

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

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Approving Officer:
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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 -