



Adelaide City Council

Community Land Management Plan

Adelaide Town Hall Complex

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Community Land Management Plan

Adelaide Town Hall Complex

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 separate properties under the care and control of the Adelaide City Council (the Council) used for civic, administrative and office purposes.

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 those properties which comprise the Adelaide Town Hall Complex. The management plan (Plan) is referred to as the Adelaide Town Hall Complex Community Land Management Plan (CLMP).

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 6 of this document.

2. The Adelaide City Town Hall Precinct

2.1 Broad description of the Precinct

The Adelaide City Town Hall Precinct comprises the following properties owned by The Corporation of the City of Adelaide:

- Adelaide Town Hall (including the Prince Alfred Chambers)
- Eagle Chambers, Gladstone Chambers, and Queen's Chambers
- Colonel Light Centre (25 Pirie Street)
- Old Methodist Meeting Hall (rear of 25 Pirie Street)

The Colonel Light Centre and the Old Methodist Meeting Hall were excluded from classification as community land by Council resolution in October 2001 and December 2001 and therefore are not subject to a CLMP.

For the purposes of this CLMP, the Adelaide Town Hall and the Eagle Chambers, Gladstone Chambers, and Queen's Chambers make up the Adelaide Town Hall Complex.

A locality map showing the Adelaide Town Hall Precinct is presented in Diagram 1.

A schematic layout showing the elements of the Adelaide Town Hall Precinct and elements to be covered by the Plan is presented within Diagram 2.

An aerial photo delineating the community land boundary is presented in Diagram 3.

Diagram 1: Adelaide Town Hall Precinct locality map

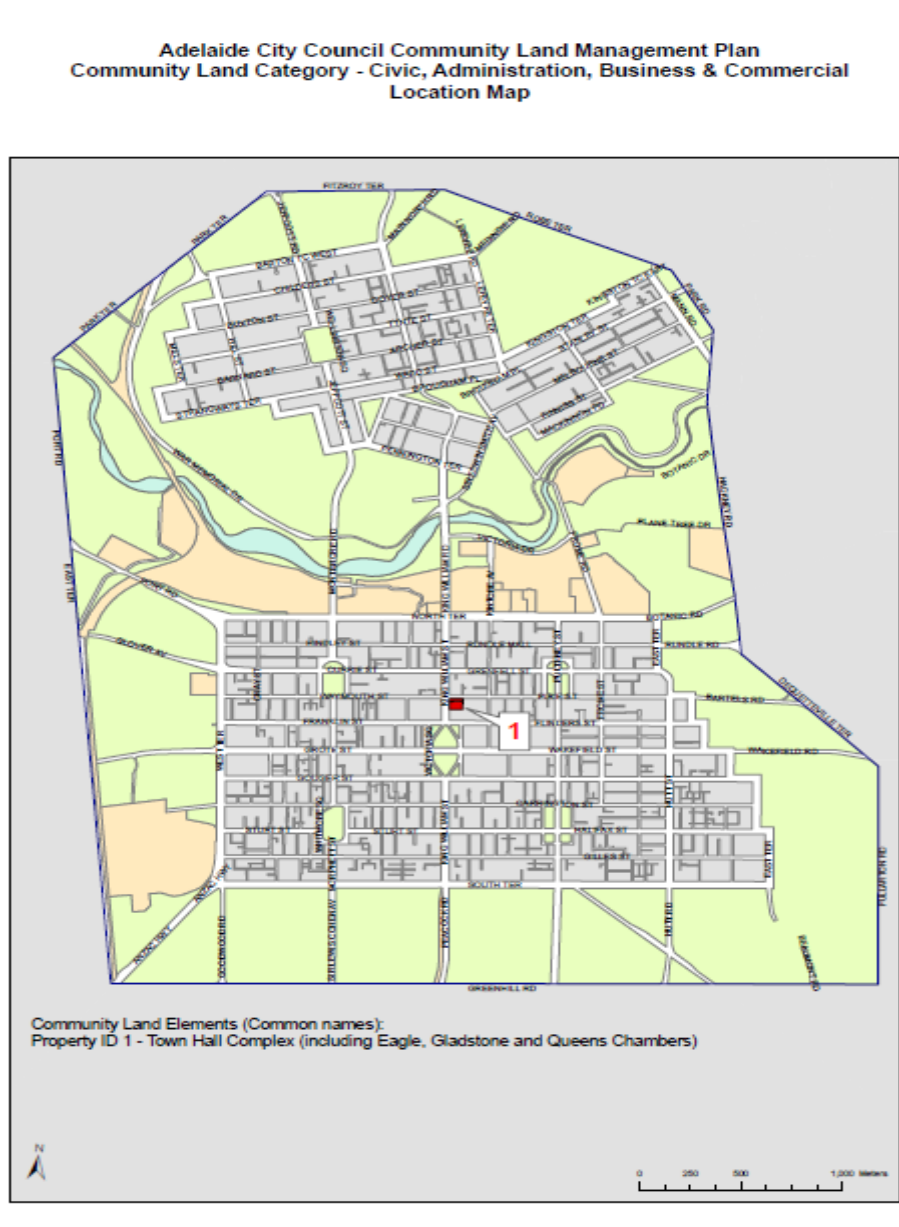


Diagram 2: Adelaide Town Hall Precinct site plan

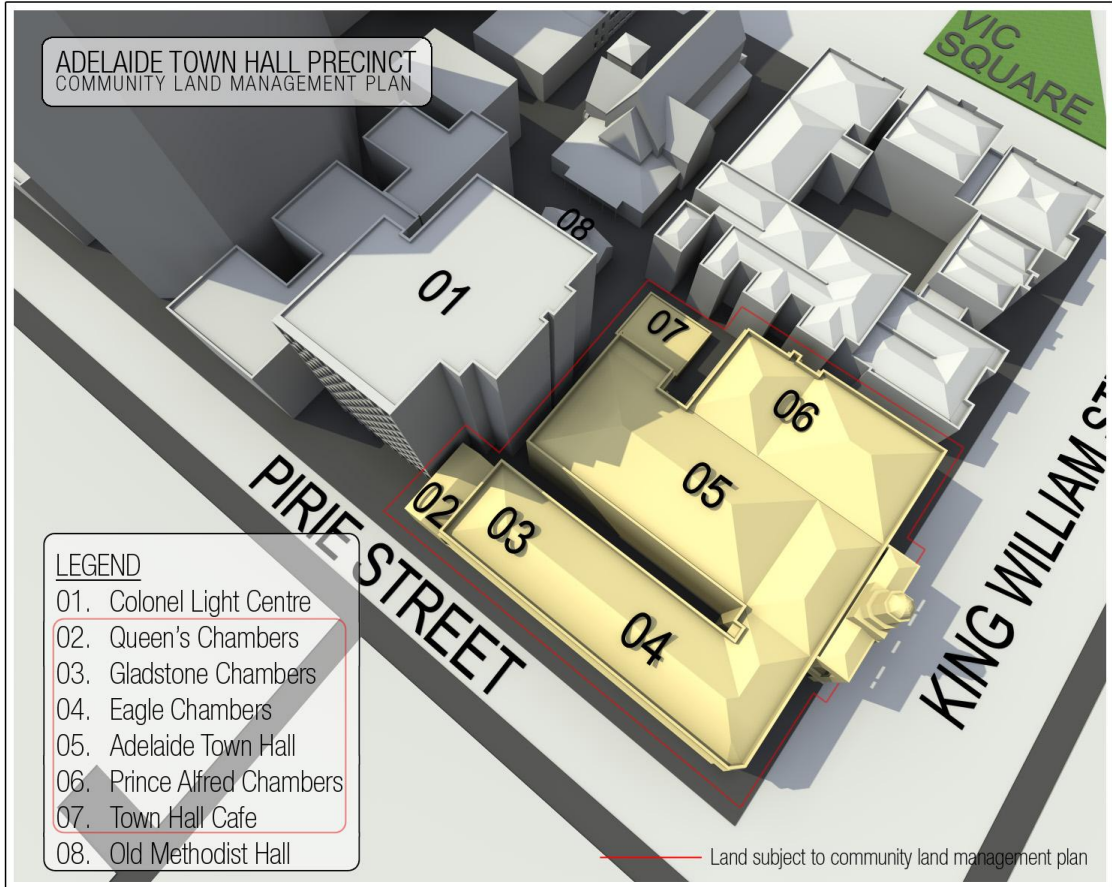


Diagram 3: Precinct site plan aerial photo delineating Adelaide Town Hall Complex community land boundary

Adelaide City Council Community Land Management Plan
Category - Civic, Administration, Business & Commercial
Detail Map 1 of 1

Town Hall Complex (including Eagle, Gladstone and Queens Chambers)
Legal Description - CT5858/13



2.2 A brief summary of the history of the Precinct

1866

Adelaide Town Hall completed including the balcony and Albert Tower.

1869

Prince Alfred Hotel completed. The Hotel was adjacent to the Town Hall on the southern side (fronting King William Street). The Hotel was taken over by the Corporation in the 1950s for its own use and became known as the Prince Alfred Chambers

1869

Queen's Chambers completed (19 Pirie Street). The Chambers were originally leased as commercial offices until taken over by the Corporation in the 1950s for its own use

1876

Eagle Chambers completed (corner of King William and Pirie Streets). The Chambers were originally leased as commercial offices until taken over by the Corporation in the 1950s for its own use

1880

Gladstone Chambers completed (located between Eagle Chambers and Queen's Chambers). The Chambers were originally leased as commercial offices until taken over by the Corporation in the 1950s for its own use

1915

The Council built an administration building erected behind Queen's Chambers

1970s

The Colonel Light Centre was built which required the demolition of the 1915 administration building and the Pirie Street Wesleyan Church (adjacent to Queen's Chambers)

2.3 Heritage status

The Adelaide Town Hall, Prince Alfred Chambers, Queen’s Chambers, Eagle Chambers, and Gladstone Chambers are included in the Register of State Heritage Places.

The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide (City) Development Plan.

3. Details of the Community Land Management Plan

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

For the purposes of this CLMP, the Adelaide Town Hall Complex comprises:

- Adelaide Town Hall (including the Prince Alfred Chambers) and
- Eagle Chambers, Gladstone Chambers, and Queen’s Chambers.

Name of Property	Location	Certificates of Title	Current Use
Adelaide Town Hall (including the Prince Alfred Chambers)	King William Street	Volume 5858/Folio 13	Civic/commercial
Eagle Chambers, Gladstone Chambers, and Queen’s Chambers	1-19 Pirie Street	Volume 5858/Folio 13	Administrative/office

3.2 Owner (Section 196(4))

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

4. Adelaide Town Hall (including the Prince Alfred Chambers)

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

The land is held for the purpose of providing:

- Meeting rooms for the conduct of Council business
- Offices and other facilities to assist the Mayor and Councillors undertake their governance responsibilities
- Function rooms for use by Council, community groups and the public with catering services provided by Spotless Services Australia Ltd trading as Epicure Town Hall Catering (under Agreement expiring 30 June 2010)
- Outside café for public use under Licence Agreement with Briheath Pty Ltd trading as Town Hall Café to manage and operate the Garden Café (Period of lease September 2009 to September 2013).

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

The objectives are to:

- (a) Preserve and enhance the heritage character of the building Act as the seat of governance for the City of Adelaide
- (b) Be the focal point and centre for the leadership and life of the community of the City of Adelaide
- (c) Ensure that commercial use of the Town Hall facilities be restricted to avoid crowding out of community use

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.

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

(1) Function rooms

The function rooms are managed in accordance with Council Policy "Use of Council's Civic Rooms" (October 2002)

For the purposes of this Policy, the Civic Rooms are those rooms which are available to be utilised for activities other than for formal Council business comprising the Council Chamber, Colonel Light Room, Queen Adelaide Room and Lady Mayoress's Room. The Civic Rooms are available to both internal and external parties to Council.

Policy Objective

Council will encourage public engagement in matters of civil and civic concern and will maintain a sense of history and community involvement by allowing restricted use of the Civic Rooms.

Policy Statements

- Council will support the use of the Civic Rooms by recognised bodies and groups for restricted activities associated with civil or civic purposes. Preferable formats include public hearings, debates and discussions.
- The Civic Rooms are not to be used for commercial purposes.
- Council will support the use of the Civic Rooms by recognised bodies and groups for special and commemorative events such as birth dates for Colonel Light and Queen Adelaide and Australia Day Citizenship Ceremonies.
- The Lord Mayor shall approve each event.
- The use of the Civic Rooms must not clash with Council business or occupancy of the adjacent rooms by the Lord Mayor, Councillors and staff.
- Council will ensure that appropriate guidelines are in place over the use of the Civic Rooms to ensure the rooms are properly maintained and adequately protected from damage at all times.

Fees and charges for use of the Civic Rooms are set annually under delegation to Council's Chief Executive Officer.

(2) Garden Café

The Garden Café is managed in accordance with the Licence Agreement with Briheath Pty Ltd.

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

Council's City Services & Facilities Committee receives monthly performance reports on the properties managed by the Properties Portfolio. These include Corporate Properties of the Town Hall and Colonel Light Centre.

5. Eagle Chambers, Gladstone Chambers, and Queen's Chambers

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

The land is held for the purpose of providing:

- (a) Office accommodation for the Councillors
- (b) Office accommodation for use by Council's administration

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

The primary objectives are to preserve and enhance the heritage character of the buildings and ensure the accommodation arrangements satisfy all requirements and relevant Council Policies.

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

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

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

Council's City Services & Facilities Committee receives monthly performance reports on the properties managed by the Properties Portfolio. These include Corporate Properties of the Town Hall and Colonel Light Centre.

6. Public consultation

Section 197 of the Act requires Council to consult with the public on the proposed Plan 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 Community Land Management Plans 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.

7. Certificate of Title



CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886



South Australia

VOLUME 5868 FOLIO 13
Edition 1
Date Of Issue 29/10/2001
Authority TG 9130619

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.


DEPUTY REGISTRAR-GENERAL 

REGISTERED PROPRIETOR IN FEE SIMPLE

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

DESCRIPTION OF LAND

TOWN ACRE 203 CITY OF ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED C FOR DRAINAGE PURPOSES (TG 9130619)

SUBJECT TO THE EASEMENT OVER THE LAND MARKED A (TG 9130619)

SUBJECT TO EASEMENTS OVER THE LAND MARKED B AND D (TG 9130619)

SCHEDULE OF ENDORSEMENTS

9130620 LEASE TO THE CORPORATION OF THE CITY OF ADELAIDE COMMENCING ON 27.4.2001 AND EXPIRING ON 26.4.2100 OF A RIGHT OF WAY AND EASEMENT AND EASEMENTS OVER PORTION OF C.T.5453/240 HELD APPURTENANT HERETO-DEALINGS WITH THE WITHIN LAND ARE TO INCLUDE LEASE 9130620

9130621 LEASE TO MINISTER FOR GOVERNMENT ENTERPRISES COMMENCING ON 27.4.2001 AND EXPIRING ON 26.4.2100 OF A RIGHT OF WAY AND EASEMENT AND AN EASEMENT OVER PORTION HELD APPURTENANT TO C.T.5453/240

PAGE 1 OF 3 End of Text

