



# **CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE**

**Agenda and Reports**

for the meeting on

**Tuesday, 6 May 2025**

**at 6.15 pm**

**in the Colonel Light Room, Adelaide Town Hall**

**Our Adelaide.  
Bold.  
Aspirational.  
Innovative.**

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE  
Meeting Agenda, Tuesday, 6 May 2025, at 6.15 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
Councillor Martin (Deputy Chair)  
Councillors Abrahamzadeh, Couros, Davis, Giles, Dr Siebentritt and Snape

## Agenda

| Item |   | Pages   |
|------|---|---------|
| 1.   | <b>Acknowledgement of Country</b>   |         |
|      | At the opening of the City Planning, Development and Business Affairs Committee meeting, the Chair will state:  |         |
|      | 'Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.' |         |
|      | And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'   |         |
| 2.   | <b>Apologies and Leave of Absence</b>   |         |
|      | Nil   |         |
| 3.   | <b>Confirmation of Minutes - 1/4/2025</b>   |         |
|      | That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 1 April 2025, be taken as read and be confirmed as an accurate record of proceedings.  |         |
|      | View public <a href="#">1 April 2025 Minutes</a> .  |         |
| 4.   | <b>Declaration of Conflict of Interest</b>  |         |
| 5.   | <b>Deputations</b>  |         |
| 6.   | <b>Workshops</b>  |         |
|      | Nil   |         |
| 7.   | <b>Reports for Recommendation to Council</b>  |         |
| 7.1  | Proposed Amendment of the Community Land Management Plan (CLMP) - Adelaide Central Market and Results of Public Consultation  | 3 - 34  |
| 8.   | <b>Reports for Noting</b>   |         |
|      | Nil   |         |
| 9.   | <b>Exclusion of the Public</b>  | 35 - 37 |
|      | In accordance with sections 90(2), (3) and (7) of the <i>Local Government Act 1999</i> (SA) the City Planning, Development and Business Affairs will consider whether to discuss in confidence the reports contained within section 10 of this Agenda.  |         |
| 10.  | <b>Confidential Reports for Recommendation to Council</b>   |         |
| 10.1 | Strategic Property Matter - Rundle Street UPark [S90(3) (b), (d)]   | 38 - 94 |
| 11.  | <b>Closure</b>  |         |

# Agenda Item 7.1

## Proposed Amendment of the Community Land Management Plan (CLMP) - Adelaide Central Market and Results of Public Consultation

Strategic Alignment - Our Places  
Public

**Tuesday, 6 May 2025**  
**City Planning, Development and Business Affairs Committee**  
**Program Contact:**  
Mike Philippou, Associate Director Strategic Property & Commercial

**Approving Officer:**  
Tom McCready, Director City Infrastructure

## EXECUTIVE SUMMARY

The purpose of this report is to seek Council's consideration of the public consultation results and the adoption of the amended Community Land Management Plan - Adelaide Central Market.

At its meeting on 11 February 2025, Council authorised the Administration to proceed with public consultation on the amended Community Land Management Plan for the Adelaide Central Market.

A change of use was proposed for the Grote Street Building (which includes Federal Hall and the Market Tower) from administrative use to events and activation space, commercial and retail. This change will ensure consistent use throughout the Adelaide Central Market.

A total of 20 submissions were received during the consultation period. A summary of the consultation feedback is available within **Attachment A** - Public Consultation Results.

This report seeks Council's consideration of the public consultation results and the adoption of the amended Community Land Management Plan - Adelaide Central Market.

## RECOMMENDATION

The following recommendation will be presented to Council on 13 May 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the results of the public consultation of the amended Community Land Management Plan (CLMP) for the Adelaide Central Market, contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 May 2025.
2. Adopts the amended Community Land Management Plan – Adelaide Central Market as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 May 2025.
3. Notes, that public notice of the adoption of the Community Land Management Plan for the Adelaide Central Market will be published in the Government Gazette.

# IMPLICATIONS AND FINANCIALS

|  |  |
|--|--|
| City of Adelaide<br>2024-2028<br>Strategic Plan                        | <p><b>Strategic Alignment – Our Economy</b></p> <p>Continue the support for the Adelaide Central Market Authority (ACMA) Subsidiary and the delivery of the ACMA Charter and Business Plans.</p>               |
| Policy   | The Council's Community Consultation Policy prescribes public consultation for the amendment to a Community Land Management Plan under Sections 197 and 198 of the <i>Local Government Act 1999 (SA)</i> .     |
| Consultation   | In accordance with Section 198 of the <i>Local Government Act 1999 (SA)</i> consulted with the public on amendments to the Community Land Management Plan that significantly impact the community's interests. |
| Resource   | Not as a result of this report   |
| Risk / Legal /<br>Legislative  | The <i>Local Government Act 1999 (SA)</i> governs how this matter should be managed under Sections 197, 198 and 199.   |
| Opportunities  | The adoption of the amended Community Land Management Plan provides the opportunity for the Grote Street Building to have the same permitted use as the ground floor of the Adelaide Central Market.           |
| 24/25 Budget<br>Allocation   | Not as a result of this report   |
| Proposed 25/26<br>Budget Allocation                                    | Not as a result of this report   |
| Life of Project,<br>Service, Initiative<br>or (Expectancy of)<br>Asset | Not as a result of this report   |
| 24/25 Budget<br>Reconsideration<br>(if applicable)                     | Not as a result of this report   |
| Ongoing Costs<br>(e.g. maintenance<br>cost)                            | Not as a result of this report   |
| Other Funding<br>Sources   | Not as a result of this report   |

# DISCUSSION

1. The Community Land parcel is Allotment 1000 in Deposited Plan 127498 in Certificate of Title Volume 6257 Folio 377 at 44-60 Gouger Street, Adelaide.
2. The amendment of the Community Land Management Plan (CLMP) for the Adelaide Central Market is the change of use at the Grote Street Building (which includes Federal Hall and Market Tower). The proposed use is events and activation space for hire, commercial, and retail, consistent with the ground-floor use of the Adelaide Central Market.
3. As presented to Council on the 11 February 2025 for the purpose of Community Consultation, the proposed amendment of the CLMP for the Adelaide Central Market was required, due to a number of changes, namely.
  - 3.1. The Adelaide Central Market Authority was established under Section 42 of the Act.
  - 3.2. The Adelaide Central Market Authority Charter was adopted and Gazetted.
  - 3.3. A Headlease was executed between The Corporation of the City of Adelaide and The Adelaide Central Market Authority.
  - 3.4. The Adelaide Central Market Authority Board was established.
  - 3.5. A proposed change of use of the Grote Street Building (Federal Hall and Market Tower) from administrative use to events and activation space, commercial and storage use, consistent with the ground floor of the market.
4. All other amendments post community consultation have been minor and primarily relate to formatting changes to meet the current standard CLMP template and removing the word 'Proposed' of the cover page and amendment of the date reference.

## Public Consultation process

5. Public consultation was conducted in accordance with Sections 197 and 198 of the *Local Government Act 1999 (SA)* and in accordance with Council's Community Consultation policy. The public consultation commenced on 24 February 2025 and concluded on 17 March 2025.
6. The public consultation sought feedback on:
  - 6.1. The change of use of the Grote Street Building (Federal Hall and Market Tower) from administration use to events and activation space, commercial and retail consistent with the ground floor of the Adelaide Central Market.
  - 6.2. Support for the proposed amendment to the Community Land Management Plan – Adelaide Central Market.
7. Information relating to the amendment to the Community Land Management Plan—Adelaide Central Market was on display in the Customer Service Centre, Council Libraries, and Community Centres. A hard copy of the consultation pack can be viewed at [Link 1](#).
8. Public notices were placed in the Government Gazette, the Advertiser, Our Adelaide and City of Adelaide's website.
9. Distribution of 300 letters to the residents, stallholders, restaurants, shops and businesses of the Adelaide Central Market and stakeholders in close proximity to Adelaide Central Market, setting out the change of use of the Federal Hall and Market Tower located in the Grote Street Building.
10. All content directed the Public to Council's public consultation portal "Our Adelaide", the specific consultation page can be viewed at [Proposed Community Land Management Plan – Adelaide Central Market | Our Adelaide](#)

## Consultation Results

11. Online Activity during consultation the period included:
  - 11.1. 184 unique visitors to the site
  - 11.2. 245 overall site visits
  - 11.3. 300 page views
  - 11.4. 20 submissions.

12. Results for the change of use to the Grote Street Building (which includes the Federal Hall and Market Tower) were:
  - 12.1. 57.89% strongly agreed, 10.53% agreed, meaning 68.42% of feedback was favourable
  - 12.2. 21.05% were neutral
  - 12.3. 10.53% strongly disagreed.
13. Results for overall support of the amended Community Land Management Plan – Adelaide Central Market
  - 13.1. 57.89% strongly agreed, 15.79% agreed, meaning 73.68% of feedback was favourable
  - 13.2. 10.53% were neutral
  - 13.3. 15.79% strongly disagree.
14. Reasons for disagreement included a desire not to change the Market, request for more support for the traders, less focus on events in favour of a focus on market services.
15. A full list of responses is available within **Attachment A - Public Consultation Results** (Page 6).

#### **Conclusion**

16. The overwhelming majority of feedback supported the specific change of use and the CLMP amendments more broadly.
17. The changes will support the market and provide additional commercial and retail space and provide ability of events and activation, attracting more visitors to the Adelaide Central Market. These benefits are well supported by the community as shown by the consultation results.

#### **Next Steps**

18. Subject to Council adoption of the amended Community Land Management Plan:
  - 18.1. Administration will place the public notice in the Government Gazette of Council's adoption of the Community Land Management Plan – Adelaide Central Market pursuant to Section 198(4) of the *Local Government Act 1999 (SA)*.
  - 18.2. The Community Land Register will be updated to reflect Council's decision.

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## **DATA AND SUPPORTING INFORMATION**

**Link 1 – Public Consultation Pack**

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## **ATTACHMENTS**

**Attachment A – Public Consultation Results**

**Attachment B - Amended Community Land Management Plan – Adelaide Central Market**

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- END OF REPORT -

Closed

**Submission Form**Proposed Community Land Management Plan – Adelaide Central Market**20**

Contributors

**20**

Contributions

**Contribution Summary****1. Are you in support of the Grote Street Building (which includes Federal Hall and Market Tower) change of use for events and activation space, commercial and retail?**

Select Box | Skipped: 1 | Answered: 19 (95%)

Strongly agree



Agree



Neutral



Disagree



Strongly disagree



0%

20%

40%

60%

80%

**Answer choices****Percent****Count**

Strongly agree

57.89%

11

Agree

10.53%

2

Neutral

21.05%

4

Disagree

0%

0

Strongly disagree

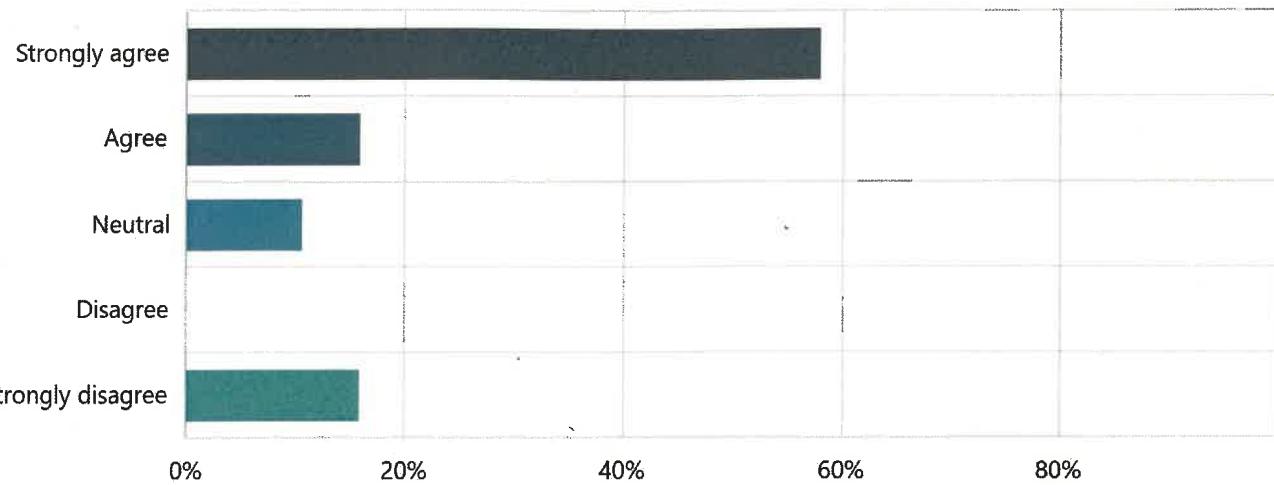
10.53%

2

**Total****100.00%****19**

## 2. Are you in support of the amended Community Land Management Plan - Adelaide Central Market?

Select Box | Skipped: 1 | Answered: 19 (95%)



| Answer choices    | Percent        | Count     |
|-------------------|----------------|-----------|
| Strongly agree    | 57.89%         | 11        |
| Agree             | 15.79%         | 3         |
| Neutral           | 10.53%         | 2         |
| Disagree          | 0%             | 0         |
| Strongly disagree | 15.79%         | 3         |
| <b>Total</b>      | <b>100.00%</b> | <b>19</b> |

### 3. Do you have any further comments about the amended Community Land Management Plan – Adelaide Central Market?

Long Text | Skipped: 8 | Answered: 12 (60%)

#### Sentiment

No sentiment data

#### Tags

No tag data

#### Featured Contributions

No featured contributions

# Our Adelaide

Report Type: Project

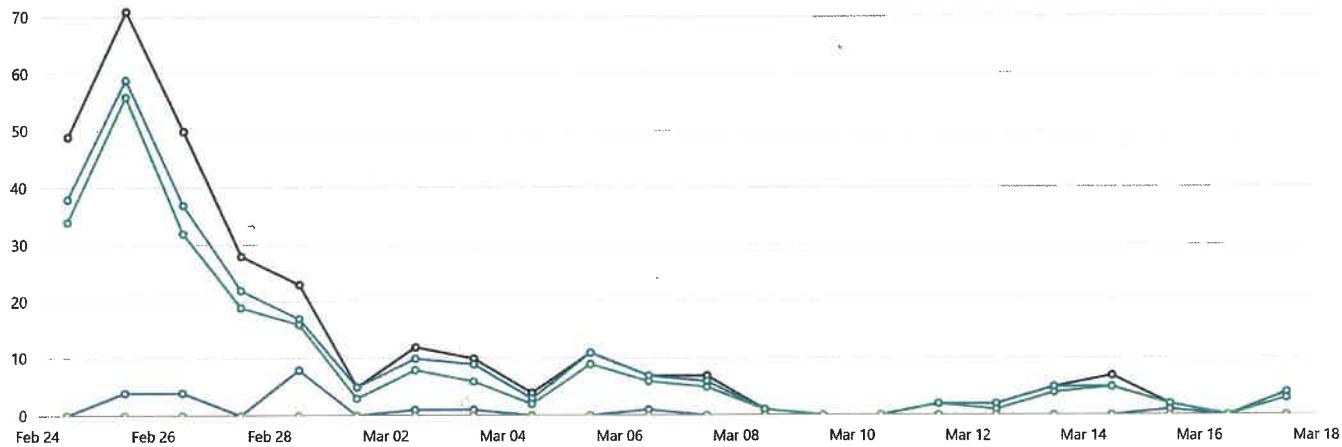
Project Name: Proposed Community Land Management Plan – Adelaide Central Market

Date Range: 24-02-2025 - 17-03-2025

Exported: 18-03-2025 08:26:57

## Performance Summary

Information regarding key visitation and utilisation metrics for your Site or projects.



300  
Views

245  
Visits

184  
Visitors

20  
Contributions

20  
Contributors

0  
Followers

**Views** - The number of times a Visitor views any page on a Site.

**Visits** - The number of end-user sessions associated with a single Visitor.

**Visitors** - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.

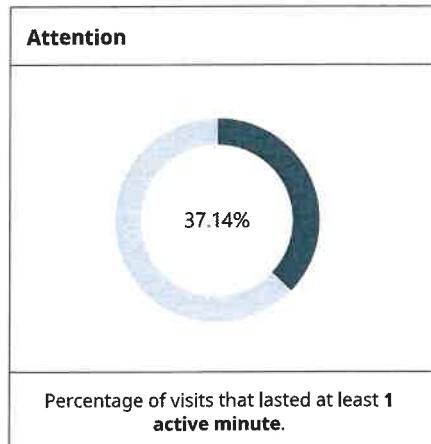
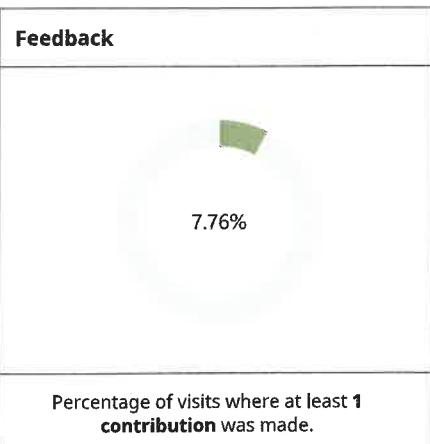
**Contributions** - The total number of responses or feedback collected through the participation tools.

**Contributors** - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.

**Followers** - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.

## Conversions

Information regarding how well your engagement websites converted Visitors to perform defined key actions.



## Participation

Information regarding how people have participated in your projects and activities.

### Contributions by Activity

Contributions by Activity is a breakdown of contributions across each tool

| Activity | Contributions | %    |
|----------|---------------|------|
| Form     | 20            | 100% |

### Top Activities

Top Activities is the top 5 tools that received the highest contributions

| Activity | Page Name   | Contributions | Contributors |
|----------|---|---------------|--------------|
| Form     | Proposed Community Land Management Plan – Adelaide Central Market | 20            | 20           |

## Projects

The current number of published projects on your site

| Engagement Time      |         |                     |
|----------------------|---------|---------------------|
| 0 Days               | 4 Hours | 47 Minutes          |
| Feb 25th 2025        |         | Tuesday             |
| Peak Visitation Date |         | Peak Visitation Day |

### Top Visited Pages

Summary information for the top five most visited Pages.

| Page Name   | Visitation % | Visits | Visitors |
|---|--------------|--------|----------|
| Proposed Community Land Management Plan – Adelaide Central Market | 100%         | 245    | 184      |

## People

Information regarding who has participated in your projects and activities.

### Follower Activity

Information regarding the activity of registered Members who have 'followed' or subscribed to one or more projects.



**0**  
Total Followers

**0**  
New Followers

**0**  
Total Follows

**0**  
New Follows

**Total Followers** - The number of unique Members who have 'followed' at least one project.

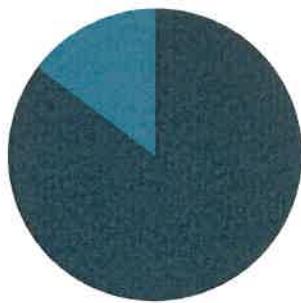
**New Followers** - The number of new unique Members who have 'followed' at least one project within the specified reporting date range.

**Total Follows** - The number of total 'follows' performed by all Followers across all projects. Each Follower may record multiple Follows.

**New Follows** - The number of new total 'follows' performed by all Members across all projects within the specified reporting date range.

### Visitor Profile

Visitor Profile is a comparison between new visitor and returning over the selected period



- 1st Time: 157 - 85.33%
- Returning: 27 - 14.67%

**First Time** - The number of Visitors that are visiting a Site for the first time within the reporting date range.

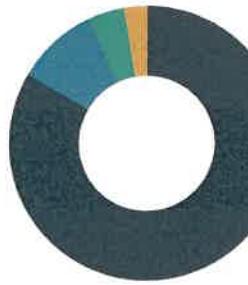
**Returning** - The number of Visitors that have made more than one Visit to a Site within the reporting date range.

## Acquisition

Information regarding the method by which Visitors arrived to your Site or projects.

### Referral Types

Referral traffic is the segment of traffic that arrives on your website through another source, like through a link on another domain.



- Direct: 156 - 83.42%
- Search Engine: 18 - 9.63%
- Websites: 8 - 4.28%
- Social Media: 5 - 2.67%
- Campaigns: 0 - 0.00%

**Direct** - Visitors who have arrived at a Site by entering the exact web address or URL of the page.

**Search Engine** - Visitors who have arrived at a Site via a search engine. Such as Google, Yahoo, etc.

**Websites** - Visitors who have arrived at the Site after clicking a link located on an external website.

**Social Media** - Visitors who have arrived at a Site by clicking a link from a known social media site such as Facebook, X, LinkedIn, etc.

**Campaigns** - Visitors who have arrived through a campaign (using a UTM). See your email campaign report for more details on campaigns sent from this platform.

## Downloads

Information regarding your downloads, the total set of unique documents downloaded, total downloads of all files, and your top downloads.



| <b>Top Downloads</b><br>Top file downloads in your selection, ordered by the number of downloads. |                  |                  |
|---|------------------|------------------|
| <b>File Title</b>   | <b>File Type</b> | <b>Downloads</b> |
| Proposed CLMP Amendment - Adelaide Central Market Complex.pdf                                     | PDF              | 81               |
| Engagement Pack - CLMP Adelaide Central Market.pdf  | PDF              | 26               |

## Email Campaigns

Information regarding your email campaigns, your total campaigns, the total number of recipients, and your top campaigns by click-through rate (clicks as a percentage of total recipients).



| <b>Top Campaigns</b><br>Top email campaigns that have activity in your selection, ordered by click-through rate (clicks as a percentage of total recipients). |                   |               |                           |
|---|-------------------|---------------|---------------------------|
| <b>Campaign Name</b>  | <b>Recipients</b> | <b>Clicks</b> | <b>Click-through Rate</b> |
| Proposed Community Land Management Plan – Adelaide Central Market   | 135               | 16            | 11.85%                    |

**Submissions - Community Land Management Plan - Adelaide Central Market**

| <b>Submissions</b> | <b>Are you in Support of the Grote Street Building (which includes the Federal Hall and Market Tower) change of use for events and activation space, commercial and retail?</b> | <b>Are you in support of the amended Community Land Management Plan - Adelaide Central Market?</b> | <b>Do you have any further comments about the amended Community Land Management Plan - Adelaide Central Market?</b>  |
|--------------------|---|--|--|
| Recipient 1        | Strongly agree  | Strongly agree   | Fantastic initiative to ensure current and future use aligns with legislation.   |
| Recipient 2        | Strongly agree  | Strongly agree   | Sounds like a good idea.   |
| Recipient 3        | Strongly agree  | Strongly agree   | Make this easier for people.   |
| Recipient 4        | Neutral   | Strongly agree   | 1. Show the document with the amendments clearly highlighted<br>2. Provide a good 1-2 page summary of the before/after amendments  |
| Recipient 5        | Strongly agree  | Strongly disagree  | The Community Title has served us well.  |
| Recipient 6        | Agree   | Strongly agree   |  |
| Recipient 7        | Strongly agree  | Strongly agree   | Seems like a reasonable change. I visit the markets when I am in Adelaide to visit family, would like to see more retail and events for us to take in.   |
| Recipient 8        | Strongly agree  | Strongly agree   |  |
| Recipient 9        | Strongly agree  | Strongly agree   |  |
| Recipient 10       | Strongly agree  | Strongly agree   |  |
| Recipient 11       | Strongly agree  | Strongly agree   | No.  |
| Recipient 12       | Strongly agree  | Strongly agree   | Fantastic draw card to Adelaide CBD, with more events will increase revenue from tourism to Adelaide and South Australia.  |
| Recipient 13       | Strongly disagree   | Strongly disagree  | I understand the need to update that allotment but the market feels like it is dying and the affordability is no longer viable for all the small businesses that have had to shut down during the rebuild. We need to support the small business owners and keep and expand the existing vibe. There is very little to attract ongoing visitors. An event space is looking at "one offs" rather than consistent community attractions. I have been a weekly central market customer and really want it back to where it was. |
| Recipient 14       |   | No questions answered. Email and address provided.   | I don't understand what the below statement means - what will be the change to how the Central Markets are currently being used?<br>'The major amendment is the proposed use of the Grote Street Building (which includes Federal Hall and Market Tower). The proposed use is events and activation space for hire, commercial and retail.'  |
| Recipient 15       | Neutral   | Neutral  | What are you talking about. Stop trying to do fluffy events and just focus on doing the essential things to an excellent standard!   |
| Recipient 16       | Strongly disagree   | Strongly disagree  | A market serves an essential purpose - stop trying to hijack it for bourgeoisie purposes.  |
|                    |   |  | The information provided here is not sufficient to allow for a sensible response. What sort of events, what does activation space mean and what type of commercial and retail? The primary objective must be to retain the nature of the market, cheap spaces to varied stall holders so that they can provide variety, quality and at an affordable price.  |
| Recipient 17       | Neutral   | Neutral  | This statement does not seem to say what is the present use of the Grote St building. So it is hard to approve a change of use.  |
| Recipient 18       | Neutral   | Agree  |  |
| Recipient 19       | Strongly agree  | Strongly agree   |  |
| Recipient 20       | Agree   | Agree  |  |

# COMMUNITY LAND MANAGEMENT PLAN

## ADELAIDE CENTRAL MARKET

APRIL 2025



## ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present, and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

## DOCUMENT PROPERTIES

### Record Details

HPRM Reference: ACC2025/39645

HPRM Container: 2017/03832

### Disclaimer

City of Adelaide has made every endeavour to ensure that the contents of this plan are accurate as at the date of publication. City of Adelaide must act to uphold and promote observance of the principles in Section 8 of the [Local Government Act 1999 \(SA\) \(legislation.sa.gov.au\)](http://legislation.sa.gov.au) in the performance of its roles and functions. As such, it reserves the right to periodically update supporting documents and information which inform this Community Land Management Plan in order for the Council to continue to observe those principles.

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## INTRODUCTION

Section 199 of the *Local Government Act 1999* (SA) requires a council to manage Community Land in accordance with a Community Land Management Plan (CLMP). Land owned by a council or under a council's care, control and management is classified as Community Land.

In accordance with Section 196 of the *Local Government Act 1999* (SA), Council must prepare and adopt a management plan for the Adelaide Central Market Complex. The initial CLMP was adopted by Council on 26 July 2010.

The two components within the Adelaide Central Market CLMP are:

- Market stalls and commercial tenancies on the ground level, the Adelaide Central Market Authority (ACMA) office located on level 1, and the Grote Street Building (which includes Federal Hall and the Market Tower)
- Adelaide Central Market UPark

## DETAILS OF THE COMMUNITY LAND MANAGEMENT PLAN

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

| Name of Property                                    | Location   | Certificates of Title    |
|---|--|--------------------------|
| 1a. Adelaide Central Market                         | 42-60 Gouger Street,<br>Adelaide,<br>41-59 Grote Street,<br>Adelaide and<br>1-12 Western Roadway | Volume 6257/Folio<br>377 |
| 1b. Adelaide Central Market Authority (ACMA) office | Level 1, 44-56 Gouger Street, Adelaide.  |                          |
| 1c. Grote Street Building                           | 43-55 Grote Street,<br>Adelaide.   |                          |
| 2. Adelaide Central Market UPark                    | 21-59 Grote Street,<br>Adelaide.   | Volume 6257/Folio<br>377 |

## Community Land Management Plan – Adelaide Central Market

*Figure 1 – Community Land Management Plan – Adelaide Central Market Complex  
Locality map*



**Diagram 1: Adelaide Central Market Complex**



### **Owner (Section 196(4))**

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

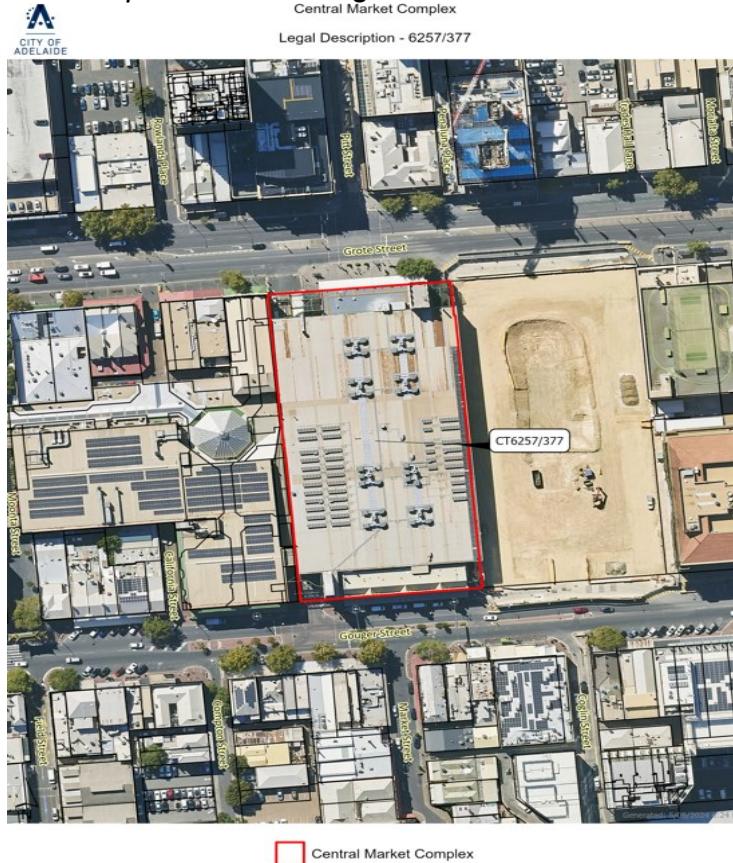
## 1. ADELAIDE CENTRAL MARKET

### 1.1 Description

Name of Property: Adelaide Central Market  
Location: 42-60 Gouger Street, Adelaide  
41-59 Grote Street Adelaide and  
1-12 Western Roadway  
Certificate of Title: Volume 6257 Folio 377

The Corporation of the City of Adelaide is the owner of the land described in Certificate of Title Volume 6257 Folio 377 Allotment 1000 in Deposited Plan 127498 (the **Land**).

*Figure 2 – Aerial photo delineating Adelaide Central Market Complex.*



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

The land is for the purposes of providing:

- Retail, commercial and office use
- Event and activation space
- Storage facilities
- Carparking discussed separately below
- Rights of Way
- Easements for Party Wall Support Rights
- Service Easements,
- Easements for Light and Air, Access, Emergency Egress and Façade maintenance

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

The objectives for the management of the land are to:

- Provide facilities for market, retail, commercial and office use
- Maintain the building in good condition
- Protect the heritage status of the building

The Adelaide Central Market Authority Charter (as amended from time to time) reflects the objectives for the management of the land, in accordance with the *Local Government Act 1999 SA (Act)*.

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

### Adelaide Central Market, Adelaide Central Market Authority Office, and Grote Street Building

The management of the land is considered (as far as practicable) with Council's relevant plans and policies (as amended from time to time), including but not limited to:

- Adelaide Central Market Authority Charter (including relevant agreements and policies referenced in the Charter)
- Headlease (the lease granted by the Council to the Authority in respect of the Market)
- City of Adelaide Strategic Plan
- Adelaide Central Market Authority Strategic Plan
- Conservation Management Plan
- Asset Management Policy
- Asset Management Plans for Buildings
- Long Term Financial Plan
- Community Consultation Policy
- Disability Access and Inclusion Plan Lighting Policy
- Safer City Policy
- National Competition Policy
- State Heritage Policy

In accordance with the *Local Government Act 1999 (SA)*, in the event of an inconsistency between the provision of an official plan or policy under another Act and the provisions of this CLMP, the provisions of the official plan or policy prevail to the extent of the inconsistency

### **1.5 Management arrangements (Section 196(3)(c))**

#### **Adelaide Central Market, Adelaide Central Market Authority Office, and Grote Street Building**

The Adelaide Central Market Authority was established under Section 42 of the *Local Government Act 1999 (SA)* to manage and operate the Adelaide Central Market.

The management consists of:

- Strategic Management Plans
- Annual Business Plan and Budget
- Regular reporting to ACMA Board
- Quarterly and annual reporting to Council
- Financial Management
- Asset Management Plans for Buildings

### **1.6 Performance targets and measures (Section 196(3)(d))**

Performance targets are:

- Ensure land is suitable for supporting market operations
- Generate optimal revenue that supports Council's services and functions
- Council's maintenance standards and levels of service
- Manage the Heritage building in accordance with the Conservation Management Plan and Asset Management Plans

Performance measures

- The performance of the land will be measured by the management and operational criteria of the Headlease arrangement and the criteria in the Adelaide Central Market Authority Charter (as amended from time to time)
- Conduct routine inspections of the facilities and continue to identify improvements to the infrastructure
- Ensure performance is meeting the requirements of the Conservation Management Plan

## **2. ADELAIDE CENTRAL MARKET UPARK**

### **2.1 Description**

The Adelaide Central Market UPark consists of the following components:

- The UPark situated on level one within the Adelaide Central Market. This component is owned by the Corporation of the City of Adelaide and is included in this CLMP.
- A portion of the car park to the west is above Market Plaza and China Town. This area is independently owned, but it is leased to the Corporation of the City of Adelaide and forms part of the Adelaide Central Market UPark operation. This portion is not Community Land.
- There are access ramps between the Corporation of the City of Adelaide-owned area and the leased areas.

### **2.2 Purpose for which land is held (Section 196(3)(b))**

The land is held for the purpose of providing:

- Car parking in support of market operations
- Rights of Way
- Easements for Party Wall Support Rights
- Service Easements,
- Easements for Light and Air, Access, Emergency Egress and Façade maintenance

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

The objectives for management of the land are to provide:

- Increase visitation to the market and within the UPark
- Maximise commercial return

### **2.4 Policies related to the management of the land (Section 196(3)(c))**

The management of the land is consistent with (as far as practicable) with Council's relevant plans and policies, including but not limited to:

- City of Adelaide Strategic Plan
- Disability Access and Inclusion Plan Lighting Policy
- Safer City Policy

## **2.5 Management arrangements (Section 196(3)(c))**

The UPark is managed and operated by the City of Adelaide.

## **2.6 Performance targets and measures (Section 196(3)(d))**

UPark is managed in accordance with the Council's Annual Business Plan and Budget.

### Heritage - Attachment A

The Gouger Street building and the Grote Street building are listed in the Development Plan as Local Heritage [City Significance] items.

The citation in the Development Plan extends the heritage curtilage to 12 metres back from the Grote Street and Gouger Street frontages.

The Grote Street Building includes Federal Hall and the Market Tower.

Attachment A provides a description of the history of the Adelaide Central Market relevant to the Adelaide Central Market Complex – Community Land Management Plan.

While all of the heritage listings are as one citation, the Market Tower is mentioned as an identifiable item.

#### Part of the history of the Adelaide Central Market relevant to the Adelaide Central Market Complex - Community Land Management Plan

The text presented below was copied from the City of Adelaide Heritage Study, October 1990, Volume One, part of a review of the City of Adelaide Plan 1986-1991.

“In 1900, plans were drawn of an impressive two storey brick façade facing Grote Street to replace the existing sheds.

The building will be in red brick, with terra-cotta facings, and will undoubtedly be seen to special advantage in Grote Street, the magnificent width of this thoroughfare given excellent opportunities for viewing architectural beauties.

As can be seen the building is to be two storeys in height, the lower of which is to be filled with shops, with handsome plate-glass fronts. The arches above the shop fronts are to be filled with stained glass, which will greatly add to the appearance.

Included in the plans was an 80 feet x 32 feet assembly room on the first floor where wedding parties, dances and parties could be held. (*Note: to become known as Federal Hall*).

The buildings nominated for the Register (the Grote Street buildings constructed in 1900, and the Gouger Street buildings erected in 1906) reflect the second phase of the construction of substantial buildings to be erected on the site that housed market functions.

The Grote St building is a two-storey brick building with a four storey tower to the western end of the building.

A modern steel-framed, mesh clad pedestrian and car park entrance is attached to both ends of the building. The brickwork used in all the walls of the building is of good quality. The bricks are laid in a Flemish bond and are, and were always designed to be, exposed.

The roof of the building is disguised behind a parapet. The building features a decorative brick parapet using profiled bricks. The brickwork to the tower has been laid to create a decorative scalloped pattern.

The Gouger Street shops constructed in 1906, are housed in a two-storey building of brick that features rendered decoration and parapets to the face of the building. The main features of the building are three distinctive gables, projecting from above the parapet.

Both buildings (the Grote and Gouger Street shops) are constructed in architectural styles popular at the time and therefore they represent an important architectural style and period.”

*Figure 3 – Certificate of Title: Adelaide Central Market Complex*

|   |  |   |
|---|--|---|
| <br>REAL PROPERTY ACT, 1886<br><br>The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching. | Product<br>Date/Time<br>Customer Reference<br>Order ID | Register Search (CT 6257/377)<br>30/04/2024 10:36AM<br>20240430002955 |
|    |  |   |

## **Certificate of Title - Volume 6257 Folio 377**

Parent Title(s) CT 6118/750  
Creating Dealing(s) RTU 13578573  
Title Issued 30/07/2021      Edition 1      Edition Issued 30/07/2021

### **Estate Type**

FEE SIMPLE

### **Registered Proprietor**

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

### **Description of Land**

ALLOTMENT 1000 DEPOSITED PLAN 127498  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

PORTION OF THE WITHIN LAND MARKED H1 ON D127498 IS LIMITED TO THE REDUCED LEVELS A.H.D. AS  
DESCRIBED ON D127498

### **Conditions**

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

### **Easements**

SUBJECT TO RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED AA. BA. CA ON D127498 (TG  
6824156)

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED G ON D127498 (T 433517)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED A ON D127498 FOR WATER  
SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED B ON D127498 FOR  
DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED H ON D127498 FOR  
SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH RIGHT(S) OF WAY WITH LIMITATIONS OVER THE LAND MARKED DA ON D127498 (TG 6824160)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED F ON D127498 (T 433516)

### **Schedule of Dealings**

NIL

### **Notations**

Dealings Affecting Title NIL

## Community Land Management Plan – Adelaide Central Market

*Figure 3 - Certificate of Title: Adelaide Central Market Complex*



Product Register Search (CT 6257/377)  
Date/Time 30/04/2024 10:36AM  
Customer Reference  
Order ID 20240430002955

**Priority Notices** NIL

**Notations on Plan** NIL

**Registrar-General's Notes**

PLAN FOR LEASE PURPOSES VIDE G50/1999

PLAN FOR LEASE PURPOSES VIDE G789/2000

PLAN DEPOSITED D127498

REGISTERED PROPRIETOR CONSENTS TO ENCROACHMENT OF S13530

**Administrative Interests** NIL

# Community Land Management Plan – Adelaide Central Market

|                        |   |         |                                  |   |                           |                                    |   |                 |                                     |      |                  |
|------------------------|---|---------|----------------------------------|---|---------------------------|------------------------------------|---|-----------------|-------------------------------------|------|------------------|
| PURPOSE:               | DIVISION  |         | AREA NAME:                       | ADELAIDE  |                           | RE-APPROVED:                       | <br><b>D127498</b><br><small>SHEET 1 OF 8</small><br><small>108177_text_01_v06_Version_6</small> |                 |                                     |      |                  |
| MAP REF:               | 662841/M  |         | COUNCIL:                         | THE CORPORATION OF THE CITY OF ADELAIDE   |                           | DEPOSITED:                         |   |                 |                                     |      |                  |
| LAST PLAN:             |   |         | DEVELOPMENT NO:                  | 020/D008/20/001/62676   |                           | 29/07/2021                         |   |                 |                                     |      |                  |
| AGENT DETAILS:         | ALEXANDER & SYMONDS PTY LTD<br>1ST FLOOR 11 KING WILLIAM ST<br>KENT TOWN SA 5067<br>PH: 81301666<br>FAX: 83620099 |         | SURVEYORS CERTIFICATION:         | I Mark Antony Peter Williams, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 19th day of May 2021<br>8th day of July 2021 Mark Antony Peter Williams Licensed Surveyor |                           |                                    |   |                 |                                     |      |                  |
| AGENT CODE:            | ALSY  |         |                                  |   |                           |                                    |   |                 |                                     |      |                  |
| REFERENCE:             | 20A0957LT-ICD(A)  |         |                                  |   |                           |                                    |   |                 |                                     |      |                  |
| SUBJECT TITLE DETAILS: | PREFIX  | VOLUME  | FOLIO                            | OTHER   | PARCEL<br>ALLOTMENT(S)    | NUMBER<br>11                       | PLAN<br>F   | NUMBER<br>26448 | HUNDRED / IA / DIVISION<br>ADELAIDE | TOWN | REFERENCE NUMBER |
|                        | CT  | 6118    | 750                              |   |                           |                                    |   |                 |                                     |      |                  |
|                        | CT  | 6118    | 752                              |   | ALLOTMENT(S)              | 91                                 | F   | 212881          | ADELAIDE                            |      |                  |
| OTHER TITLES AFFECTED: |   |         |                                  |   |                           |                                    |   |                 |                                     |      |                  |
| EASEMENT DETAILS:      |   |         |                                  |   |                           |                                    |   |                 |                                     |      |                  |
| STATUS                 | LAND BURDENED   | FORM    | CATEGORY                         | IDENTIFIER  | PURPOSE                   | IN FAVOUR OF                       |   |                 | CREATION                            |      |                  |
| EXISTING               |   | SHORT   | EASEMENT(S)                      | F   | PARTY WALL RIGHTS         | G                                  |   |                 | T433516                             |      |                  |
| EXISTING               | 1000  | SHORT   | EASEMENT(S)                      | G   | PARTY WALL RIGHTS         | F                                  |   |                 | T433517                             |      |                  |
| EXISTING               | 1000  | LONG    | RIGHT(S) OF WAY WITH LIMITATIONS | AA, BA, CA  |                           |                                    |   |                 | TG 6824156                          |      |                  |
| EXISTING               |   | LONG    | RIGHT(S) OF WAY WITH LIMITATIONS | DA  |                           | 1000, 1001 (MARKED X)              |   |                 | TG 6824160                          |      |                  |
| NEW                    | 1000  | SERVICE | EASEMENT(S) WITH LIMITATIONS     | A   | FOR WATER SUPPLY PURPOSES | SOUTH AUSTRALIAN WATER CORPORATION |   |                 | 223LG RPA                           |      |                  |
| NEW                    | 1000  | SERVICE | EASEMENT(S) WITH LIMITATIONS     | B   | FOR DRAINAGE PURPOSES     | THE COUNCIL FOR THE AREA           |   |                 | 223LG RPA                           |      |                  |
| NEW                    | 1000  | SERVICE | EASEMENT(S) WITH LIMITATIONS     | H   | FOR SEWERAGE PURPOSES     | SOUTH AUSTRALIAN WATER CORPORATION |   |                 | 223LG RPA                           |      |                  |
| PROPOSED               | 1000  | LONG    | EASEMENT(S) WITH LIMITATIONS     | C   | PATHWAY MAINTENANCE       | 1001                               |   |                 |                                     |      |                  |
| PROPOSED               | 1000  | LONG    | EASEMENT(S) WITH LIMITATIONS     | D   | LIGHT AND AIR             | 1001                               |   |                 |                                     |      |                  |

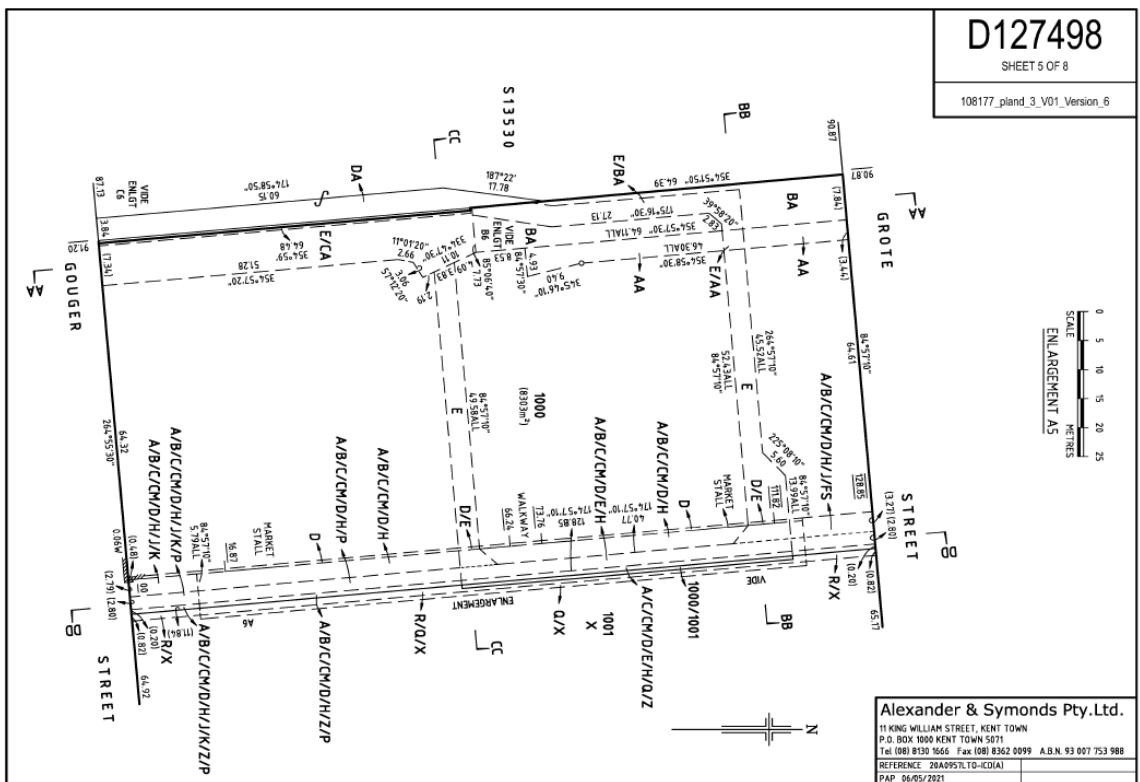
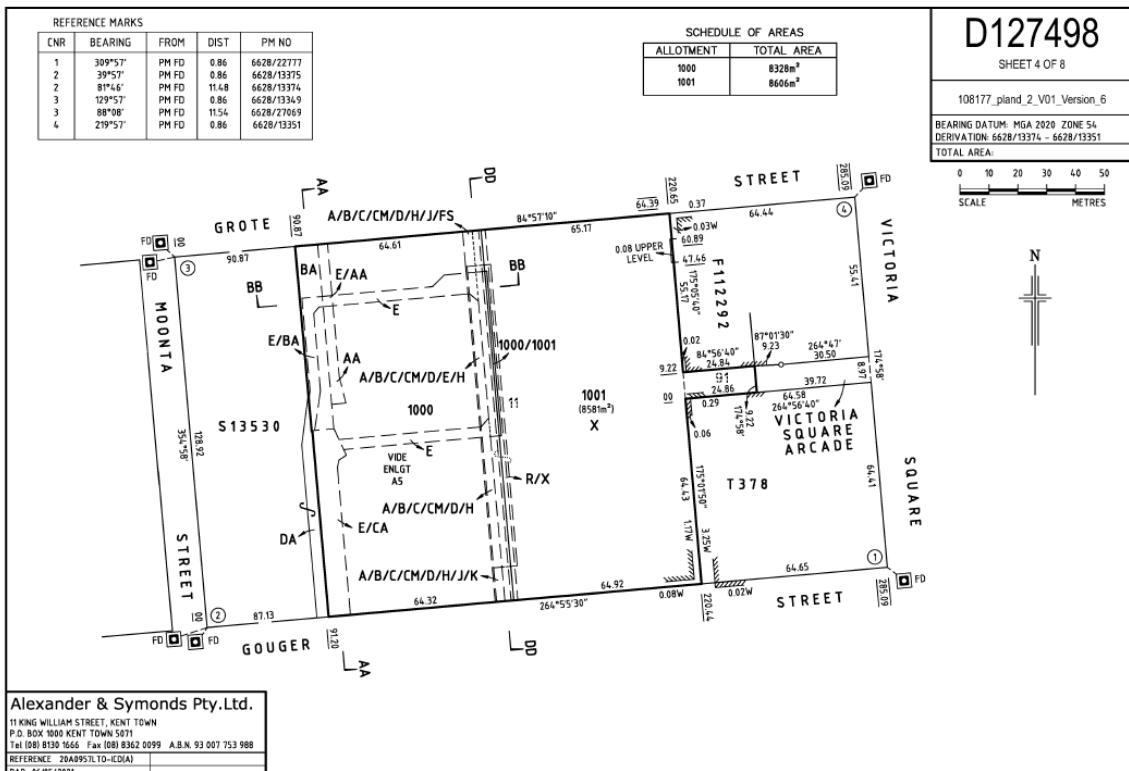
|   |               |      |                                  |            |                       |              |  |   |          |
|---|---------------|------|----------------------------------|------------|-----------------------|--------------|--|---|----------|
|   |               |      |                                  |            |                       |              |  | <br><b>D127498</b><br><small>SHEET 2 OF 8</small><br><small>108177_text_01_v06_Version_6</small> |          |
| EASEMENT DETAILS:   |               |      |                                  |            |                       |              |  |   |          |
| STATUS  | LAND BURDENED | FORM | CATEGORY                         | IDENTIFIER | PURPOSE               | IN FAVOUR OF |  |   | CREATION |
| PROPOSED  | 1000          | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | E          | ACCESS PURPOSES       | 1001         |  |   |          |
| PROPOSED  | 1001          | LONG | EASEMENT(S) WITH LIMITATIONS     | R          | RIGHTS OF SUPPORT     | 1000         |  |   |          |
| PROPOSED  | 1000          | LONG | EASEMENT(S) WITH LIMITATIONS     | FS         | WATER SUPPLY PURPOSES | 1001         |  |   |          |
| PROPOSED  | 1000          | LONG | EASEMENT(S) WITH LIMITATIONS     | Z          | FAÇADE MAINTENANCE    | 1001         |  |   |          |
| PROPOSED  | 1000          | LONG | EASEMENT(S) WITH LIMITATIONS     | J          | EMERGENCY EGRESS      | 1001         |  |   |          |
| PROPOSED  | 1000          | LONG | EASEMENT(S) WITH LIMITATIONS     | K          | GAS SUPPLY            | 1001         |  |   |          |
| PROPOSED  | 1000          | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | P          | ON FOOT ONLY          | 1001         |  |   |          |
| PROPOSED  | 1000          | LONG | EASEMENT(S) WITH LIMITATIONS     | CM         | FAÇADE MAINTENANCE    | 1001         |  |   |          |
| PROPOSED  | 1001          | LONG | EASEMENT(S) WITH LIMITATIONS     | Q          | LIGHT AND AIR         | 1000         |  |   |          |
| PROPOSED  | 1000          | LONG | RIGHT(S) OF WAY WITH LIMITATIONS | C          | ON FOOT ONLY          | 1001         |  |   |          |
| ANNOTATIONS: PORTION OF ALLOTMENT(S) 1000 MARKED H1 EXISTS ABOVE A LEVEL OF 48.24 METRES AHD AND BELOW A LEVEL OF 54.40 METRES AHD<br>PORTION OF ALLOTMENT(S) 1001 MARKED H2 EXISTS ABOVE A LEVEL OF 54.40 METRES AHD<br>PORTION OF ALLOTMENT(S) 1001 MARKED H1 EXISTS BELOW A LEVEL OF 48.24 METRES AHD<br>EASEMENTS(S) C,D,E,F,S,Z,J,K,P,CM,Q DO NOT FORM PART OF THE DIVISION PROCESS<br>THE HEADING IS INCORRECT AND SHOULD BE DIVISION AND EASEMENT PLAN |               |      |                                  |            |                       |              |  |   |          |

## Community Land Management Plan – Adelaide Central Market

*Figure 3 - Certificate of Title: Adelaide Central Market Complex*

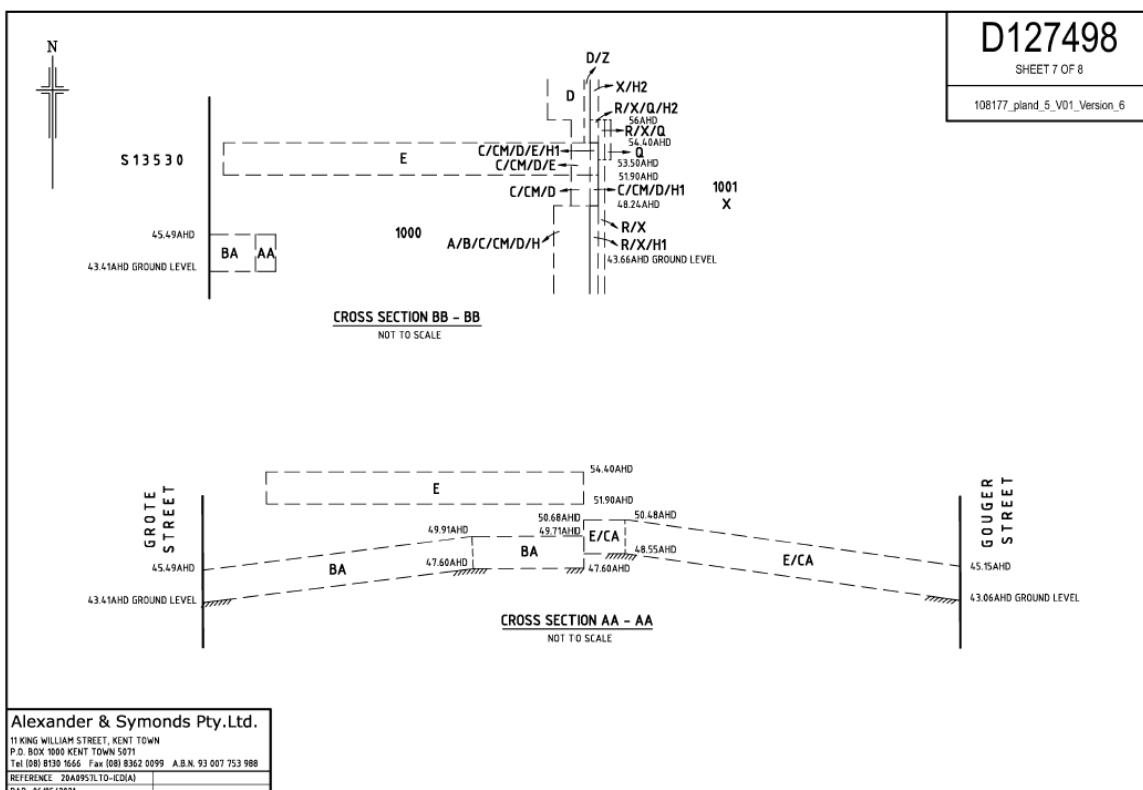
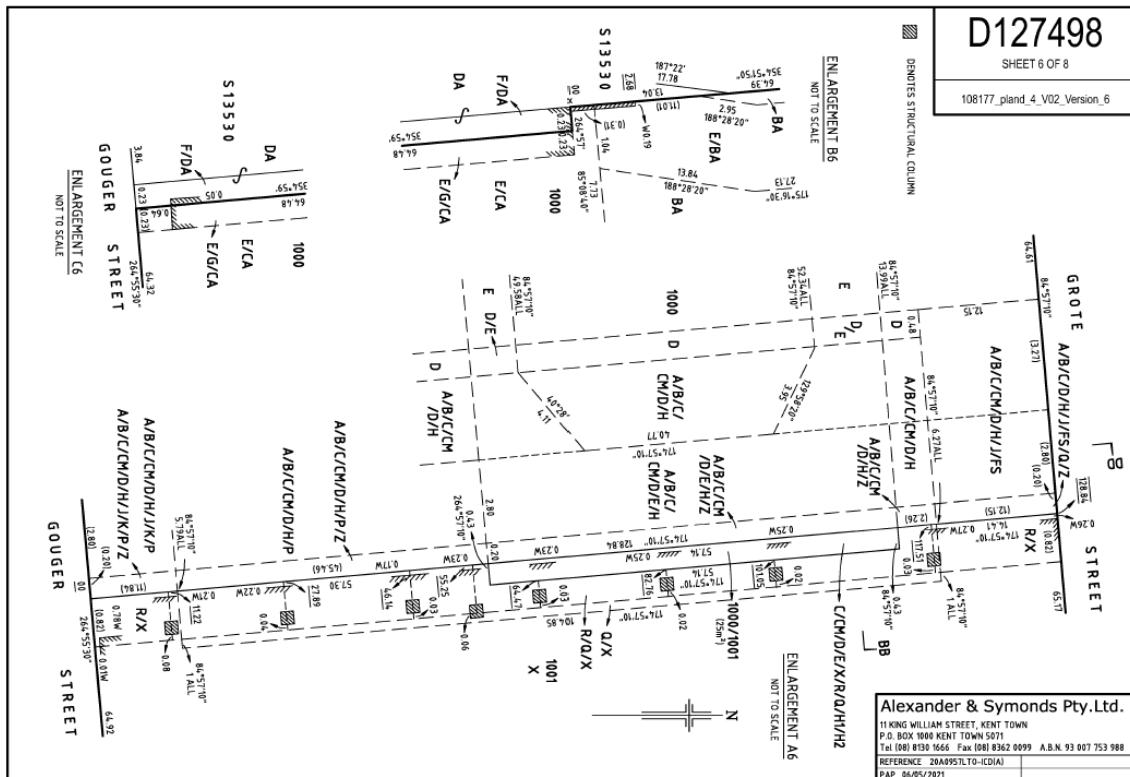
|   |  | D127498                      |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
|---|--|------------------------------|---------------------------------|--|---|-------------------|-----------------------------|---|----------------|---|---|---|----|--|---|---|---|--|---|---|---|---|---|---|---|--|----|---|---|---|---|--|---|---|
|   |  | SHEET 3 OF 8                 |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
|   |  | 108177_pland_1_V01_Version_6 |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">EASEMENT LIMITATION(S) SCHEDULE</th> </tr> <tr> <th>IDENTIFIER</th> <th>HEIGHT LIMITATION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>B</td> <td>UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>C</td> <td>UPPER LIMIT OF C EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)</td> </tr> <tr> <td>CM</td> <td>UPPER LIMIT OF CM EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)</td> </tr> <tr> <td>D</td> <td>UPPER LIMIT OF D EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)</td> </tr> <tr> <td>E</td> <td>UPPER AND LOWER LIMITS OF E EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)</td> </tr> <tr> <td>H</td> <td>UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>J</td> <td>UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>K</td> <td>UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>P</td> <td>LOWER LIMIT 48.55 METRES AHD (SEE CROSS SECTIONS)<br/>UPPER LIMIT 51.05 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>FS</td> <td>UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>Z</td> <td>LOWER LIMIT 54.40 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>Q</td> <td>LOWER LIMIT 53.50 METRES AHD (SEE CROSS SECTIONS)<br/>UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)</td> </tr> <tr> <td>R</td> <td>UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)</td> </tr> </tbody> </table> |  |                              | EASEMENT LIMITATION(S) SCHEDULE |  | IDENTIFIER  | HEIGHT LIMITATION | A                           | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS) | B              | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS) | C | UPPER LIMIT OF C EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS) | CM | UPPER LIMIT OF CM EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS) | D | UPPER LIMIT OF D EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS) | E | UPPER AND LOWER LIMITS OF E EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS) | H | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS) | J | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS) | K | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS) | P | LOWER LIMIT 48.55 METRES AHD (SEE CROSS SECTIONS)<br>UPPER LIMIT 51.05 METRES AHD (SEE CROSS SECTIONS) | FS | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS) | Z | LOWER LIMIT 54.40 METRES AHD (SEE CROSS SECTIONS) | Q | LOWER LIMIT 53.50 METRES AHD (SEE CROSS SECTIONS)<br>UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS) | R | UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS) |
| EASEMENT LIMITATION(S) SCHEDULE   |  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| IDENTIFIER  | HEIGHT LIMITATION  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| A   | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| B   | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| C   | UPPER LIMIT OF C EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| CM  | UPPER LIMIT OF CM EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)   |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| D   | UPPER LIMIT OF D EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| E   | UPPER AND LOWER LIMITS OF E EXIST AT VARIOUS LEVELS (SEE CROSS SECTIONS)                               |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| H   | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| J   | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| K   | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| P   | LOWER LIMIT 48.55 METRES AHD (SEE CROSS SECTIONS)<br>UPPER LIMIT 51.05 METRES AHD (SEE CROSS SECTIONS) |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| FS  | UPPER LIMIT 48.24 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| Z   | LOWER LIMIT 54.40 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| Q   | LOWER LIMIT 53.50 METRES AHD (SEE CROSS SECTIONS)<br>UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS) |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| R   | UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Alexander &amp; Symonds Pty.Ltd.</td> <td style="width: 90%;"></td> </tr> <tr> <td>11 KING WILLIAMS STREET, KENT TOWN<br/>P.O. BOX 1000 KENT TOWN 5071<br/>Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988</td> <td></td> </tr> <tr> <td>REFERENCE: 28A957LTD-ICD(A)</td> <td></td> </tr> <tr> <td>PAP: 6/05/2021</td> <td></td> </tr> </table>   |  |                              | Alexander & Symonds Pty.Ltd.    |  | 11 KING WILLIAMS STREET, KENT TOWN<br>P.O. BOX 1000 KENT TOWN 5071<br>Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988 |                   | REFERENCE: 28A957LTD-ICD(A) |   | PAP: 6/05/2021 |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| Alexander & Symonds Pty.Ltd.  |  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| 11 KING WILLIAMS STREET, KENT TOWN<br>P.O. BOX 1000 KENT TOWN 5071<br>Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988   |  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| REFERENCE: 28A957LTD-ICD(A)   |  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |
| PAP: 6/05/2021  |  |                              |                                 |  |   |                   |                             |   |                |   |   |   |    |  |   |   |   |  |   |   |   |   |   |   |   |  |    |   |   |   |   |  |   |   |

# Community Land Management Plan – Adelaide Central Market



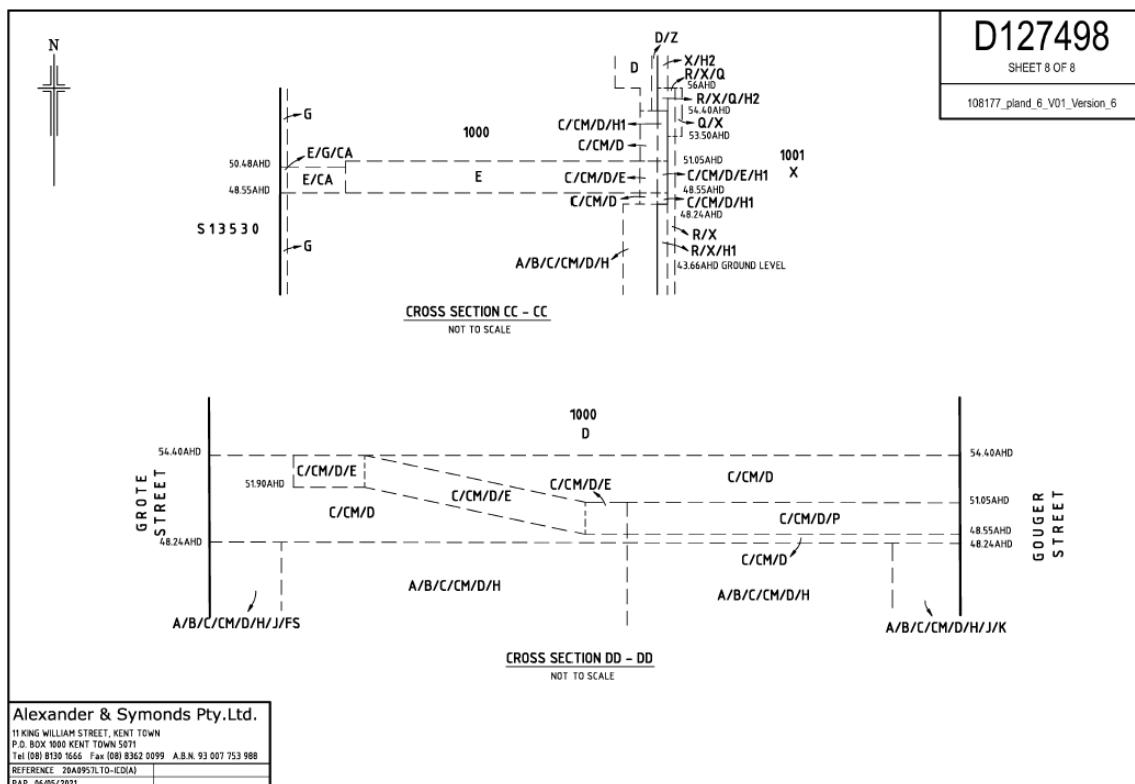
## Community Land Management Plan – Adelaide Central Market

Figure 3 - Certificate of Title: Adelaide Central Market Complex



# Community Land Management Plan – Adelaide Central Market

Figure 3 - Certificate of Title: Adelaide Central Market Complex



# Agenda Item 9

## Exclusion of the Public

Tuesday, 6 May 2025

**City Planning,  
Development and Business  
Affairs Committee**

**Program Contact:**  
Anthony Spartalis, Chief  
Operating Officer

Public

**Approving Officer:**  
Michael Sedgman, Chief  
Executive Officer

## EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999* (SA) (the Act), states that a Council may order that the public be excluded from attendance at a meeting if the Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this City Planning, Development and Business Affairs Committee meeting for the consideration of information and matters contained in the Agenda.

For the following Chief Executive Officer's Report seeking consideration in confidence

### 10.1 Strategic Property Matter – Rundle Street UPark [section 90(3) (b) & (d) of the Act]

#### The Order to Exclude for Item 10.1

- Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
- Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
- In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

## ORDER TO EXCLUDE FOR ITEM 10.1

### THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

- Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the City Planning, Development and Business Affairs Committee dated 6 May 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Strategic Property Matter – Rundle Street UPark] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the council including its future commercial dealings given that it contains financial information and future direction with regard to a strategic asset holding.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because information pertaining to this report, including certain financial information and further direction, may prejudice Council's future commercial dealings with regard to its strategic asset holding. On this basis, the disclosure of such information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 6 May 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [Strategic Property Matter – Rundle Street UPark] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

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# DISCUSSION

1. Section 90(1) of the *Local Government Act 1999* (SA) (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
  - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
  - (b) *cause a loss of confidence in the council or council committee; or*
  - (c) *involve discussion of a matter that is controversial within the council area; or*
  - (d) *make the council susceptible to adverse criticism.'*
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following report is submitted seeking consideration in confidence.
  - 6.1 Information contained in Item 10.1 – Strategic Property Matter – Rundle Street UPark
    - 6.1.1 Is not subject to an existing Confidentiality Order.
    - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
      - (b) information the disclosure of which –
        - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
        - (ii) would, on balance, be contrary to the public interest.
      - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
        - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
        - (ii) would, on balance, be contrary to the public interest.

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## ATTACHMENTS

Nil

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- END OF REPORT -

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