

# Community Land Management Plan Adelaide Central Market Amendment

Strategic Alignment - Our Economy

Public

**Tuesday, 4 February 2025**  
**City Planning, Development  
and Business Affairs  
Committee**

**Program Contact:**  
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Director Strategic Property &  
Commercial

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

## EXECUTIVE SUMMARY

The Adelaide Central Market land (the Land) is classified as Community Land, and the Council adopted a Community Land Management Plan (CLMP) in 2010.

A change is proposed to the use of the Grote Street Building (which includes Federal Hall and the Market Tower). This change will provide consistency of permitted use across the entire land holding. The proposed changes are set out in the amended CLMP at **Attachment A**.

This report seeks Council's authorisation to proceed with public consultation on the amended CLMP, in accordance with the *Local Government Act 1999* (SA).

## RECOMMENDATION

The following recommendation will be presented to Council on 11 February 2025 for consideration

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

THAT COUNCIL

1. Authorises the Administration to proceed with public consultation on the amended Community Land Management Plan for the Adelaide Central Market, which is contained within Attachment A to Item 7.4 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.
2. Notes the content of the proposed consultation pack, which is contained within Attachment B to Item 7.4 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 February 2025.
3. Notes that the Council will review the results, including the submissions received, from the public consultation process at a future meeting to determine its position on the amended Community Land Management Plan.

## IMPLICATIONS AND FINANCIALS

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|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Adelaide<br>2024-2028<br>Strategic Plan                        | <a href="#">Strategic Alignment – Our Economy</a><br>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 Sec 198 of the <i>Local Government Act 1999 (SA)</i> .                            |
| Consultation                                                           | Section 198 of the <i>Local Government Act 1999 (SA)</i> requires the administration to consult with the public on amendments to the Community Land Management Plan that significantly impact the community's interests. |
| Resource                                                               | The public consultation will be undertaken by the Strategic Property & Commercial Program.                                                                                                                               |
| 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 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 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>(eg maintenance<br>cost)                              | Not as a result of this report                                                                                                                                                                                           |
| Other Funding<br>Sources                                               | Not as a result of this report                                                                                                                                                                                           |

## DISCUSSION

1. The Corporation of the City of Adelaide is the registered owner of the Adelaide Central Market land within Certificate of Title Volume 6257 Folio 377 at 44-60 Gouger Street, Adelaide (the Land).
2. The Land is classified as Community Land being the subject of a Community Land Management Plan (CLMP).

### Community Land Management Plan (CLMP)

3. All local government land (except roads) owned by a Council or under the care, control, and management of the Council is classified as community land unless it has been excluded or revoked of this classification.
4. A Council must prepare and adopt a management plan for its community land pursuant to Section 196 of the *Local Government Act (SA) 1999* (the Act). The current adopted CLMP for the Adelaide Central Market land was titled Adelaide Central Market Complex and was adopted in 2010 and can be viewed here [Link 1](#).
5. A CLMP's main purpose is to capture the purpose and management of the land and buildings.
6. Since 2010 many changes have occurred at the Adelaide Central Market resulting in amendments to the CLMP being:
  - 6.1. The Adelaide Central Market Authority was established under Section 42 of the Act.
  - 6.2. The Adelaide Central Market Authority Charter was adopted and Gazetted.
  - 6.3. A Headlease was executed between The Corporation of the City of Adelaide and The Adelaide Central Market Authority.
  - 6.4. The Adelaide Central Market Authority Board was established.
  - 6.5. 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.
7. Public consultation is required if an amendment to a CLMP significantly impacts the community's interest pursuant to Section 198 (3) of the Act. The proposed change of use constitutes a significant amendment and, therefore, requires public consultation. The proposed consultation pack is provided in **Attachment B**.
8. An amended CLMP for the Adelaide Central Market land, incorporating the amendments set out in paragraph 6, is provided in **Attachment A** for the purpose of public consultation.
9. In accordance with Council's Community Consultation Policy, the amended CLMP will be the subject of a minimum 21-day public consultation period. The public consultation will be supported by public notices and the display of information via Council's website, customer centre, libraries and community centres.
10. The form and nature of the CLMP are defined by legislation. The changes to the format of the CLMP better address the obligations of the legislation, including the addition of Performance Measures and Targets as provided for in sections 1.6 and 2.6 within the CLMP document.
11. The CLMP does not describe the context of the changes. However, the consultation pack does outline this context, in addition to the timelines for consultation and the opportunity to submit feedback.
12. A further report will be presented to Council with the results of the public consultation informing the Council's decision-making with respect to the amended CLMP.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – 2010 Adopted Community Land Management Plan

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## ATTACHMENTS

**Attachment A** – Amended Community Land Management Plan for the Adelaide Central Market for consultation

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

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- END OF REPORT -