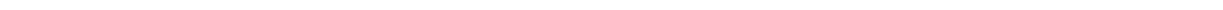




# **Adelaide City Council**

## **Community Land Management Plan**

### ***North Adelaide Post Office Complex***



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#### **Appendix A: Certificate of Title**

# Community Land Management Plan

## *North Adelaide Post Office Complex*

### 1. Introduction

Land owned by a council or under a council's care, control and management is classified as **community land**.

Section 196 of the Local Government Act 1999 (the Act) requires a council to manage Community Land in accordance with a **management plan** for the land.

The Corporation of the City of Adelaide purchased the property at **166 Tynte Street North Adelaide** from the Australian Postal Corporation (Australia Post) in 2011, and consequently the property is now under the care and control of the Adelaide City Council (The Council).

The property is the subject of this Community Land Management Plan (CLMP) and is referred to as the ***North Adelaide Post Office Complex 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. Broad description of the property and its current uses**

### **2.1 Introduction**

For the purposes of the Community Land Management Plan, the property at 166 Tynte Street North Adelaide will be referred to as the **North Adelaide Post Office Complex**.

Diagram 1 presents the North Adelaide Post Office Complex site locality map.

Diagram 2 is an aerial photo showing the community land boundary of the Complex.

The Zone comprises two areas:

**(1) The building**

The building is leased to Australia Post for the purpose of operating a retail post office and other postal activities as permitted by the relevant legislation.

**(2) The land at the rear of the property**

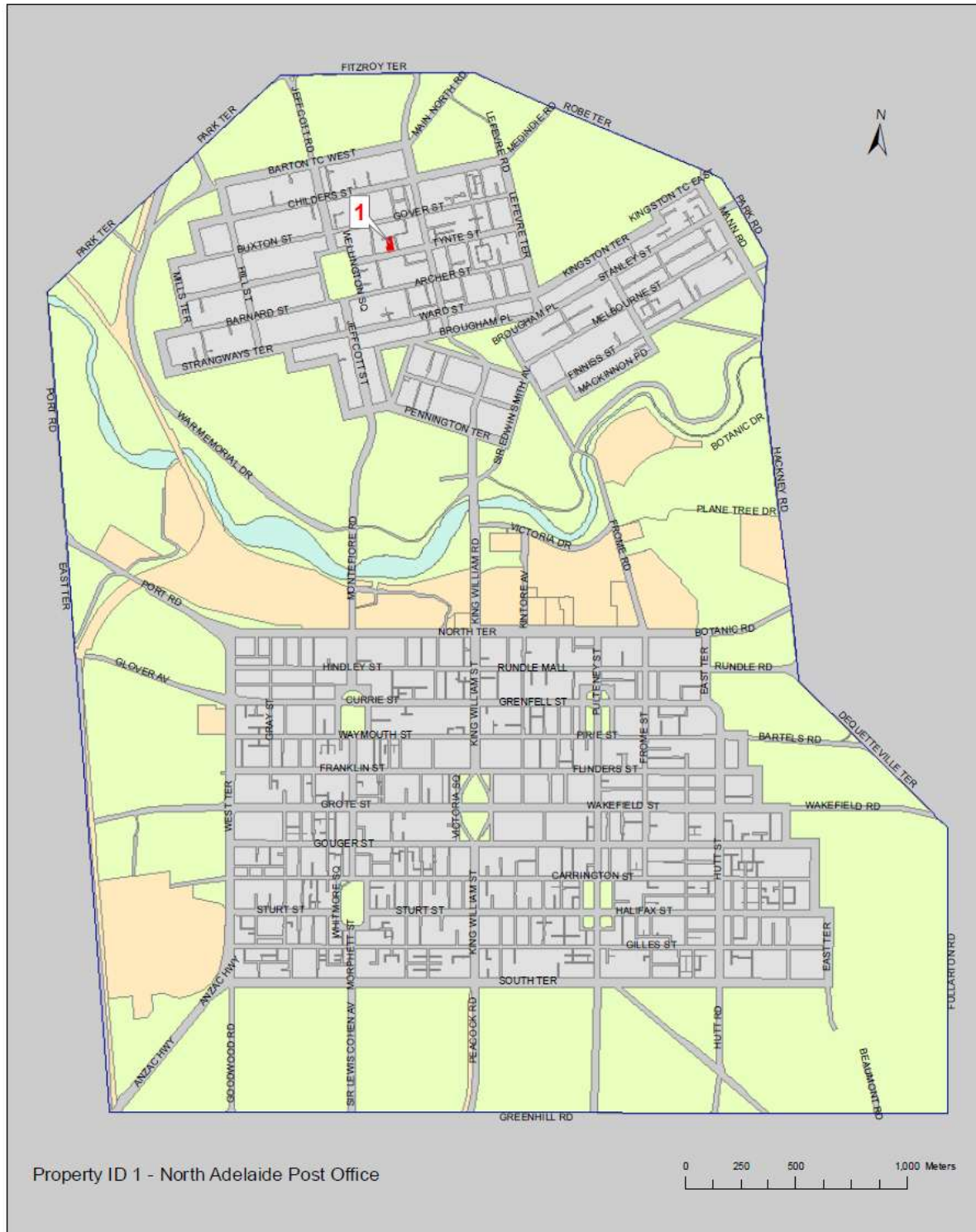
The Council has designated that this land be used for community purposes that are consistent with Council's strategic direction.

Appropriate permit/licence documentation to formalise and manage any community tenure arrangements will be arranged as they arise.

Diagram 3 highlights the distinction between the two areas.

**Diagram 1: North Adelaide Post Office Complex site locality map**

Adelaide City Council Community Land Management Plan  
North Adelaide Post Office Complex Location Map





**Diagram 2: Aerial photo delineating 166 Tynte Street, community land boundary**

Adelaide City Council Community Land Management Plan  
Post Office and Land - Detail Map 1 of 1

Post Office Complex  
CT5892/367





**Diagram 3: Plan of the two areas**

Adelaide City Council Community Land Management Plan  
 Detail Map 1 of 1 showing Community Land comprising of  
 Tynte Street Library & North Adelaide Community Centre  
 ( subject to a separate Community land Management Plan)  
 and North Adelaide Post Office Complex building and land.



<p>1. Tynte Street Library</p> <p>2. North Adelaide Community Centre</p>	<p>3. North Adelaide Post Office Building.</p> <p>4. Adjacent Land to Post Office.</p>
<p>Note: Tynte Street Library and North Adelaide Community Center is subject to a separate Community Land Management Plan.</p>	

## 2.2 The building

### (a) Background

The North Adelaide Post Office building and the immediately adjoining North Adelaide Institute building are included in the State Heritage Register as one item even though the two properties have separate Certificates of Title.

The two buildings were also collectively the focus of the North Adelaide Post office and Institute Conservation Plan (Bruce Harry & associates, October 2009), and there is a Commonwealth DEWHA Conservation Management Plan registered against the property.

The North Adelaide Post Office was added to the National Heritage list in November 2011.

The North Adelaide Institute building is the subject of the *Tynte Street Library and North Adelaide Community Centre Community Land Management Plan*.

### (b) Historical context

A summary of the origins of the two 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 part 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 testifies to the capacity of Adelaide residents in the 1870s to remedy the cultural shortcomings of the colony. 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.*

*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 constructional vernacular of the time 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.”*

Further insight into the historical significance of the two buildings is provided in the “Conservation Management Plan, North Adelaide Post Office & Institute”, Bruce Harry, October 2009.

*“The North Adelaide Post Office and Institute building is an imposing historic public building. It is an uncommon example of an early multiple purpose building constructed by multiple owners. It is further remarkable that it has retained uses closely related to its original purposes from 1884 to the present day. The Post Office has been a continuous centre for communications for the North Adelaide community.*

*The whole building is listed as one place on the SA State Heritage Register, correctly recognising the architectural and historical values. The building has been maintained in good condition by its owners.*

*The building was designed in the Victorian Free Classical style by then Government Architect E.F. Woods, and its brick and decorated stucco frontage plays an important role in the streetscape of Tynte Street.*

*The 1884 building has retained its highest use and functional integrity, and subsequent modifications, extension of the postal service area to the rear and the conversion of the Institute to a branch of the Adelaide City Library have not diminished its integrity. The external form and fabric are of the highest significance, later additions and alterations are of no importance.”*

### **(c) Conclusions from the Conservation Management Plan**

The Conservation Management Plan concluded that *“any further development of the property should respect its surviving historical and architectural significance and not interpose on the buildings’ historic setting and context.”*

### **(d) Implications of the building’s State Heritage Status**

The Conservation Management Plan concluded that *“it is unlikely that any development in contravention of the SA Heritage Places Act would be permitted under the provisions of the SA Development Act and the Adelaide (City) Development Plan.”*

### **(e) Current uses**

The building known as the North Adelaide Post Office and occupying 490 sq m of the total area of 1,472 sq m of the property at 166 Tynte North Adelaide is leased to the Australian Postal Corporation.

The Australian Postal Corporation will continue to use the building as a retail post office and other postal activities.

The initial term of the lease ceases in 2016, and there are two rights of renewal each for a further five years.

The Australian Postal Corporation (as Lessee) agrees that maintenance of the premises must be undertaken having regard to the Conservation Management Plan.

## **2.3 The land at the rear of the property (the non-leased land)**

### **(a) Description**

The area of the land at the rear of the property accounts for 982 sq m of the total property area of approximately 1,492 sqm.

The whole of the area is bituminised with minimum landscaping. There are four enclosed sheds (described in the Conservation Management Plan as “brick garages”) on the western boundary of the land.

The land can be accessed directly from Tynte Place through double gates.

The Conservation Management Plan included the following conclusions:

- *“There is scope for redevelopment of the site to the rear of the Post Office”*
- *“There are no restrictions on new landscaping schemes”.*

### **(b) Current uses**

Currently there is no formal use of the land.

The Tynte Street Library and the North Adelaide Community Centre use the existing sheds for storage.

### **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:	North Adelaide Post Office Complex
Location:	166 Tynte Street, North Adelaide
Certificate of Title:	Volume 5892/Folio 367

#### **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))

##### **(a) The North Adelaide Post Office building**

The building is leased to the Australian Postal Corporation for the purpose of operating a retail post office and providing other postal functions.

##### **(b) The land at the rear of the property**

The land is to be used for community purposes consistent with Council's strategic direction.

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

##### **(a) The North Adelaide Post Office building**

The building will be managed in accordance with the lease. For the life of the lease, Council has responsibility:

- To maintain the building in good condition
- To protect the heritage status of the building

Management of the North Adelaide Post Office building and North Adelaide Institute building will be more effective with the Council being the owner the two properties.

**(b) The land at the rear of the property**

The objective for the management of the land is to ensure the land is managed to optimise community use of the land.

**3.5 Policies related to the management of the land (Section 196(3)(c))****(a) The North Adelaide Post Office building**

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

**(b) The land at the rear of the property**

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.

**3.6 Management arrangements (Section 196(3)(c))****(a) The North Adelaide Post Office building**

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

**(b) The land at the rear of the property**

Council will continue to directly manage the land in accordance with all relevant policies.

**3.7 Performance targets and measures (Section 196(3)(d))****(a) The North Adelaide Post Office building**

The lease sets out the performance targets and measures, and Council monitors these requirements.

**(b) The land at the rear of the property**

There are no specific performance targets for the land.



#### **4. Public consultation**

Section 197 of the Act requires Council to consult with the public on the Community Land Management Plan (CLMP) before it adopts the Plan, 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 22 day consultation program commenced on 28 May 2012 and concluded on 18 June 2012.

The results of the consultation were considered at the Council meeting held on 25 September 2012.

**Certificate of Title**


**CERTIFICATE OF TITLE**  
REAL PROPERTY ACT, 1886



**South Australia**

VOLUME 5892 FOLIO 367  
Edition 2  
Date Of Issue 04/04/2003  
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.

*BPI*  
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 251 FILED PLAN 183523  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

**EASEMENTS**  
NIL

**SCHEDULE OF ENDORSEMENTS**  
11615520 LEASE TO AUSTRALIAN POSTAL CORPORATION COMMENCING ON 16.7.2011  
AND EXPIRING ON 15.7.2016 OF PORTION (TENANCY A, TENANCY B,  
ACCESS B AND YARD C IN FP 5545')

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

PAGE 1 OF 2 End of Text.

