



Adelaide City Council

Community Land Management Plan

James Place Public Toilet



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Community Land Management Plan

James Place Public Toilet

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 other properties under the care and control of Council used for the purposes of providing public toilet facilities.

With the exception of the James Place Public Toilet, the public toilets and/or the land associated with the public toilets is either the subject of other Community Land Management Plans (CLMPs) or the community land classification has been revoked.

The management plan for the James Place Public Toilet is referred to as the James Place Public Toilet Community Land Management Plan.

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. 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.

Section 197 of the Act specifies the public consultation process associated with the development of the CLMP. This matter is addressed in section 3 of this document.

2. Details of the Community Land Management Plan

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

Name of Property: James Place Public Toilet

Location: 23-25 James Place

Certificate of Title: Volume 3199/Folio 33

A locality map showing the James Place Public Toilet site is presented in Diagram 1.

An aerial photo delineating the community land boundary for the James Place Public Toilet site is presented in Diagrams 2.

2.2 Owner (Section 196(4))

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

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

The land is used for the purpose of providing:

- Toilets for the benefit and convenience of the visitors and shoppers. Male, female, and disabled toilets are provided for public use
- A display show case for the promotion of Spend-Less Shoes (under monthly tenancy Licence Agreement).

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

The objectives for management of the toilets are to provide:

- A community facility for local and public use
- An appropriately maintained facility in an environmentally sensitive manner
- A public convenience which is safe and free from potential hazards to minimise Council's exposure to complaints and other actions.

2.5 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.

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

The toilets are managed and maintained in accordance with Council's programmed maintenance and works schedule.

A major upgrade to the Toilet is scheduled for 2010/11 (budget \$160,000) to refurbish female & disabled toilets (first stage) including tiles, fittings, lighting, plumbing equipment, painting walls & façade upgrade. Male toilet facilities are a separate project (stage 2) to be scheduled at a later stage.

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

The toilets are subject to Council's standard levels of maintenance service and the Licence Agreement arrangement with Spend – Less Shoes.

Diagram 1: James Place Public Toilet site locality map

Adelaide City Council Community Land Management Plan
Community Land Category - Public Facilities

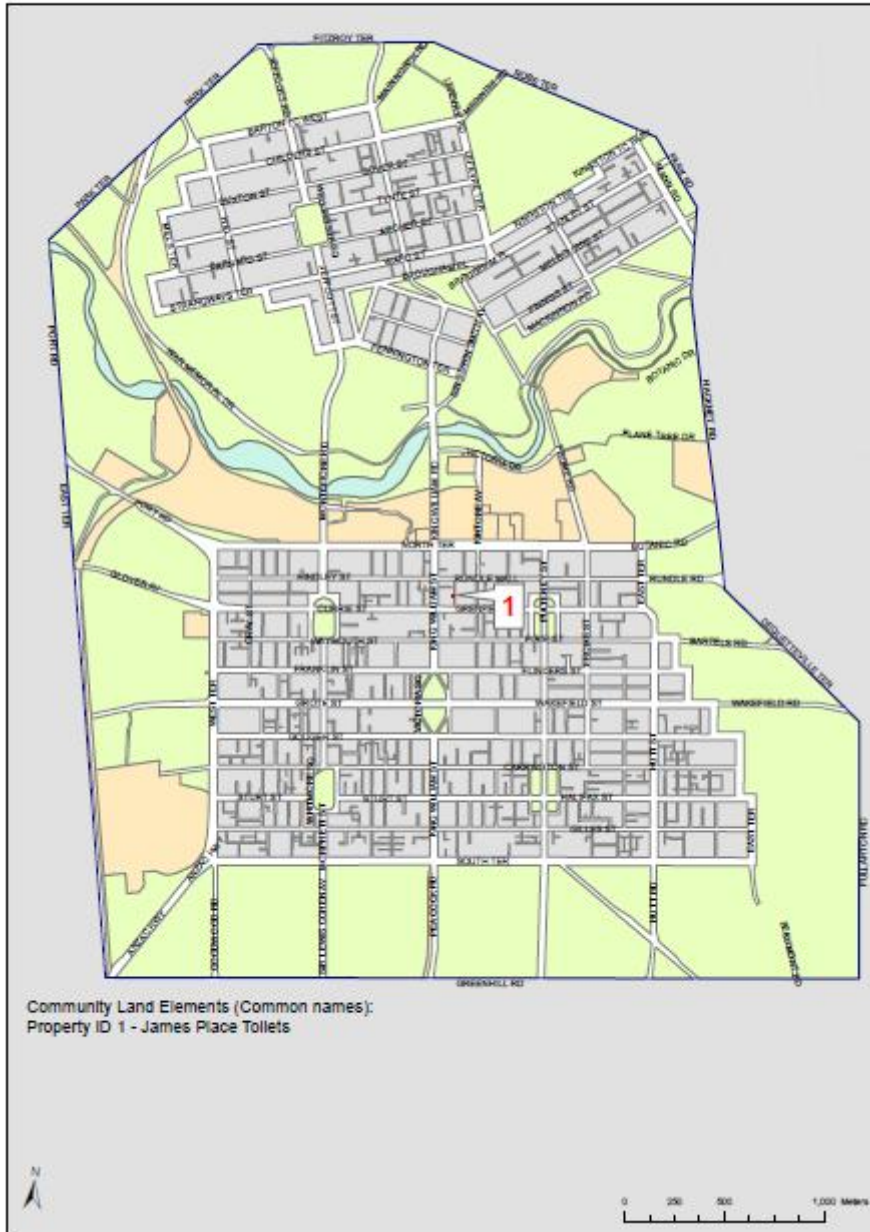
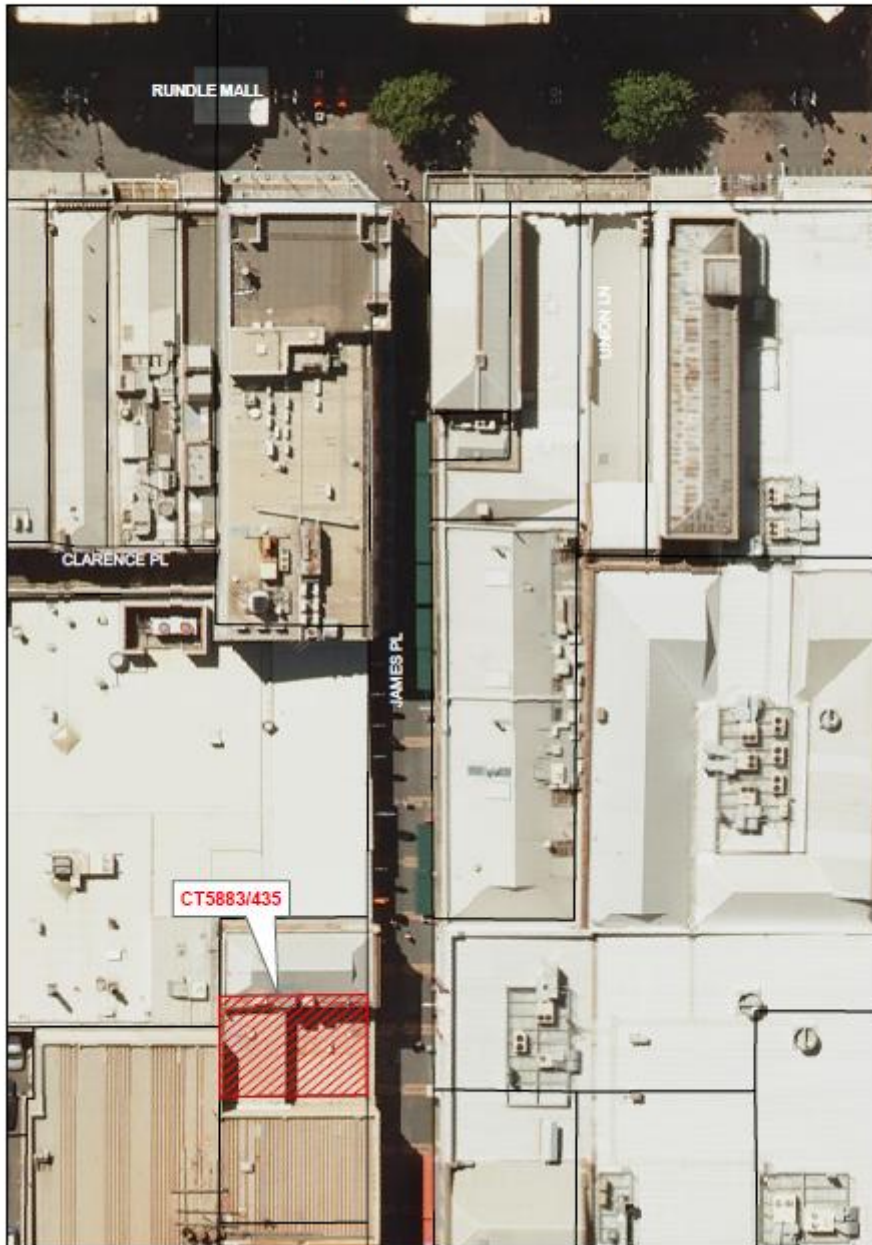


Diagram 2: Aerial photo delineating James Place Public Toilet community land boundary

Adelaide City Council Community Land Management Plan
Community Land Category - Public Facilities
Detail Map 1 of 1

James Place Toilets
Legal Description - CT5883/435



3. 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.

4. Certificate of Title**Title Register Search**
LANDS TITLES OFFICE, ADELAIDE
For a Certificate of Title issued pursuant to the Real Property Act 1886

25 JAMES PLACE.
TA 108
CP. (3)

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5883 FOLIO 435 *

COST : \$16.80 (GST exempt) PARENT TITLE : CT 3199/33
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131 DATE OF ISSUE : 15/11/2002
SEARCHED ON : 15/01/2008 AT : 14:32:52 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 123 FILED PLAN 181775
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO A RIGHT OF SUPPORT OVER THE LAND MARKED A (T 2475926)

TOGETHER WITH A RIGHT OF SUPPORT OVER THE LAND MARKED B APPURTENANT ONLY
TO THE LAND MARKED X (T 2416392)

SCHEDULE OF ENDORSEMENTS

378089 ENCUMBRANCE TO JAMES ANGAS JOHNSON OF PORTION

416670A ENCUMBRANCE TO GEORGE FRASER OF PORTION

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

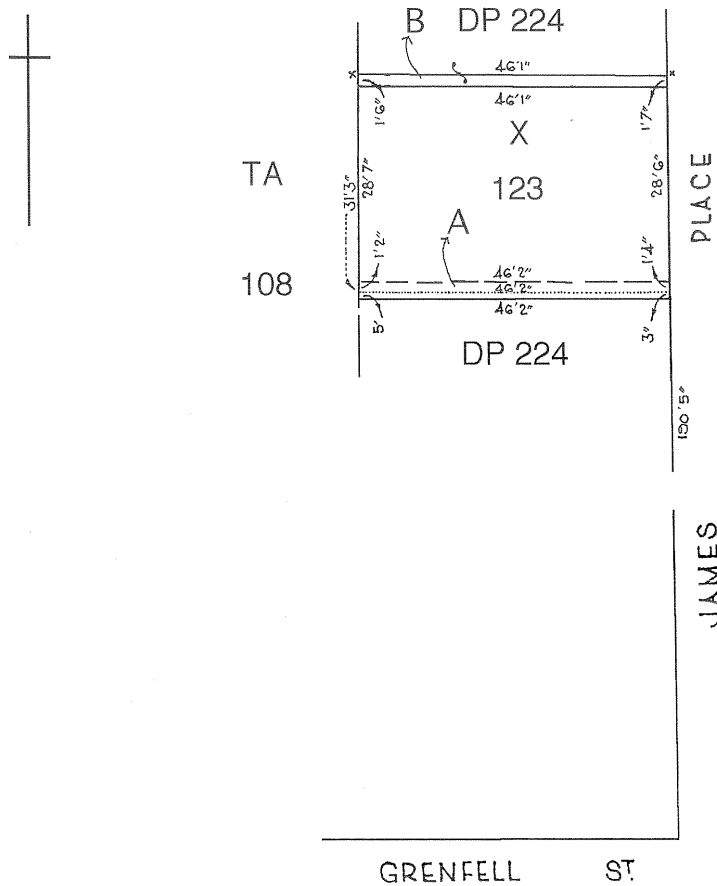
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 3199/33

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5883 FOLIO 435
SEARCH DATE : 15/01/2008 TIME: 14:32:52

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3199/33
SEE TITLE TEXT FOR EASEMENT DETAILS

LAST PLAN REF: DP 224



20 10 0 20 FT

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION