issue 11/09/1998
Authority CONVERTED TITLE

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

DESCRIPTION OF LAND
ALLOTMENT 91 FILED PLAN 212881
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS
NIL

SCHEDULE OF ENDORSEMENTS

3155066	LEASE TO SUPERANNUATION FUNDS MANAGEMENT CORPORATION OF SOUTH AUSTRALIA COMMENCING ON 26.9.1968 AND EXPIRING ON 29.9.2018 SUBJECT TO EARLIER DETERMINATION OF PORTION TOGETHER WITH CERTAIN RIGHTS
3155067	LEASE TO VICTORIA SQUARE SHOPPING CENTRE PTY. LTD. COMMENCING ON 26.9.1968 AND EXPIRING ON 25.9.2018 OF PORTION RESERVING CERTAIN RIGHTS
8556889	LEASE TO VICTORIA SQUARE SHOPPING CENTRE PTY. LTD. COMMENCING ON 29.9.1997 AND EXPIRING ON 26.9.2018 OF PORTION (ESCALATORS IN GP 784/1970)
8556891	EXTENSION OF LEASE 3155067 EXPIRING ON 26.9.2018

PAGE 1 OF 2 End of Text.

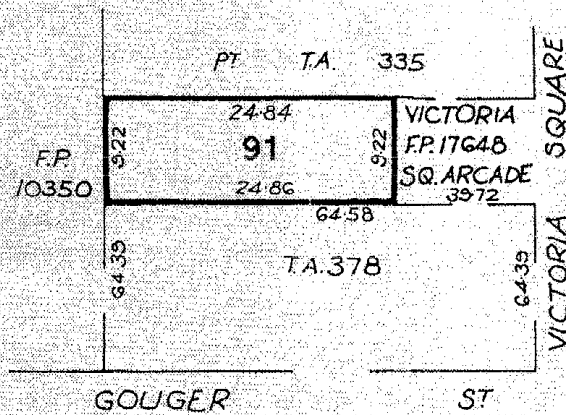
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VOLUME 5574 FOLIO 706

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THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4251/510




0 5 10 15 20 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION
PAGE 2 OF 2

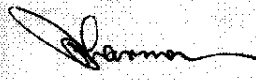

Certificate of Title: Gawler Place UPark

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886


South Australia

VOLUME 5697 FOLIO 567
Edition 2
Date Of Issue 05/10/1999
Authority CONVERTED TITLE

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 96 FILED PLAN 216839
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE
LIMITED TO AN ESTATE IN FEE SIMPLE IN 1 UNDIVIDED 2ND PART AS REGARDS
THAT PORTION MARKED Y ONLY

EASEMENTS
SUBJECT TO EASEMENTS OVER THE LAND MARKED A AND B (T 916763 AND T 916764
RESPECTIVELY)

SCHEDULE OF ENDORSEMENTS
3507115 LEASE TO MOTOR ACCIDENT COMMISSION COMMENCING ON 1.11.1972 AND
EXPIRING ON 2.11.2071
8845672 EXTENSION OF LEASE 3507115 EXPIRING ON 3.11.2071 (LESSEES COPY
LOST)

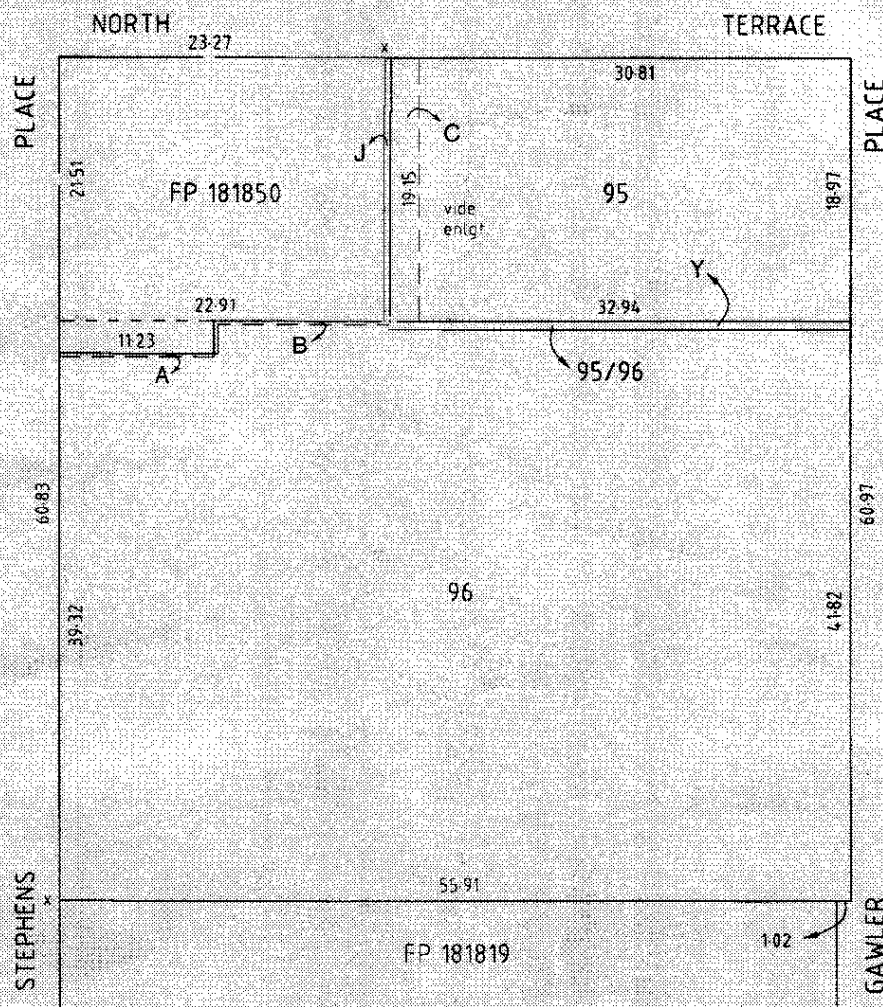
PAGE 1 OF 3
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VOLUME 5697 FOLIO 567

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1863/14 & 3963/10
SEE TITLE TEXT FOR EASEMENT DETAILS

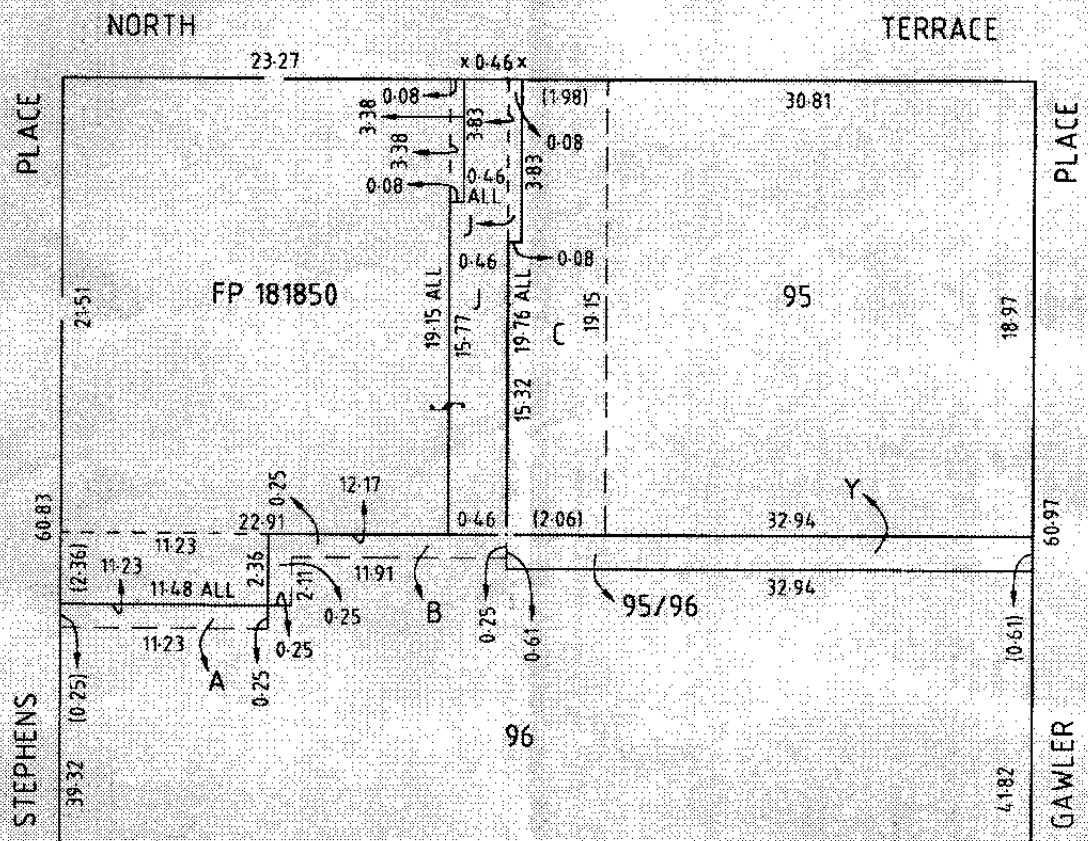
SCHEDULE OF CERTIFICATES OF TITLE

CT	ALLOTMENT	1 UNDIVIDED 2ND PART
1863/14	95	PT ALLOT 95 MARKED Y
3963/10	96	PT ALLOT 96 MARKED Y



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION
PAGE 2 OF 3

VOLUME 5697 FOLIO 587



ENLARGEMENT
(NOT TO SCALE)