

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

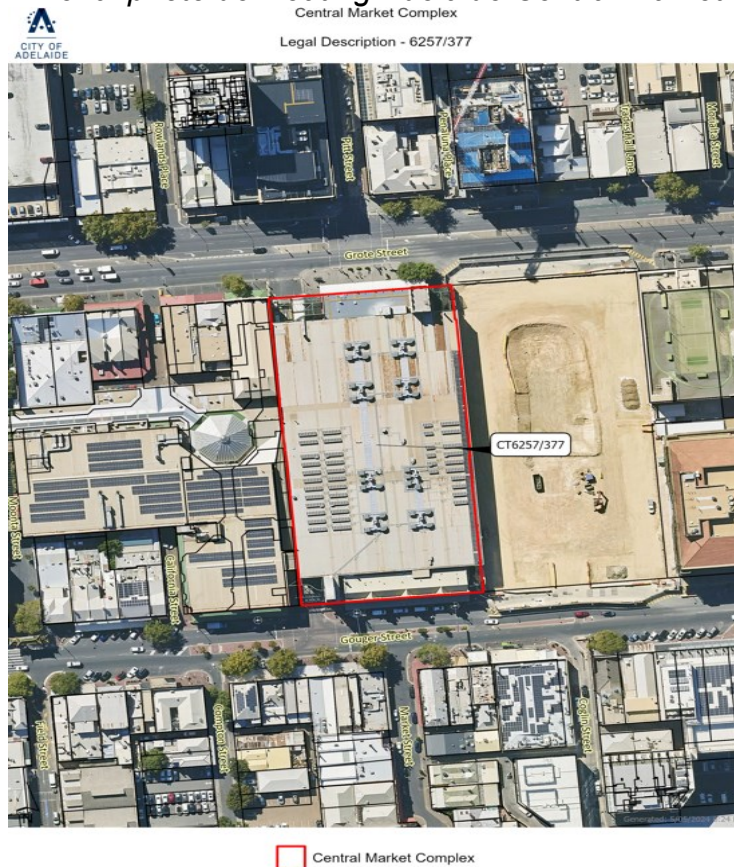
1.1 Description

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

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

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:	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: 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 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

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SHEET 3 OF 8																																	
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<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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<table><tr><td colspan="2">Alexander & Symonds Pty.Ltd.</td></tr><tr><td colspan="2">11 KING WILLIAM STREET, KENT TOWN</td></tr><tr><td colspan="2">P.O. BOX 1000 KENT TOWN 5071</td></tr><tr><td colspan="2">Tel (08) 9130 1666 Fax (08) 9362 0099 A.B.N. 93 007 753 988</td></tr><tr><td>REFERENCE: 20A0951LT0-ICDIA</td><td></td></tr><tr><td>PAP: 6/25/2021</td><td></td></tr></table>		Alexander & Symonds Pty.Ltd.		11 KING WILLIAM STREET, KENT TOWN		P.O. BOX 1000 KENT TOWN 5071		Tel (08) 9130 1666 Fax (08) 9362 0099 A.B.N. 93 007 753 988		REFERENCE: 20A0951LT0-ICDIA		PAP: 6/25/2021																					
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Community Land Management Plan – Adelaide Central Market

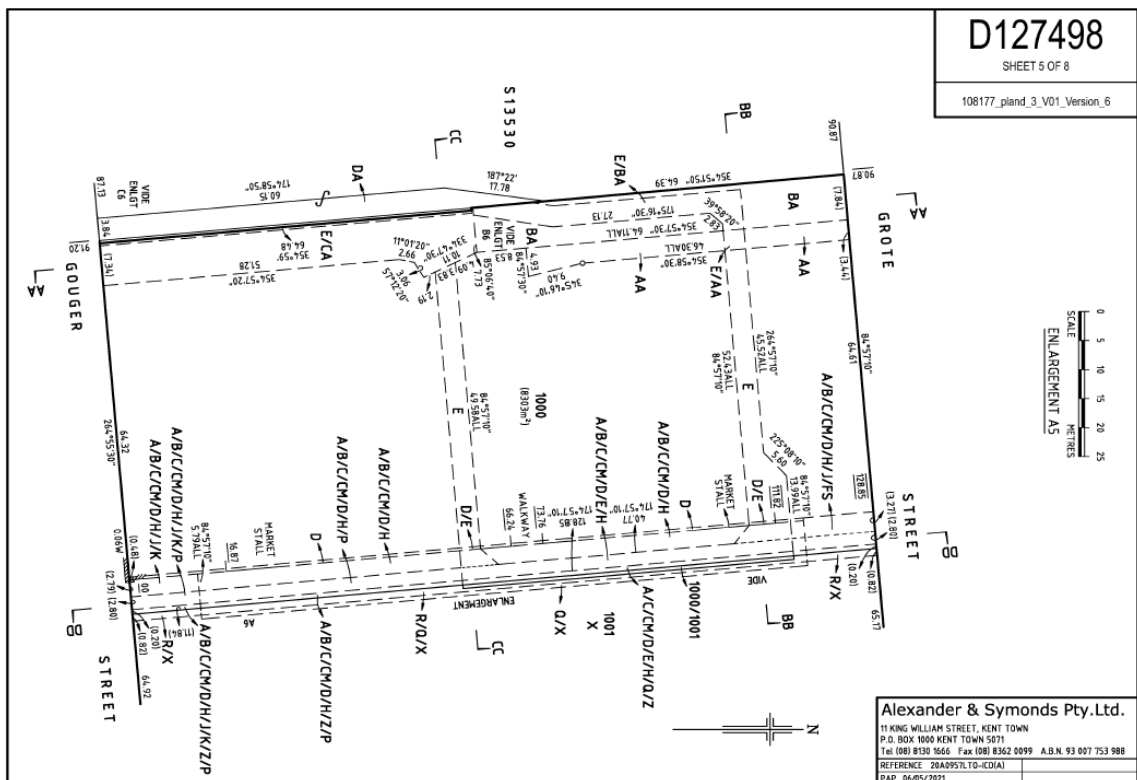
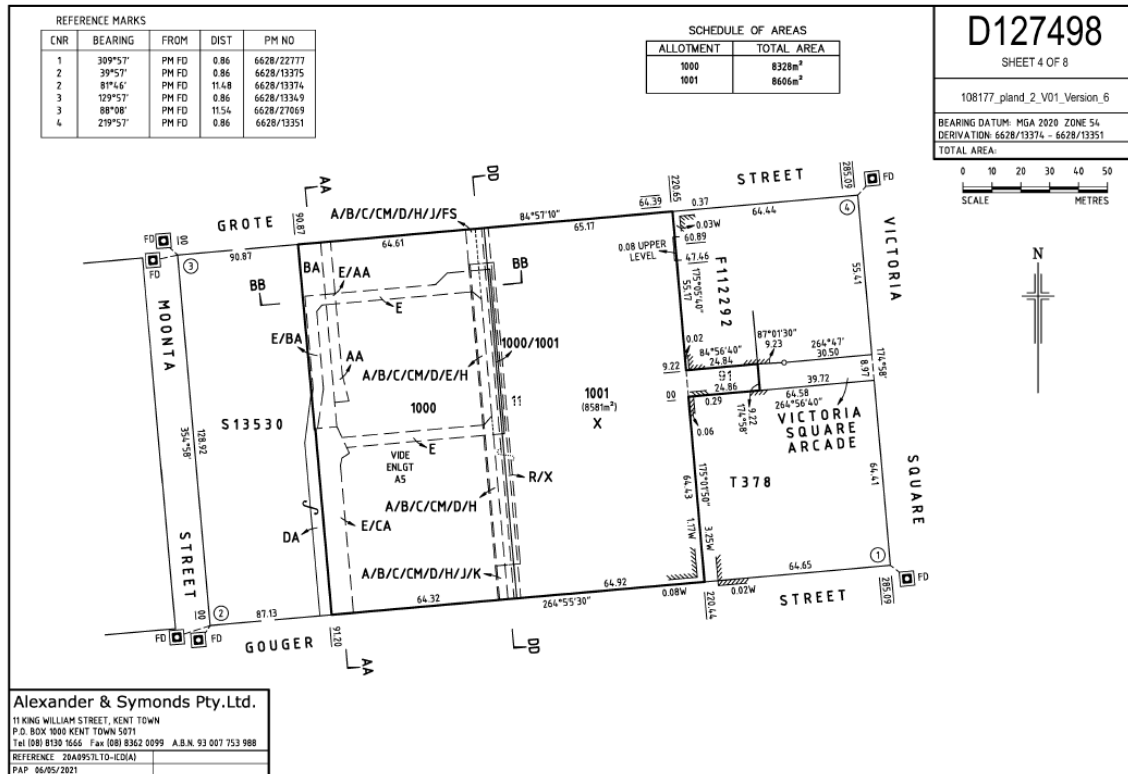


Figure 3 - Certificate of Title: Adelaide Central Market Complex

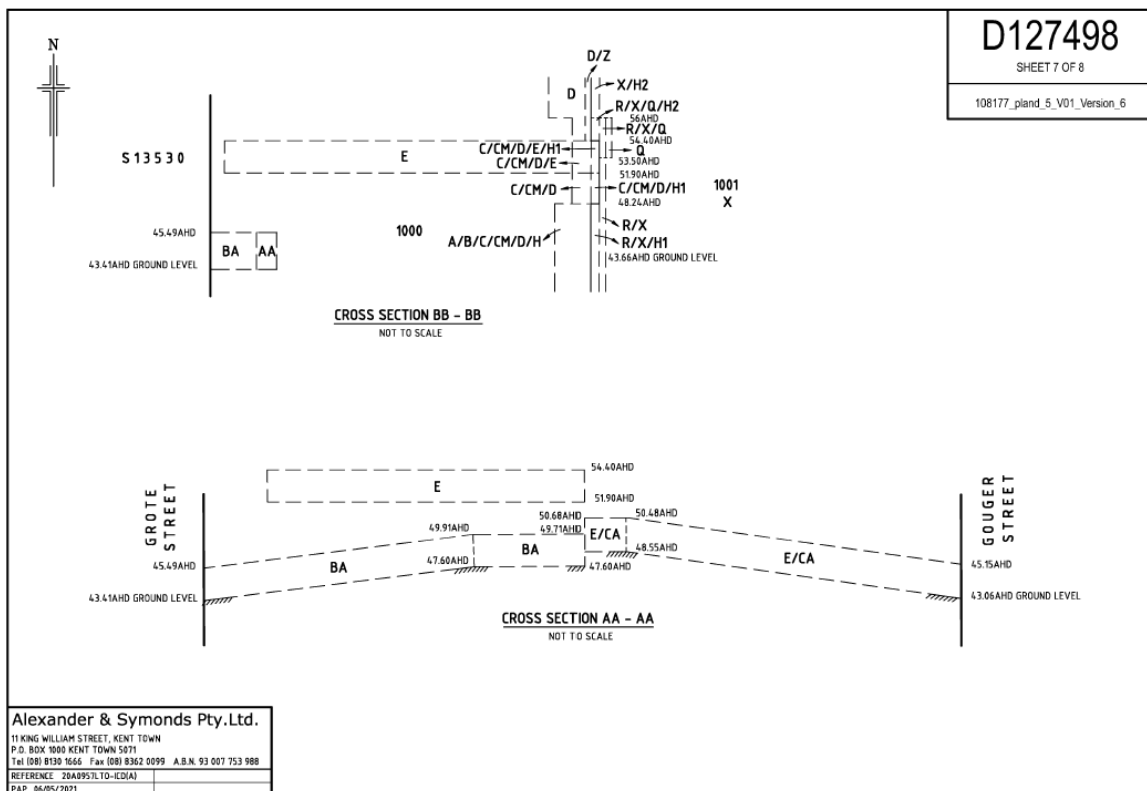
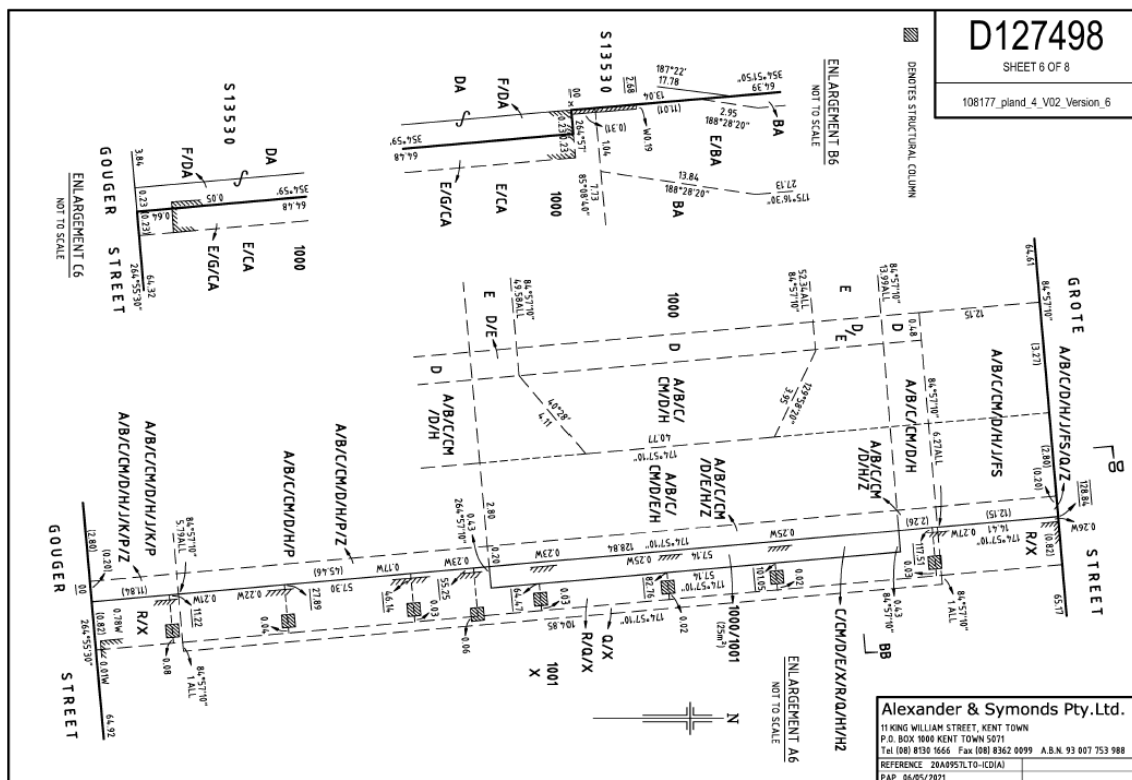


Figure 3 - Certificate of Title: Adelaide Central Market Complex

