



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.	Acknowledgement of Country 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.	Apologies and Leave of Absence Nil	
3.	Confirmation of Minutes - 1/4/2025 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 1 April 2025 Minutes .	
4.	Declaration of Conflict of Interest	
5.	Deputations	
6.	Workshops Nil	
7.	Reports for Recommendation to Council	
7.1	Proposed Amendment of the Community Land Management Plan (CLMP) - Adelaide Central Market and Results of Public Consultation	3 - 34
8.	Reports for Noting Nil	
9.	Exclusion of the Public 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.	35 - 37
10.	Confidential Reports for Recommendation to Council	
10.1	Strategic Property Matter - Rundle Street UPark [S90(3) (b), (d)]	38 - 94
11.	Closure	

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

Strategic Alignment - Our Places
Public

Agenda Item 7.1

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 2024-2028 Strategic Plan	Strategic Alignment – Our Economy Continue the support for the Adelaide Central Market Authority (ACMA) Subsidiary and the delivery of the ACMA Charter and Business Plans.
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 / 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 Allocation	Not as a result of this report
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (e.g. maintenance cost)	Not as a result of this report
Other Funding 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.

DATA AND SUPPORTING INFORMATION

Link 1 – Public Consultation Pack

ATTACHMENTS

Attachment A – Public Consultation Results

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

- END OF REPORT -

Closed

Submission Form

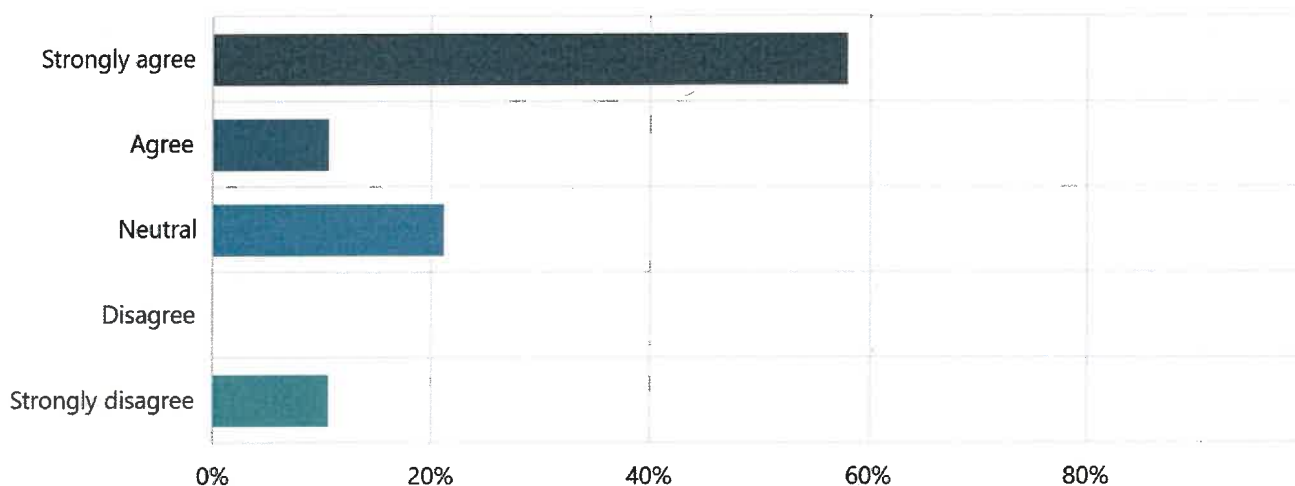
Proposed Community Land Management Plan – Adelaide Central Market

20
Contributors20
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%)



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

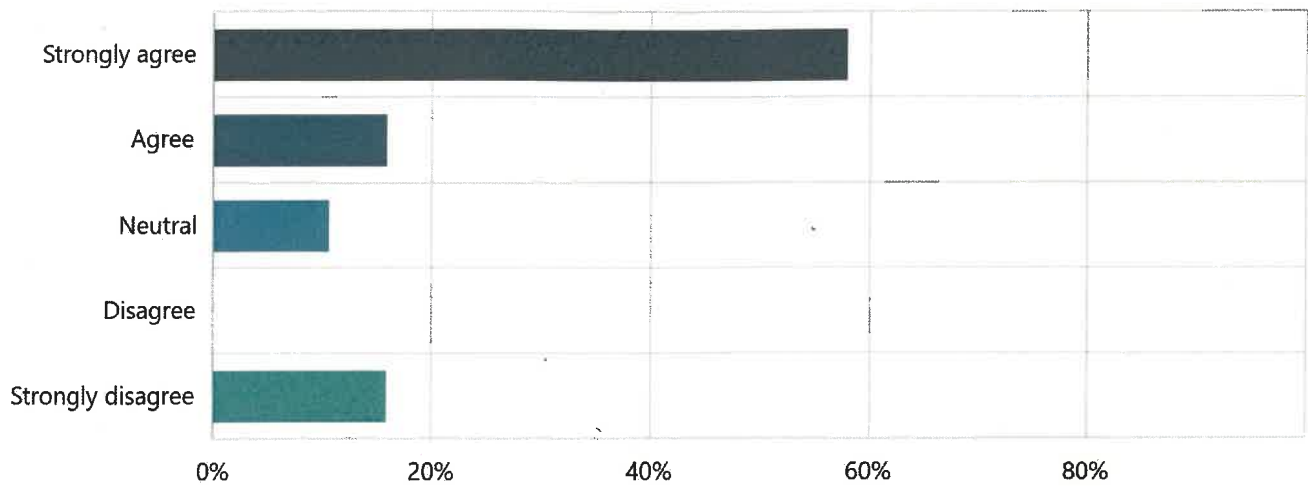
Total

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
Total	100.00%	19

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

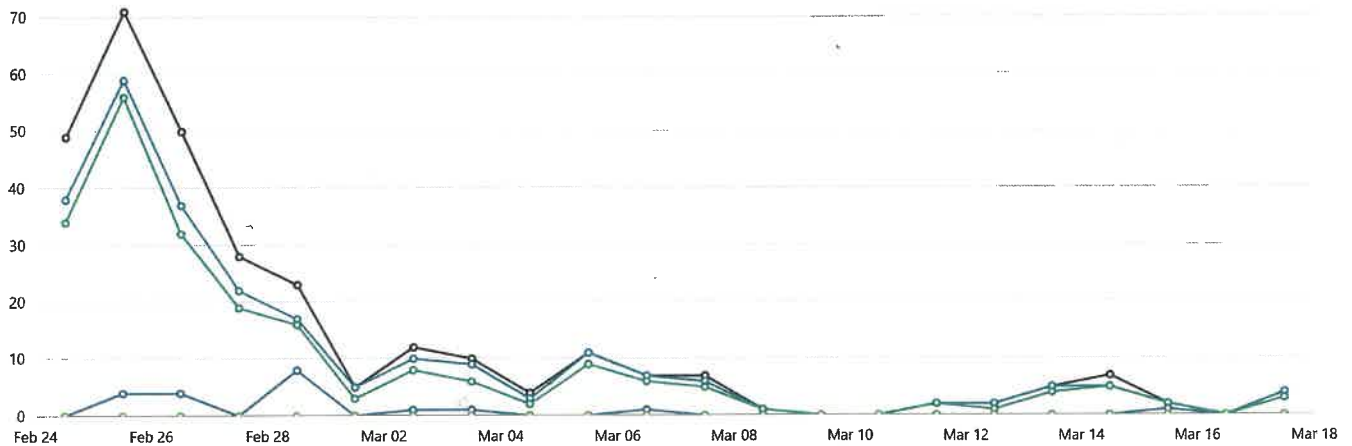
Project Name: Proposed Community Land Management Plan – Adelaide Central Market

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.

Feedback

7.76%

Percentage of visits where at least **1 contribution** was made.

Attention

37.14%

Percentage of visits that lasted at least **1 active minute**.


Actions


17.55%

Percentage of visits where at least **2 actions** were performed.

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	<div></div>	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

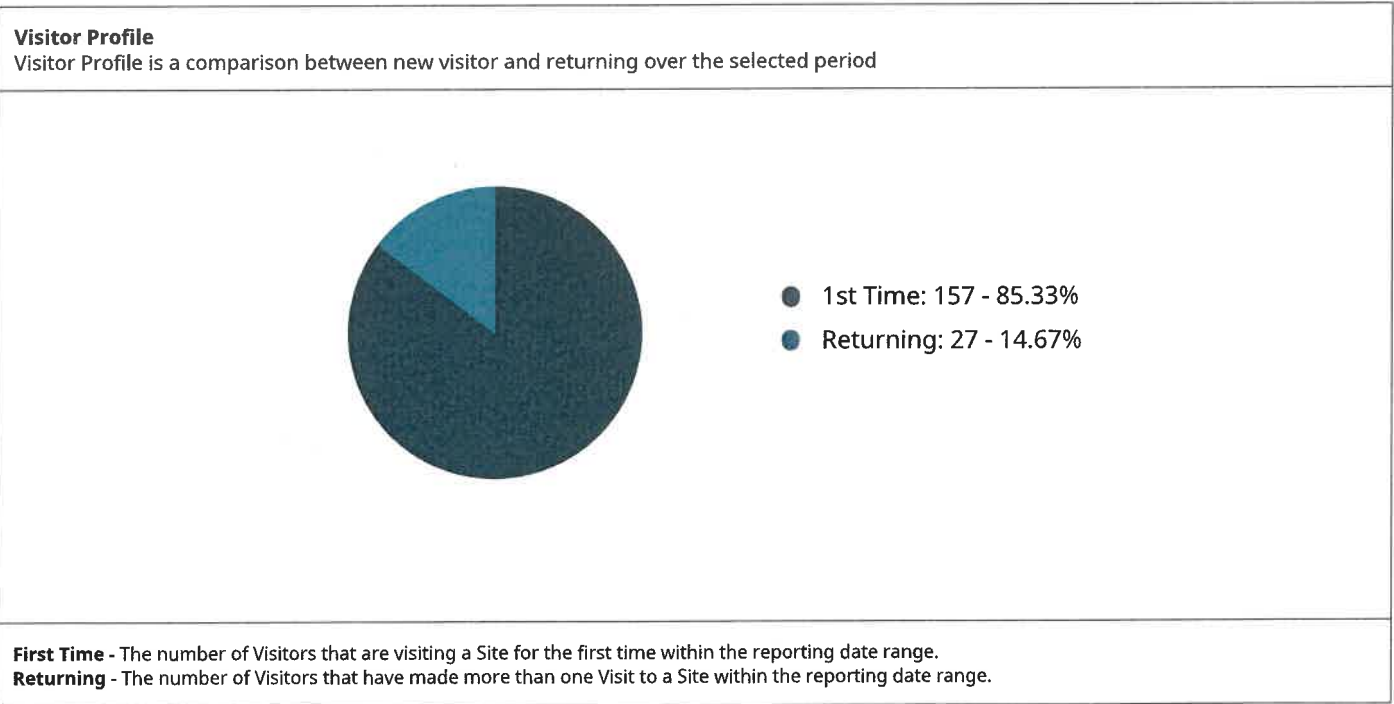
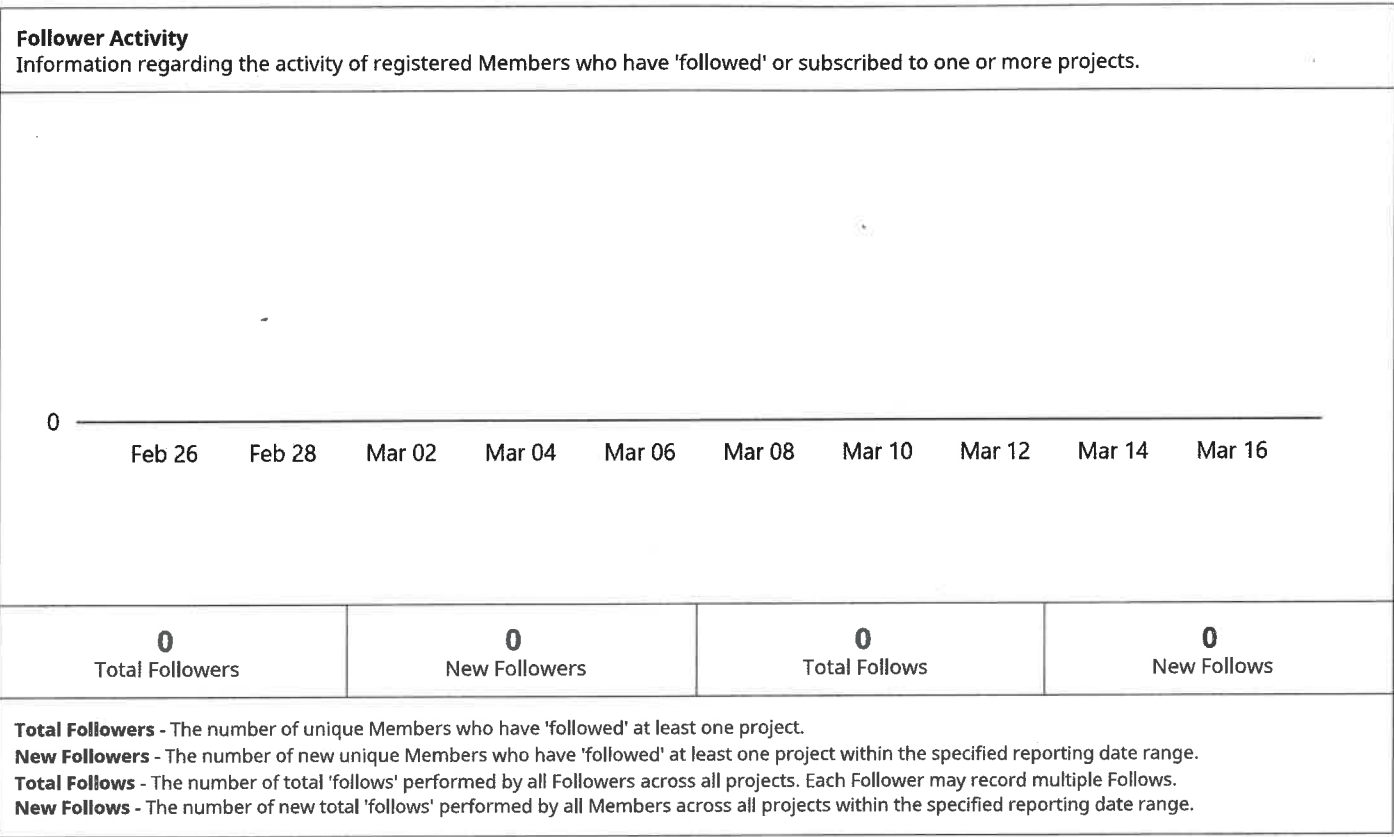
Projects

The current number of published projects on your site

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

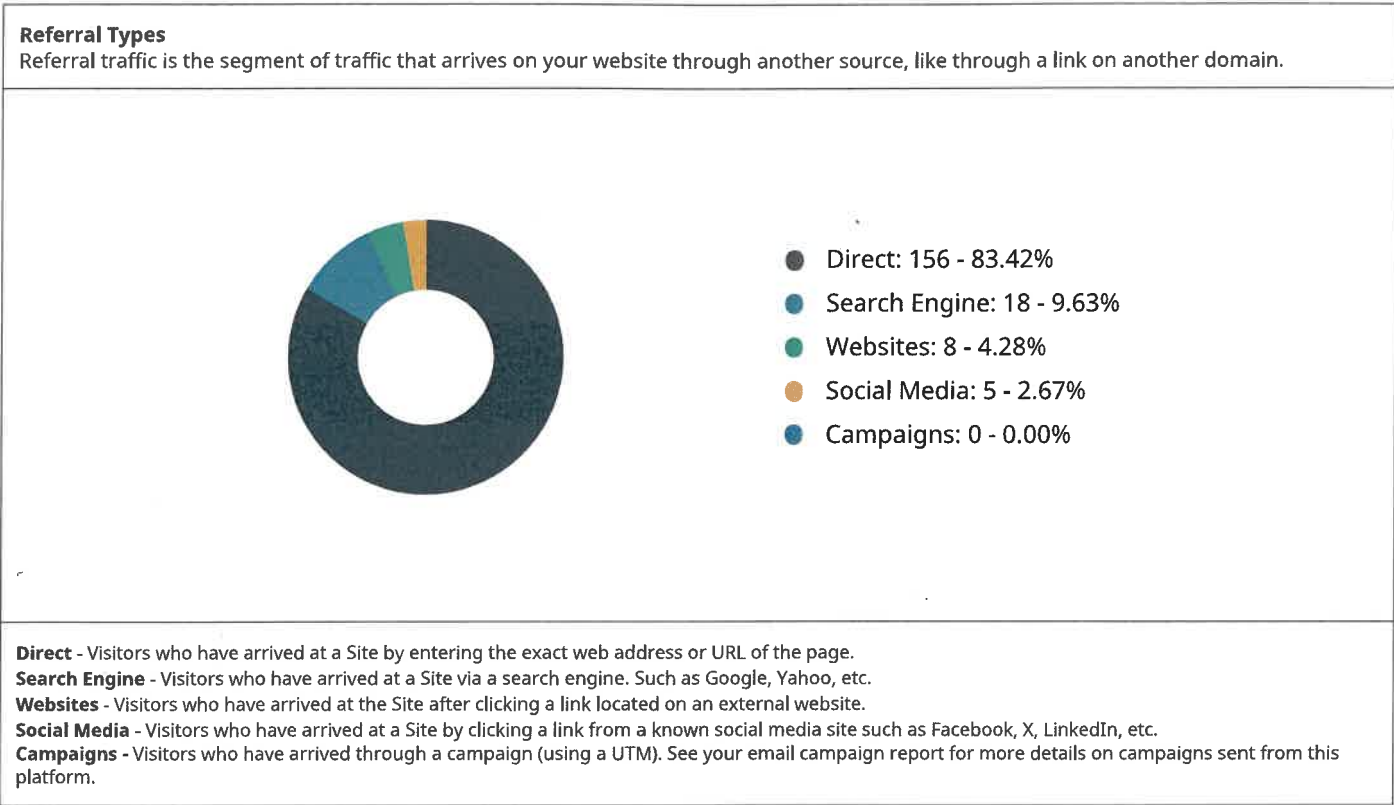
People

Information regarding who has participated in your projects and activities.



Acquisition

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



Downloads

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



107
Total Downloads

Top Downloads Top file downloads in your selection, ordered by the number of downloads.		
File Title	File Type	Downloads
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).



1
Email Campaigns Sent



135
Total Recipients



11.85%
Click-through Rate

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

Submissions - Community Land Management Plan - Adelaide Central Market

Submissions	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?	Are you in support of the amended Community Land Management Plan - Adelaide Central Market?	Do you have any further comments about the amended Community Land Management Plan - Adelaide Central Market?
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.
			Make this easier for people.
Recipient 3	Strongly agree	Strongly agree	1. Show the document with the amendments clearly highlighted
Recipient 4	Neutral	Strongly disagree	2. Provide a good 1-2 page summary of the before/after amendments
Recipient 5	Strongly agree	Strongly agree	The Community Title has served us well.
Recipient 6	Agree	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	No.
Recipient 11	Strongly agree	Strongly agree	
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.
			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 13	Strongly disagree	Strongly disagree	
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?
Recipient 15	Neutral	Neutral	'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.'
			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, Adelaide, 41-59 Grote Street, Adelaide and 1-12 Western Roadway	Volume 6257/Folio 377
1b. Adelaide Central Market Authority (ACMA) office	Level 1, 44-56 Gouger Street, Adelaide.	
1c. Grote Street Building	43-55 Grote Street, Adelaide.	
2. Adelaide Central Market UPark	21-59 Grote Street, Adelaide.	Volume 6257/Folio 377

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



Owner (Section 196(4))

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

1. ADELAIDE CENTRAL MARKET

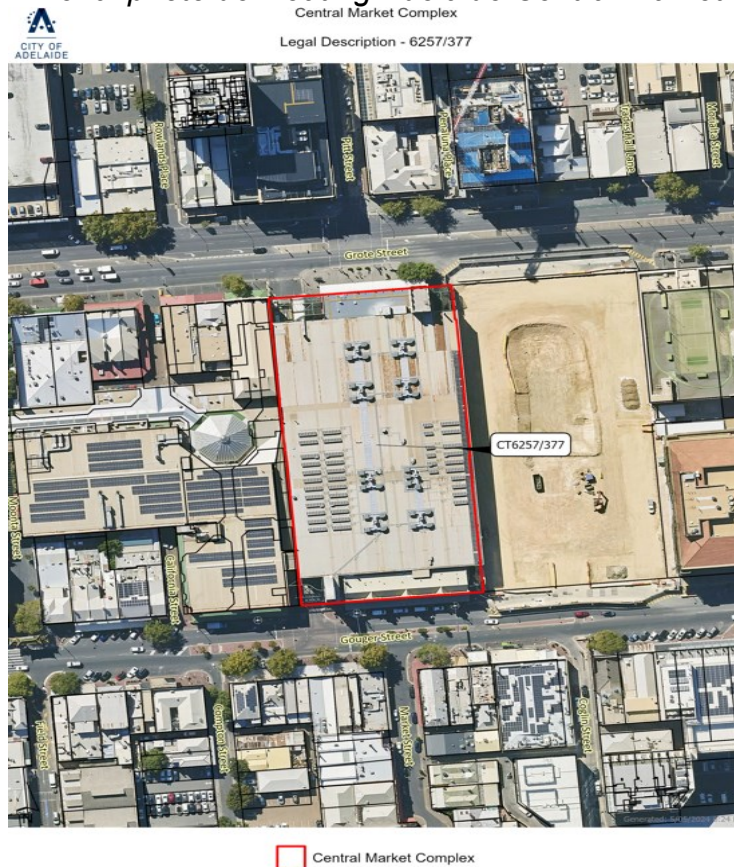
1.1 Description

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 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 heights, 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

 <small>REAL PROPERTY ACT, 1986</small>  <small>South Australia</small>	<p>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.</p>	<table border="0"><tr><td>Product</td><td>Register Search (CT 6257/377)</td></tr><tr><td>Date/Time</td><td>30/04/2024 10:36AM</td></tr><tr><td>Customer Reference</td><td></td></tr><tr><td>Order ID</td><td>20240430002955</td></tr></table>	Product	Register Search (CT 6257/377)	Date/Time	30/04/2024 10:36AM	Customer Reference		Order ID	20240430002955
Product	Register Search (CT 6257/377)									
Date/Time	30/04/2024 10:36AM									
Customer Reference										
Order ID	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
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Figure 3 - Certificate of Title: Adelaide Central Market Complex



LAND
SERVICES
SA

Product

Date/Time

Customer Reference

Order ID

Register Search (CT 6257/377)

30/04/2024 10:36AM

20240430002955

Priority Notices

Notations on Plan

Registrar-General's Notes

Administrative Interests

NIL

NIL

PLAN FOR LEASE PURPOSES VIDE G50/1999
PLAN FOR LEASE PURPOSES VIDE G789/2000
PLAN DEPOSITED D127498
REGISTERED PROPRIETOR CONSENTS TO ENCROACHMENT OF S13530

NIL

Community Land Management Plan – Adelaide Central Market

PURPOSE:	DIVISION	AREA NAME:	ADELAIDE	RE-APPROVED:	08/07/2021	 D127498 SHEET 1 OF 8 108177_text_01_v06_Version_6			
MAP REF:	6628/41/M	COUNCIL:	THE CORPORATION OF THE CITY OF ADELAIDE	DEPOSITED:	29/07/2021				
LAST PLAN:		DEVELOPMENT NO:	020/D008/20/001/62676						
AGENT DETAILS:	ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620999		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 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	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6118	750		ALLOTMENT(S)	11	F	26448 ADELAIDE		
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	T 433516		
EXISTING	1000	SHORT	EASEMENT(S)	G	PARTY WALL RIGHTS	F	T 433517		
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			


							 D127498 SHEET 2 OF 8 108177_text_01_v06_Version_6
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	FACADE 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	FACADE 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 PORTION OF ALLOTMENT(S) 1001 MARKED H2 EXISTS ABOVE A LEVEL OF 54.40 METRES AHD PORTION OF ALLOTMENT(S) 1001 MARKED H1 EXISTS BELOW A LEVEL OF 48.24 METRES AHD EASEMENT(S) C, D, E, R, FS, Z, J, K, P, CM, Q DO NOT FORM PART OF THE DIVISION PROCESS THE HEADING IS INCORRECT AND SHOULD BE DIVISION AND EASEMENT PLAN							

Figure 3 - Certificate of Title: Adelaide Central Market Complex

D127498																																	
SHEET 3 OF 8																																	
108177_pland_1_V01_Version_6																																	
<table><tr><th colspan="2">EASEMENT LIMITATION(S) SCHEDULE</th></tr><tr><th>IDENTIFIER</th><th>HEIGHT LIMITATION</th></tr><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) 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) 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></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) 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) UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)	R	UPPER LIMIT 56.00 METRES AHD (SEE CROSS SECTIONS)
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Community Land Management Plan – Adelaide Central Market

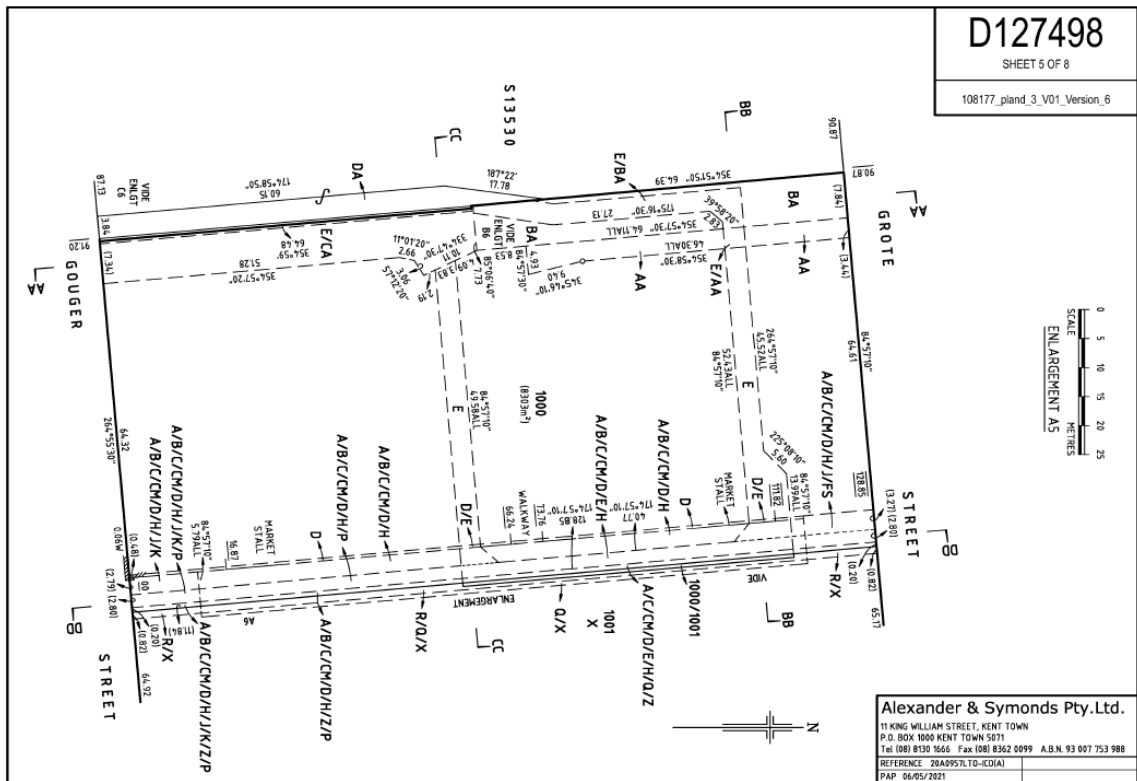
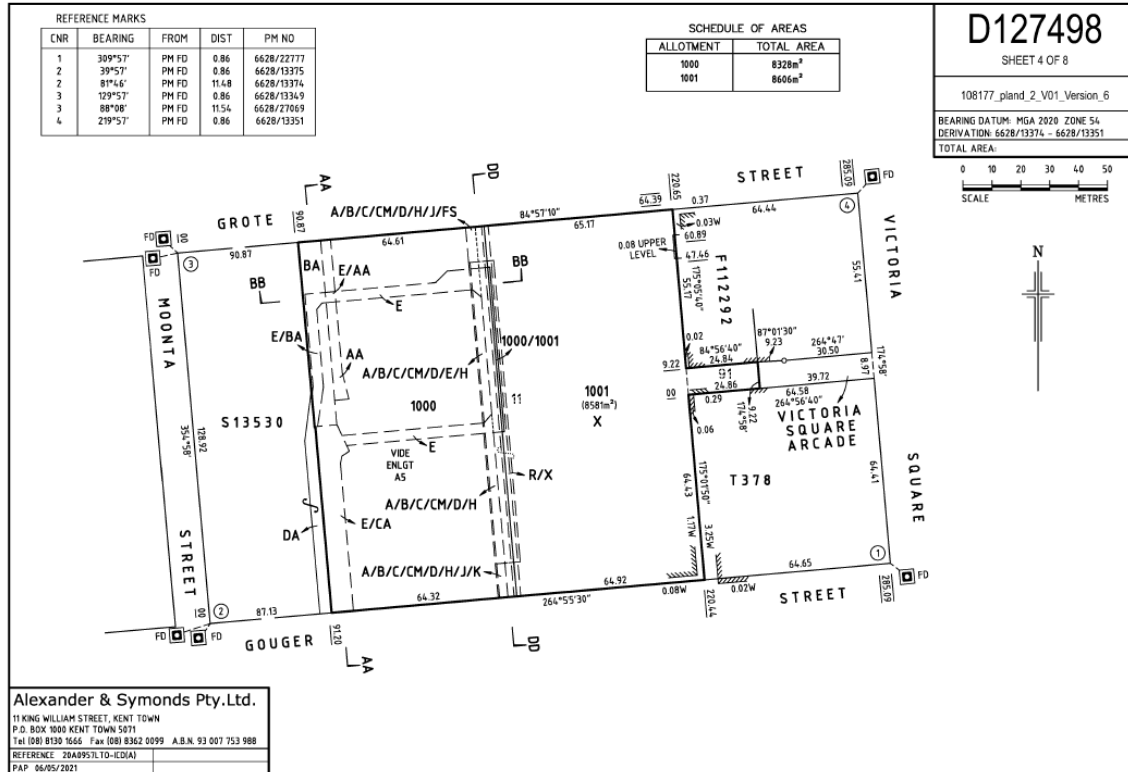


Figure 3 - Certificate of Title: Adelaide Central Market Complex

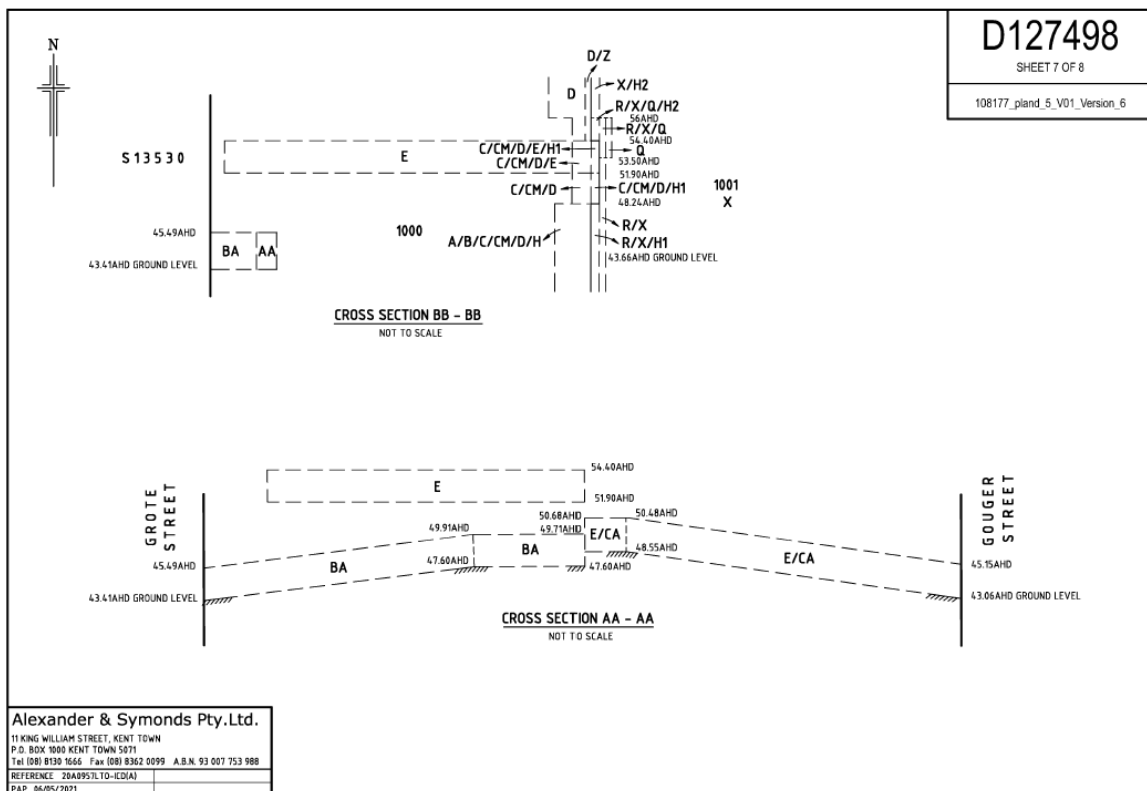
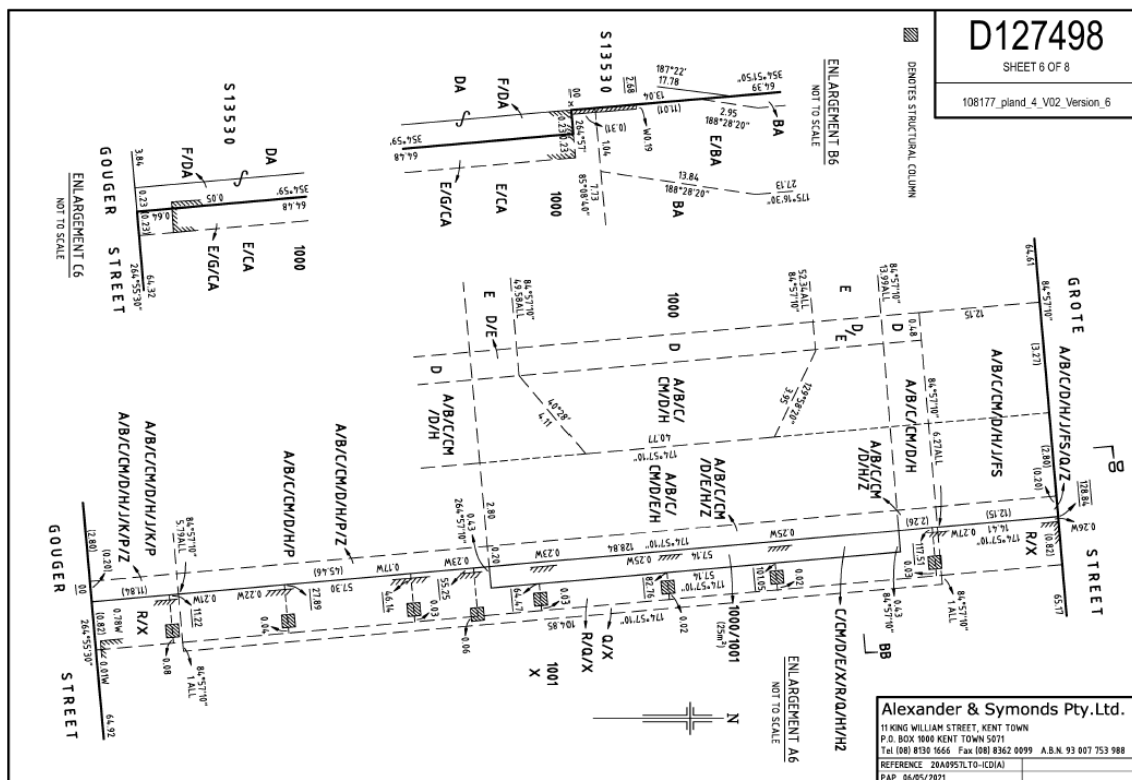
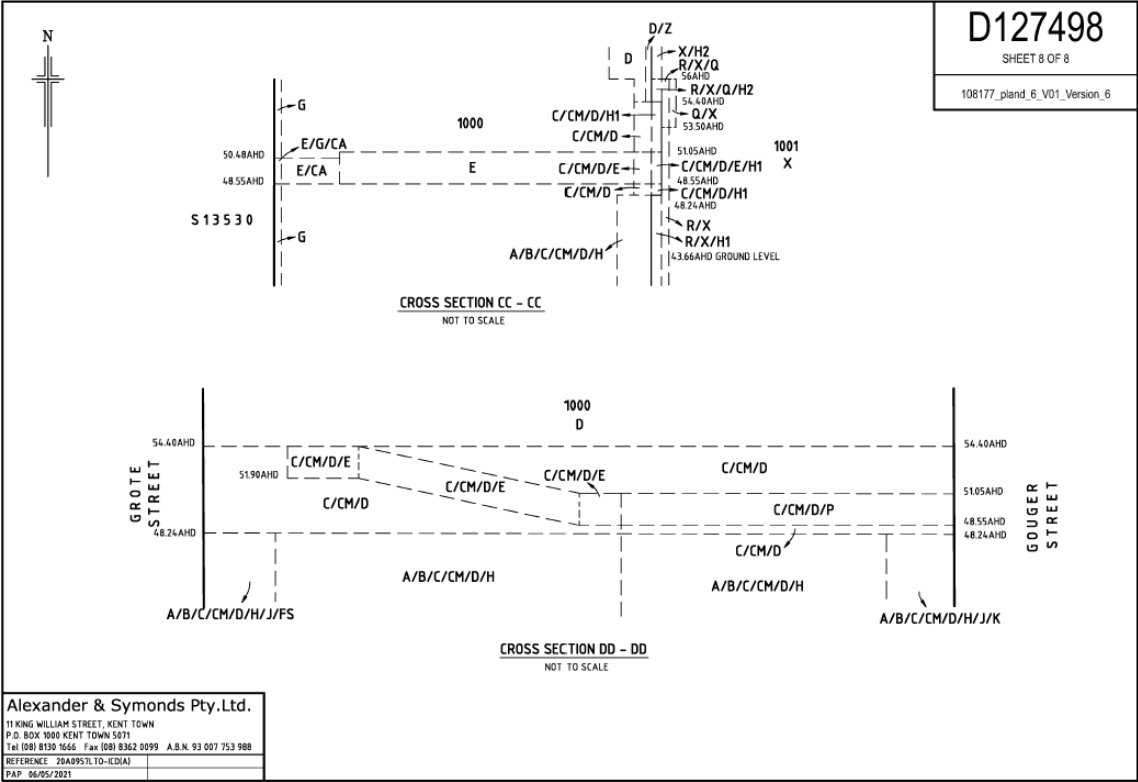


Figure 3 - Certificate of Title: Adelaide Central Market Complex



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

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. 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.
3. 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:

1. 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.
-

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.

ATTACHMENTS

Nil

- END OF REPORT -

Document is Restricted

Document is Restricted