

OFF-STREET CAR PARKING FACILITIES

Community Land Management Plan

26 February 2019

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

Contact Officer: Tom McCready
Title: Associate Director-Property
Program: Property
Phone: (08) 8203 7151
Email: T.McCready@cityofadelaide.com.au

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Version History

Version	Revision Date	Revised By	Revision Description
1.0	26/01/19	Corna Kotze	Draft update-amend of CLMP
1.1	31/01/19	Paul Addle	Review-amend draft update of CLMP
1.2	31/01/19	Duncan Frazer	New CLMP template and format
1.3	31/01/19	Corna Kotze	Update to new template
1.4	01/02/19	Paul Addle	Review-settle draft CLMP

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1. INTRODUCTION

Section 199 of the Local Government Act 1999 (the Act) requires a council to manage Community Land in accordance with a Community Land Management Plan (CLMP) 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 City of Adelaide (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 was prepared and adopted by Council on 30 August 2010 for the two properties addressed in this CLMP and is referred to as the Off-Street Car Parking Facilities Community Land Management Plan. There are other Council properties classified as Community Land 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 CLMPs. This amended CLMP has been prepared in accordance with Section 196.

Section 197 of the Act specifies the public consultation process associated with the development and amendment of CLMPs, addressed in section 6 of this document.

2. COUNCIL PROPERTIES BEING USED AS CAR PARKS

The two car parks addressed in this CLMP are:

2.1.1 Dunn Street Car Park: 21-31 Dunn Street North Adelaide (Dunn Street Car Park).

2.1.2 Tynte Street Car Park: 171-175 Tynte Street North Adelaide (Tynte Street Car Park)

Referred to collectively in this CLMP as "the Car Parks"

A locality map showing the location of the two car parks is presented in Figure 1.

An aerial photograph of each car park is presented in Figure 2 and 3.

Figure 1: Off-Street Car Parking Facilities locality map



Off-Street Car Parking Facilities

Figure 2: Aerial photo delineating Dunn Street Car Park community land boundary



Figure 3: Aerial photo delineating Tynte 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)

Name of Property	Location	Certificates of Title
Dunn Street Car Park	21-31 Dunn Street North Adelaide	Volume 5128/Folio 277 Volume 5154/Folio 320 Volume 5907/Folio 896 Volume 5633/Folio 973
Tynte Street Car Park	171-175 Tynte Street North Adelaide	Volume 5497/Folio 700 Volume 5497/Folio 702

3.2 Owner (Section 196(4))

The Corporation of the City of Adelaide is the owner of the land on which the Car Parks are located.

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

The land is held for the purpose of providing:

- 3.3.1 A free community off-street car park to support the Melbourne Street retail and commercial precinct and the North Adelaide Medical Centre, residents and visitors to the area.
- 3.3.2 Telecommunication equipment and other associated services infrastructure under licence as required, and
- 3.3.3 Other uses as determined by the Council from time to time in accordance with this CLMP.

4. DUNN STREET CAR PARK

4.1 Objectives for management of the land (Section 196(3)(c))

The objectives are to promote, encourage and provide the land for use by the public and to support the Melbourne Street retail and commercial precinct and to provide or facilitate the provision of facilities and infrastructure on the land to meet the current and future needs of the local community and of the wider public in relation to;

- Car parking, public utilities, essential services, community services and other uses as determined by the Council from time to time in accordance with this CLMP; and
- Entering into a lease, licence or other interest that may be granted in respect of the land in accordance with this CLMP.

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

The car park has parking restrictions of varying durations;

- Opening hours of car park at Council's discretion;
- Disabled parking will be provided in accordance with relevant legislative access requirements;
- Parking controls will be enforced;
- Support infrastructure consisting of drainage, lighting, landscaping;
- Electricity Transformer;
- Telecommunications equipment and services infrastructure;
- Easements and Rights of Way.

4.3 Leases and Licences Consistent with CLMP

Licence to TPG Network Pty Ltd or nominee for telecommunication equipment.

4.4 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.

Performance targets are:

- To provide a clean and well-maintained car parking facility
- To reduce the occurrence of vandalism and graffiti, and repair promptly
- To reduce the amount of littering and encourage recycling
- To ensure car parking use does not impact on the amenity of surrounding properties
- To ensure access to car park for people with disabilities
- To ensure turnover of car parks to maximise number of users
- To provide adequate lighting to ensure safe use of car park facility by the public
- To ensure parking controls installed on the land and clear and unambiguous.

Performance measures are: up-keep

- Maintain a records register of public comments in relation to the land and review annually to determine the condition of the facilities and identify any maintenance requirements for the facilities upkeep
- Survey and direct observation/inspections and audits (6 monthly)
- Issue expiation fines for any infringements of parking controls

Off-Street Car Parking **Facilities**

- Maintain and review regularly a register of reported incidents, investigate with SAPOL as to reported incidences on the land and respond as necessary to mitigate incidents.

4.5 Policies related to the management of the land (Section 196(3)(c))

- Access and Inclusion Strategy 2012-2016
- Adelaide (City) Development Plan
- Asset Management Policy
- Cabling and Communications Policy
- City Community Policy
- City of Adelaide 2016-2020 Strategic Plan
- Community Engagement Strategy
- On-Street Parking Policy
- The City of Adelaide Smart Move Transport and Movement Strategy 2012-22

4.6 Relevant Legislation

- Australian Road Rules 1999
- Australian Standards
- Disability Discrimination Act 1992
- Expiation of Offences Act 1996
- Local Government Act 1999
- Private Parking Areas Act 1986
- Road Traffic Act 1961

5. TYNTE STREET CAR PARK

5.1 Objectives for management of the land (Section 196(3)(c))

One of the objectives for this car park is to support the local medical centre and to facilitate the use of the medical centre by members of the public.

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

5.2 Leases and Licences Consistent with CLMP

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

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

The car park is managed in accordance with the licence.

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

Performance targets are:

- Ensuring compliance with lease/licence terms and conditions
- To provide a clean and well-maintained car parking facility
- To reduce the occurrence of vandalism and graffiti, and repair promptly
- To provide adequate lighting to ensure safe use of car park facility by the public.

Performance measures are:

- Audit/review of lessee/licensee compliance
- Surveys and direct observation/inspections and audits (6 monthly).

5.5 Policies related to the management of the land (Section 196(3)(c))

- Access and Inclusion Strategy 2012-2016
- Adelaide (City) Development Plan
- Asset Management Policy
- Cabling and Communications Policy
- City Community Policy
- City of Adelaide 2016-2020 Strategic Plan
- Community Engagement Strategy
- On-Street Parking Policy
- The City of Adelaide Smart Move Transport and Movement Strategy 2012-22

5.6 Relevant Legislation

- Australian Road Rules 1999
- Australian Standards
- Disability Discrimination Act 1992
- Expiation of Offences Act 1996
- Local Government Act 1999
- Private Parking Areas Act 1986


Off-Street Car Parking Facilities

- Road Traffic Act 1961

Figure 4: Certificates of Titles: Dunn Street Car Park



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

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886


South Australia

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

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

PAGE 1 OF 2

End of Text.

Figure 5:

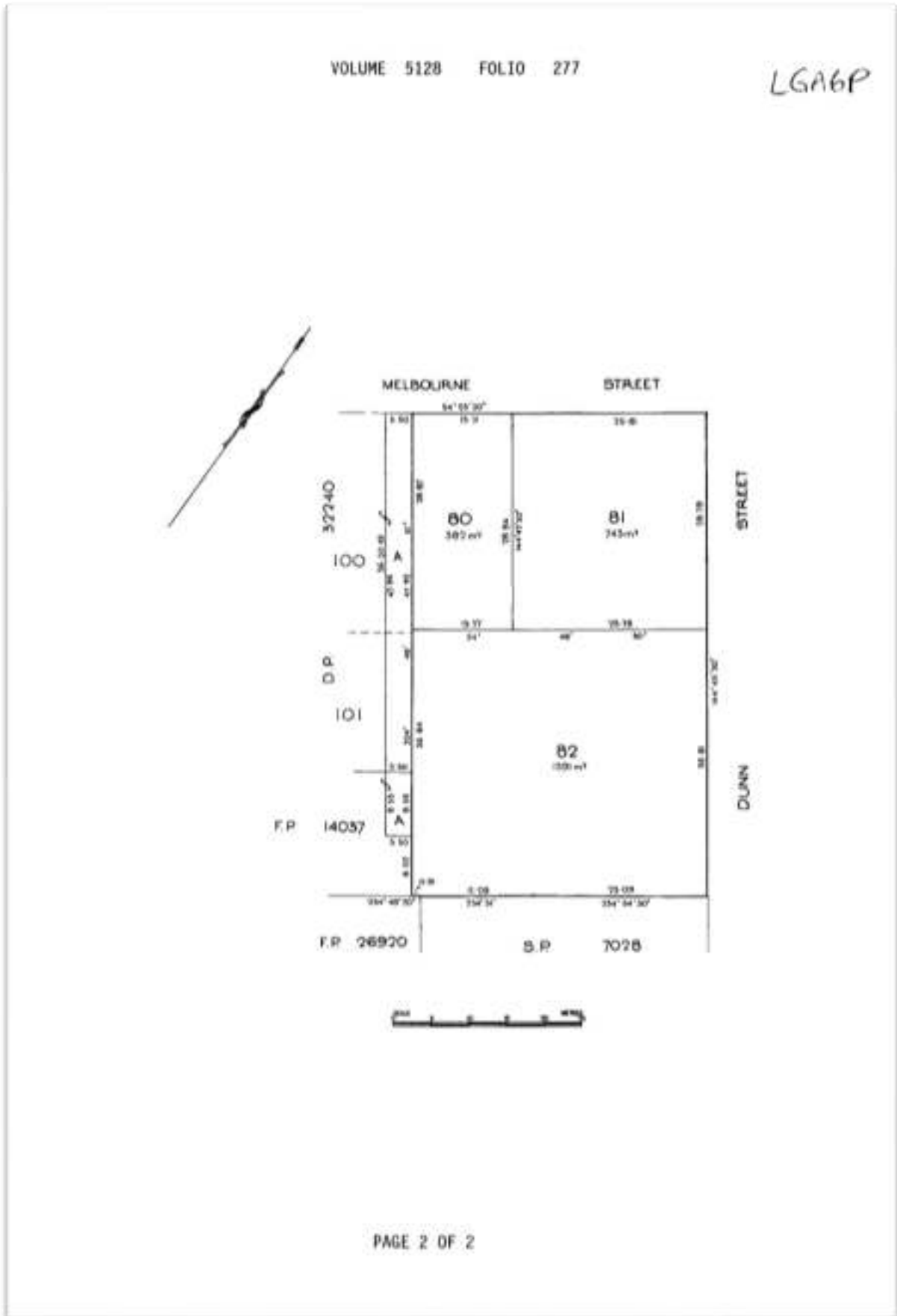


Figure 6:



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 FEE 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



Figure 7

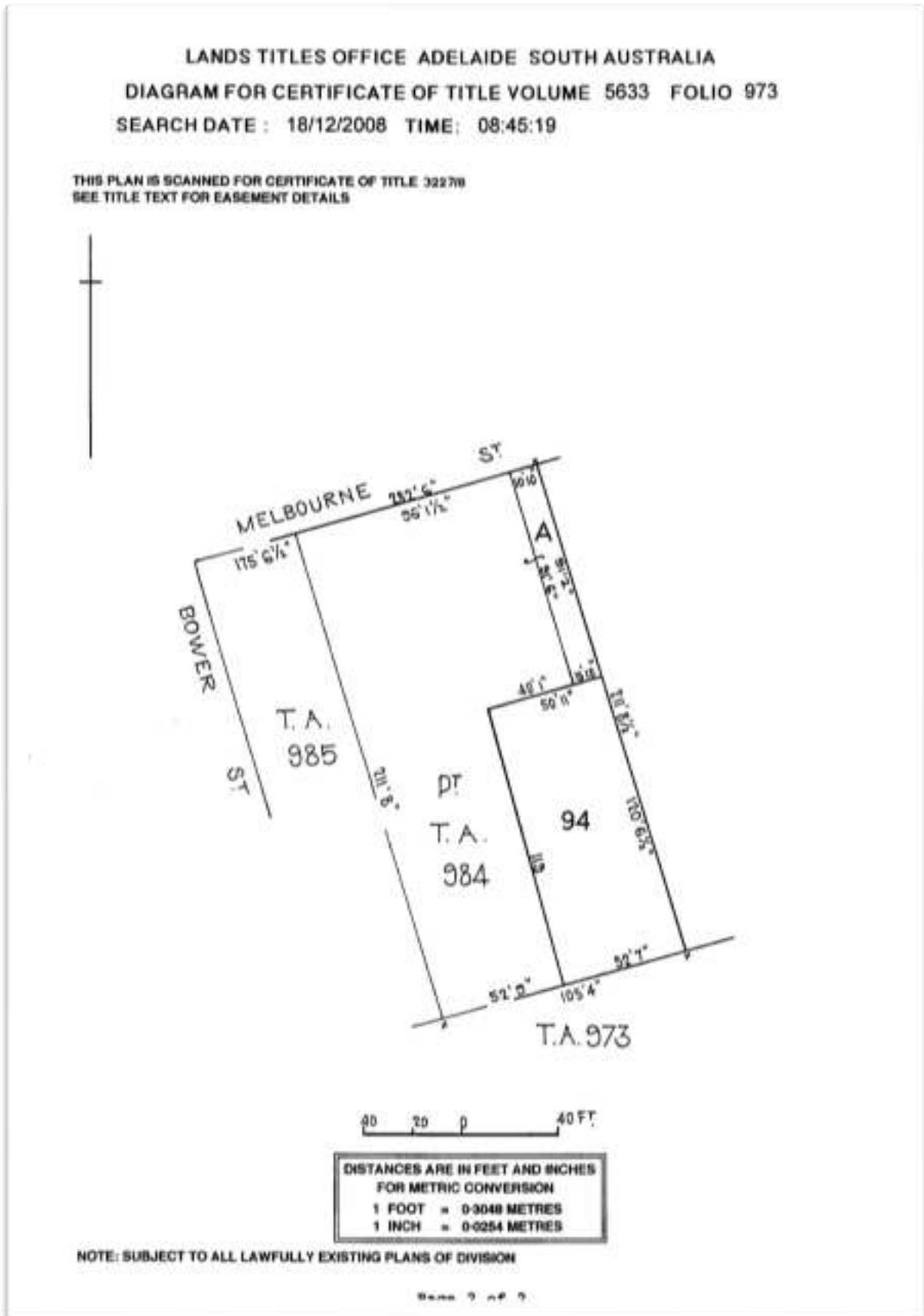



Figure 8:


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


SCANNED CRU 05/02/2004 16:42:06

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886


South Australia

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


REGISTRAR-GENERAL



REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF ADELAIDE OF GRO 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 8046604)

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 HEREON (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

PAGE 1 OF 3 Cont.

Figure 9:

VOLUME 5907 FOLIO 896

Edition 1
Date Of Issue 03/12/2003
Authority ACT 9701795

SCHEDULE OF ENDORSEMENTS

SUBJECT TO AN ENCROACHMENT PURSUANT TO SECTION 27 OF THE COMMUNITY TITLES
ACT 1996 VIDE CP 21969

Figure 10:

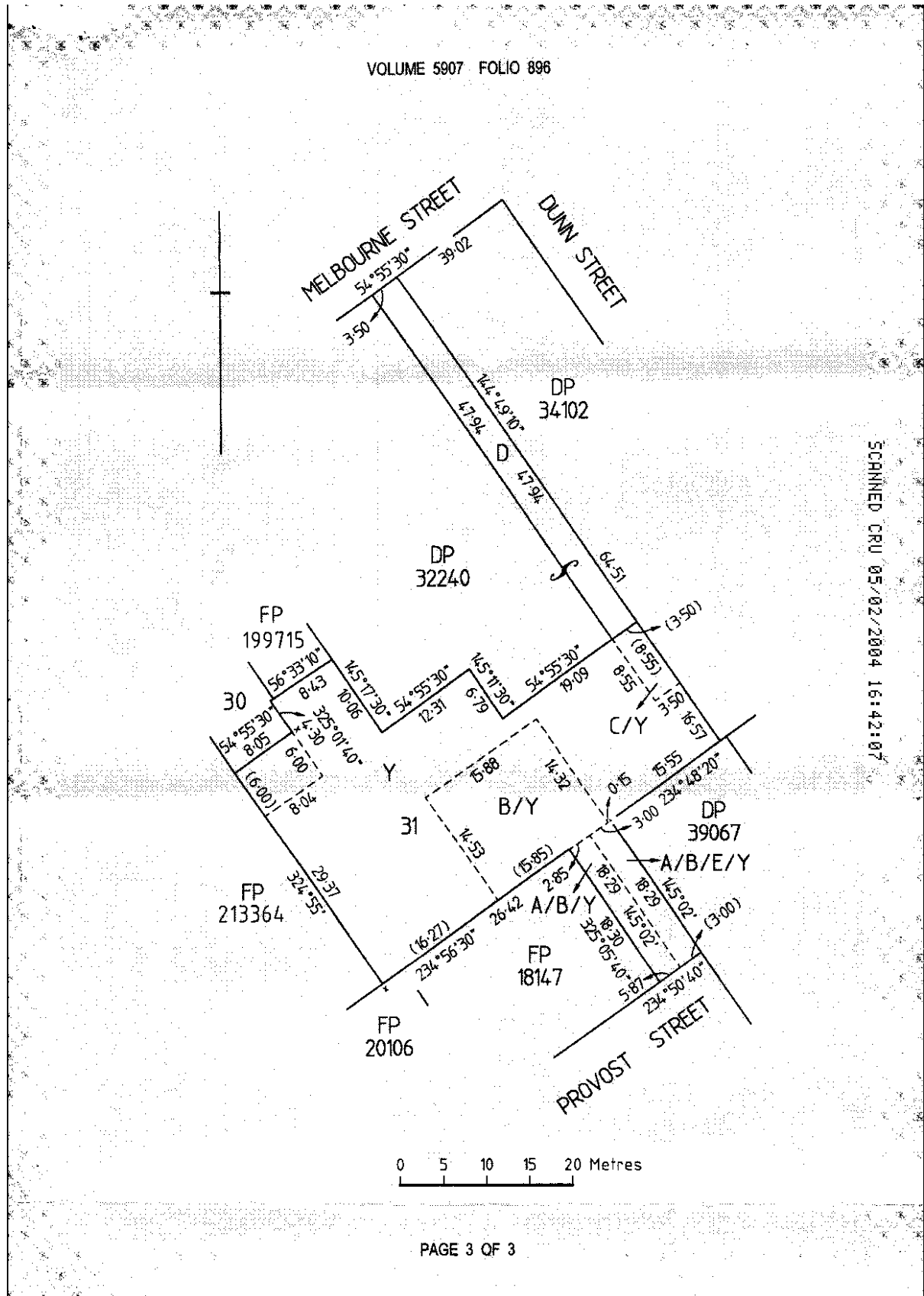



Figure 11:

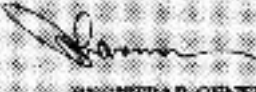

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1986


South Australia

VOLUME 5154 FOLIO 329
Edition 1
Date Of Issue 10/11/1993
Authority RI 7496464

I certify that the registered proprietor is the proprietor of an estate in fee simple (or some 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 7206478)
SUBJECT TO EASEMENTS OVER THE LAND MARKED V AND C (T 5003299 AND RE 7206478 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.

Figure 12:

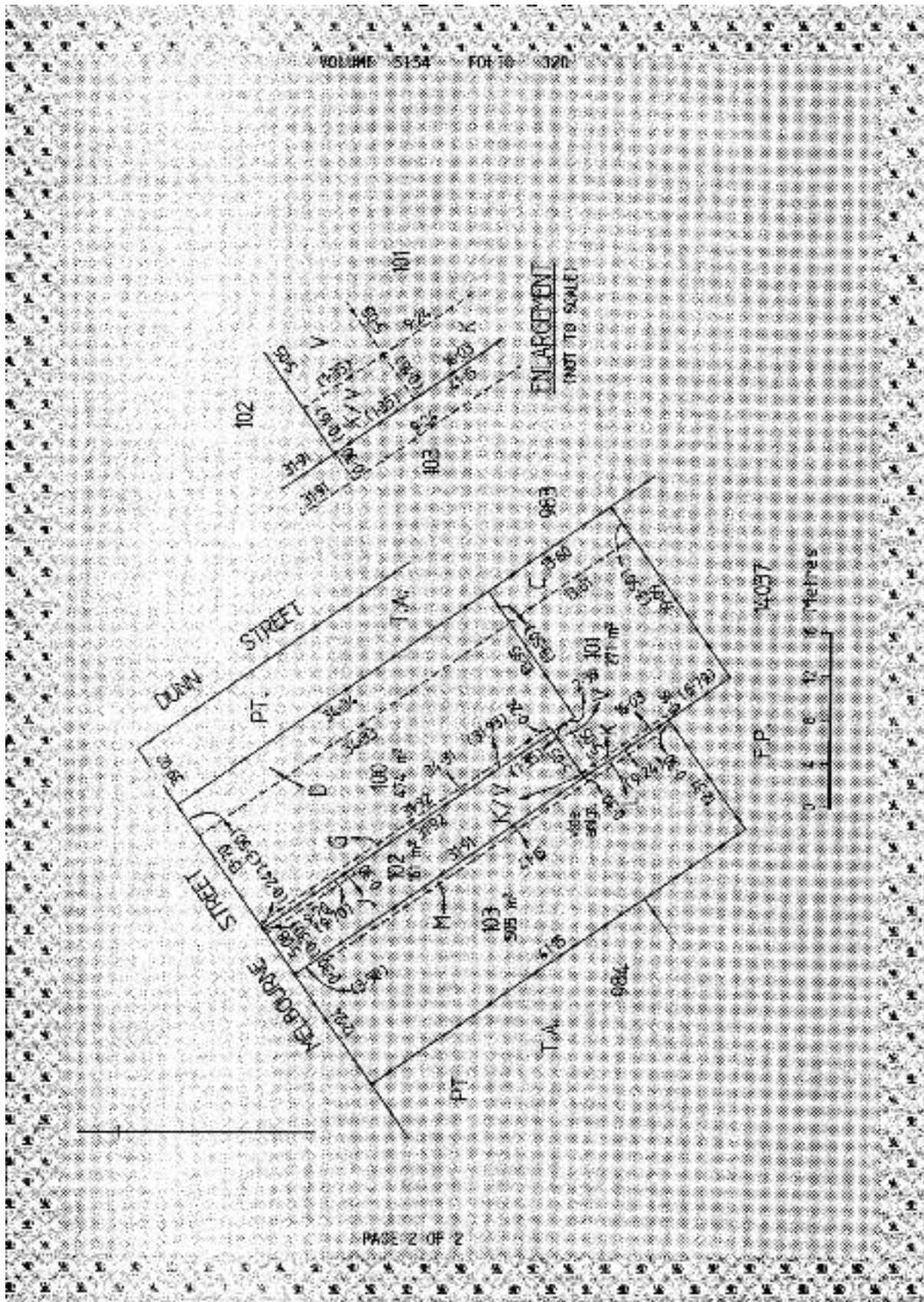


Figure 13: Certificates of Titles: Tynte Street Car Park

	Title Register Search LANDS TITLES OFFICE, ADELAIDE <small>For a Certificate of Title issued pursuant to the Real Property Act 1985</small>
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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 : LGA6 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

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

NIL

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 4147/481

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records

Registrar-General 

Figure 14:

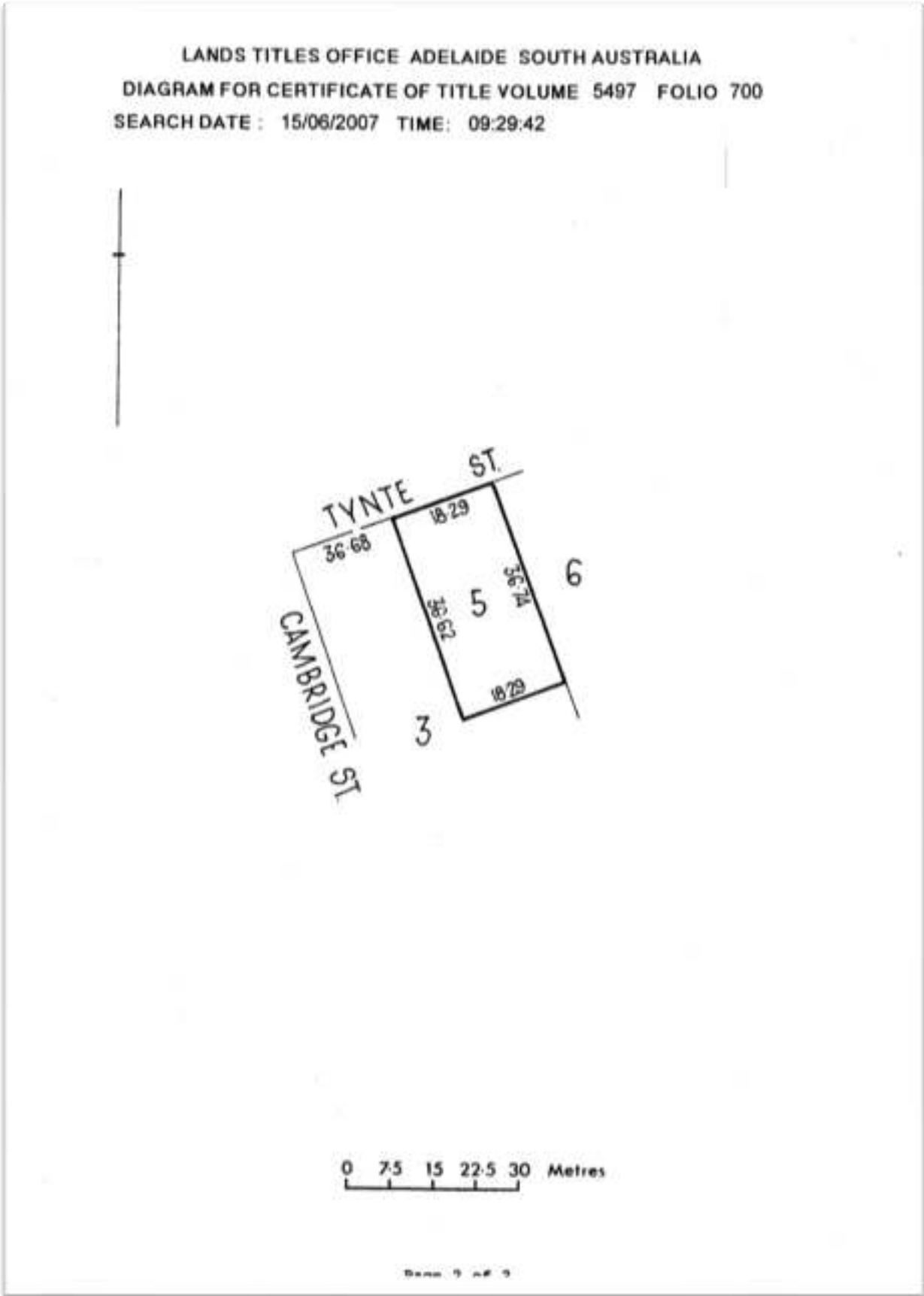



Figure 15:

**title Register Search**
LANDS TITLES OFFICE, ADELAIDE
For a Certificate of Title issued pursuant to the Real Property Act 1986

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 : LGAS 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




Figure 16:

